

# Crossroads

## SHOPPING CENTER

901 N. CARPENTER ROAD • MODESTO, CA



## Prime Retail Space for Lease in Busy Shopping Center!

### AVAILABLE SPACE & RENT

- Suite 48 - 1,667± sf
- Suite 34 - 960± sf (Available November 2026)
- \$1.50 per sf/mo.
- NNN Lease

### KEY HIGHLIGHTS & FEATURES

- Strategically located in a bustling, multi-anchored center, catering to Modesto and West Stanislaus County.
- Exceptional street visibility.
- Ample on-site parking for your customers' convenience.
- Distinctive architectural design and prominent signage opportunities.
- Conveniently situated with quick access to Hwy. 99 and 132.
- Diverse range of co-tenants including CVS, Cost Less Foods, Harbor Freight, Dutch Bros, Huckleberry's Cafe, WestAmerica Bank, Floors Plus, McDonald's, Baskin-Robbins, H&R Block, Mtn. Mike's Pizza, Subway & more.

**RANDY BREKKE** DRE# 00856863

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**BREKKE REAL ESTATE** DRE# 01208688

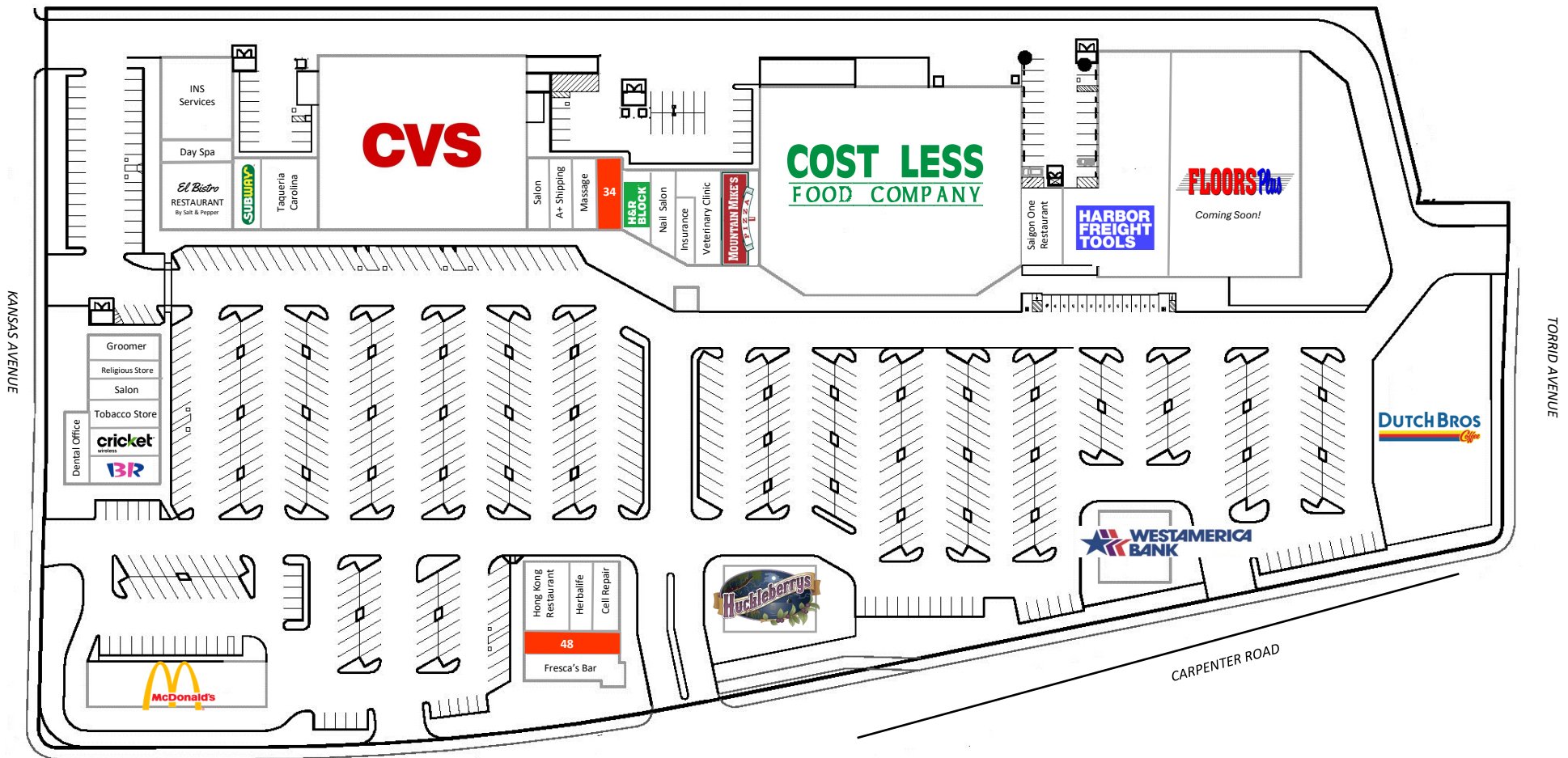
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**SITE PLAN**

 **AVAILABLE FOR LEASE**



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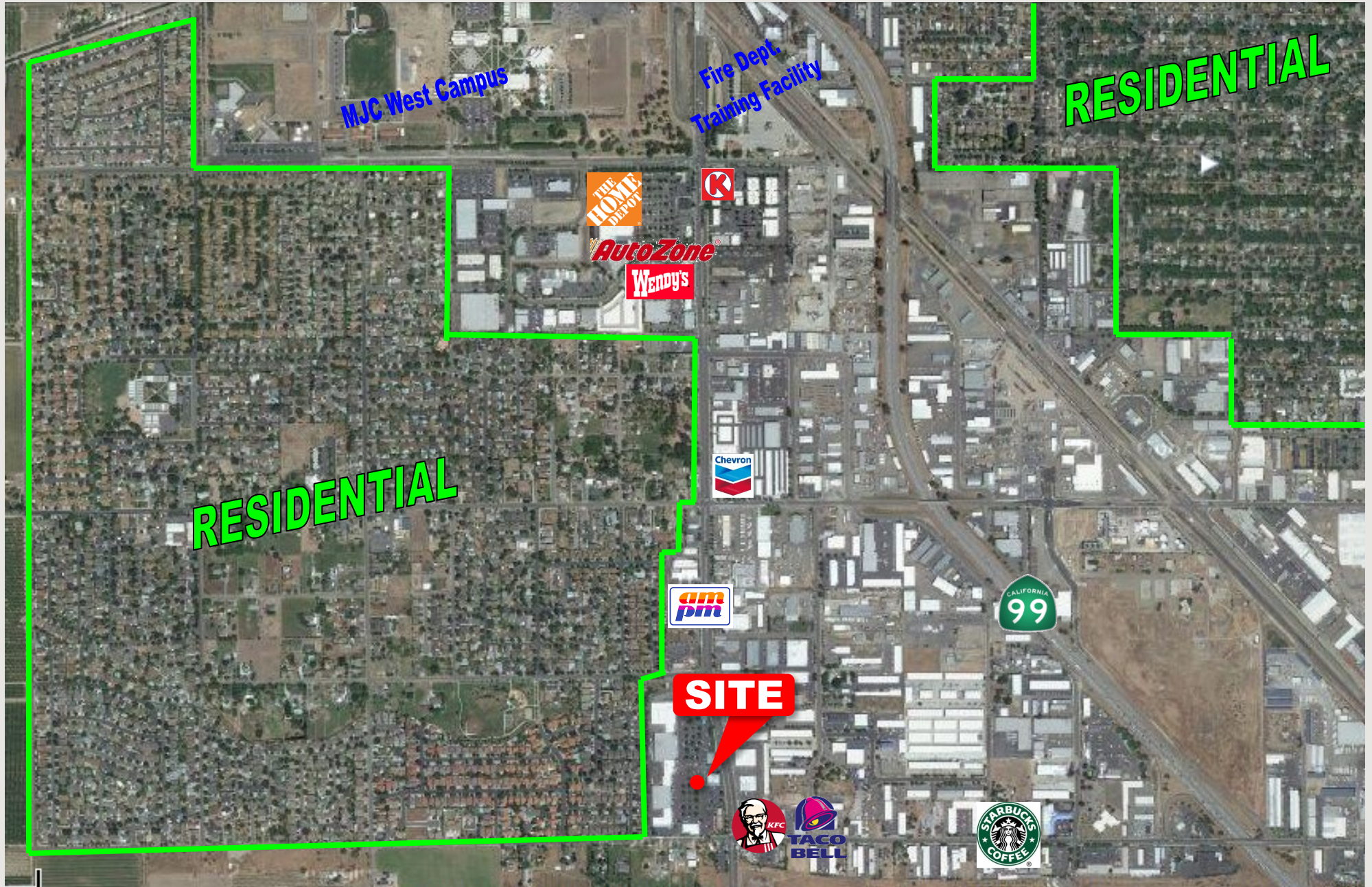


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### DEMOGRAPHIC SUMMARY

| Radius                              | 1 Mile          | 3 Mile          | 5 Mile          |
|-------------------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>                   |                 |                 |                 |
| 2030 Projection                     | 10,699          | 100,763         | 233,067         |
| 2025 Estimate                       | 10,577          | 100,094         | 231,500         |
| 2020 Census                         | 10,260          | 99,241          | 229,438         |
| Growth 2025 - 2030                  | 1.15%           | 0.67%           | 0.68%           |
| Growth 2020 - 2025                  | 3.09%           | 0.86%           | 0.90%           |
| <b>2025 Population</b>              | <b>10,577</b>   | <b>100,094</b>  | <b>231,500</b>  |
| <b>Households</b>                   |                 |                 |                 |
| 2030 Projection                     | 3,248           | 33,322          | 76,321          |
| 2025 Estimate                       | 3,212           | 33,095          | 75,807          |
| 2020 Census                         | 3,120           | 32,833          | 75,222          |
| Growth 2025 - 2030                  | 1.12%           | 0.69%           | 0.68%           |
| Growth 2020 - 2025                  | 2.95%           | 0.80%           | 0.78%           |
| Owner Occupied                      | 2,026 63.08%    | 16,557 50.03%   | 40,746 53.75%   |
| Renter Occupied                     | 1,186 36.92%    | 16,538 49.97%   | 35,062 46.25%   |
| <b>2025 Households by HH Income</b> |                 |                 |                 |
| Income: <\$25,000                   | 378 11.76%      | 5,536 16.73%    | 11,114 14.66%   |
| Income: \$25,000 - \$50,000         | 448 13.94%      | 5,289 15.98%    | 12,220 16.12%   |
| Income: \$50,000 - \$75,000         | 568 17.67%      | 5,871 17.74%    | 13,272 17.51%   |
| Income: \$75,000 - \$100,000        | 529 16.46%      | 4,990 15.08%    | 10,960 14.46%   |
| Income: \$100,000 - \$125,000       | 498 15.49%      | 3,606 10.90%    | 9,150 12.07%    |
| Income: \$125,000 - \$150,000       | 294 9.15%       | 2,781 8.40%     | 6,114 8.07%     |
| Income: \$150,000 - \$200,000       | 296 9.21%       | 2,947 8.90%     | 6,990 9.22%     |
| Income: \$200,000+                  | 203 6.32%       | 2,075 6.27%     | 5,987 7.90%     |
| <b>2025 Avg Household Income</b>    | <b>\$98,641</b> | <b>\$91,302</b> | <b>\$96,847</b> |
| <b>2025 Med Household Income</b>    | <b>\$85,066</b> | <b>\$74,283</b> | <b>\$77,960</b> |



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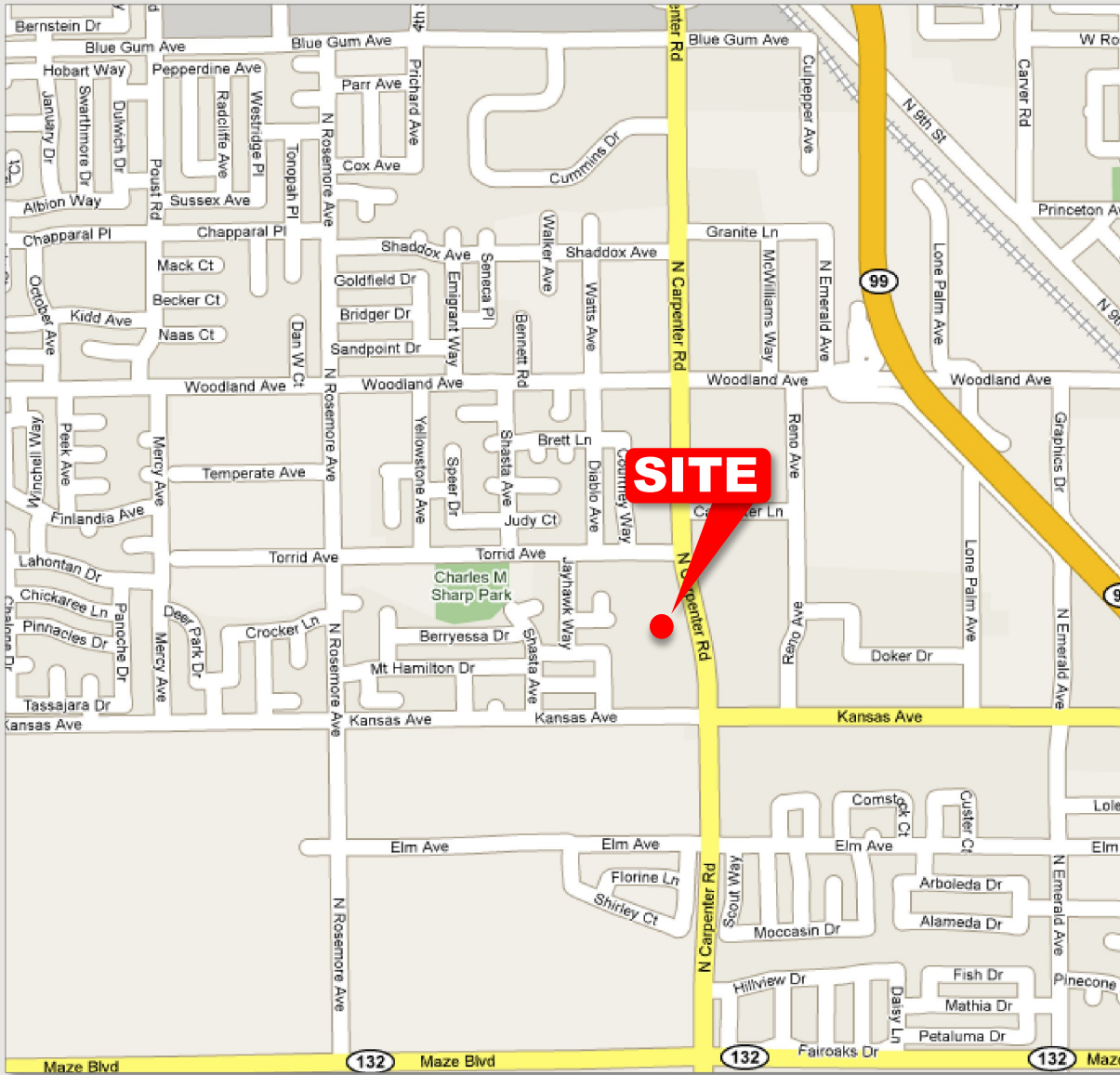
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### LOCATION MAP



### MAP OF CENTRAL VALLEY



### TRAFFIC COUNTS

No. Carpenter Rd. / Kansas Ave. - 26,847 ADT

### POPULATION

City of Modesto - 208,107

Stanislaus County - 514,370

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