

# 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
- \$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 (Coming Soon), 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

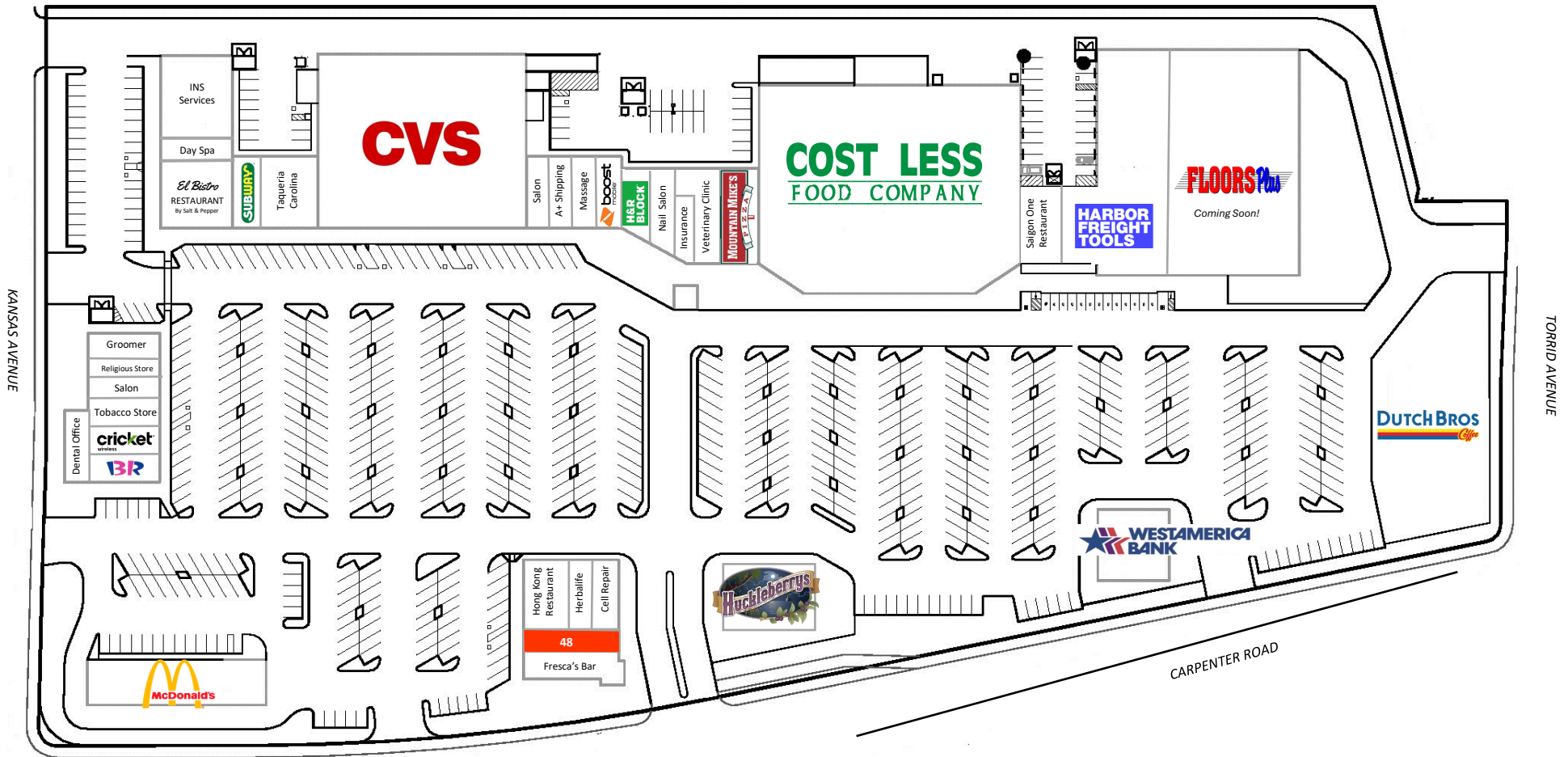
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### SITE PLAN

 AVAILABLE FOR LEASE



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901 N. CARPENTER ROAD • MODESTO, CA



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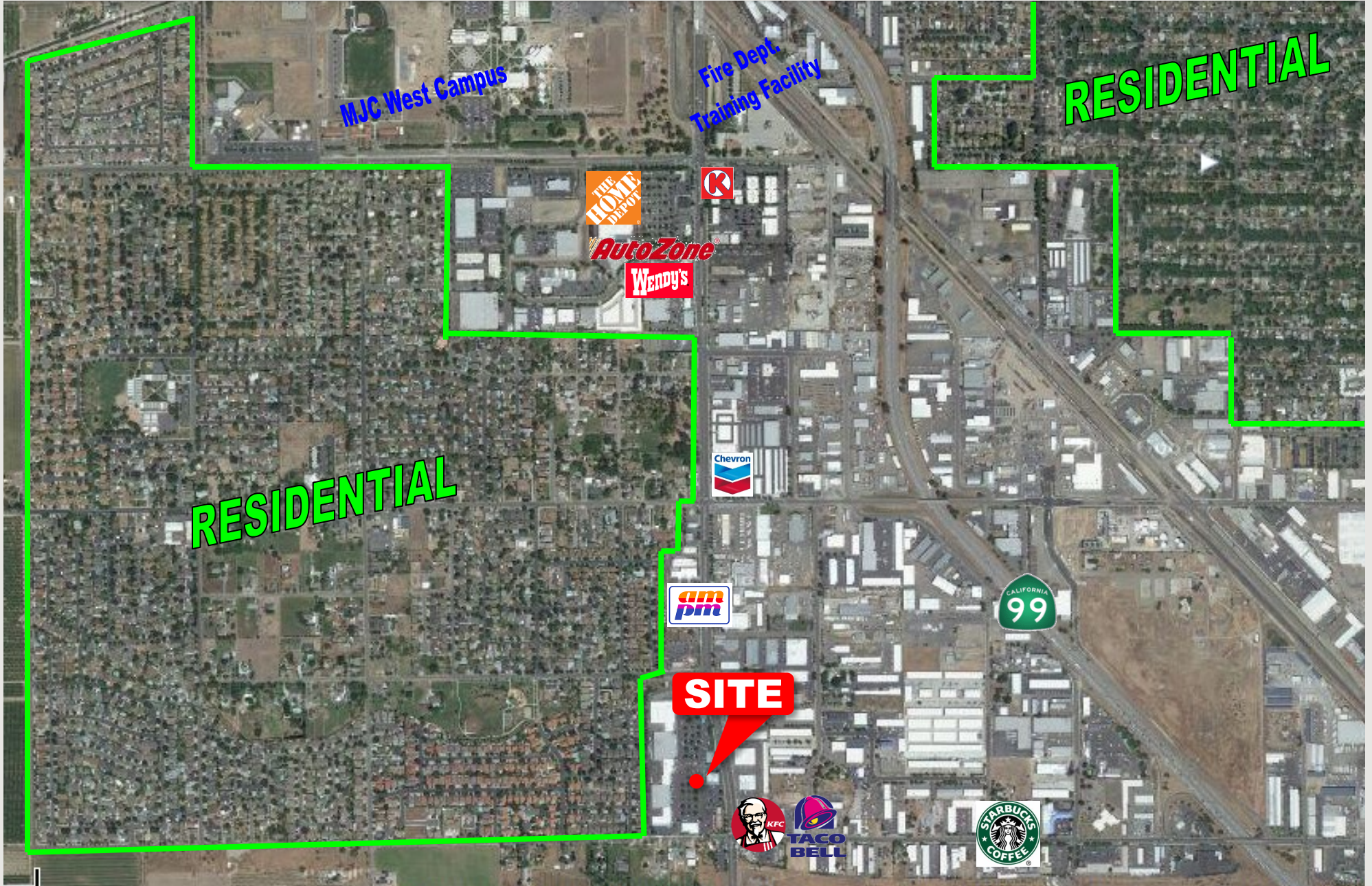
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### DEMOGRAPHIC SUMMARY

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>



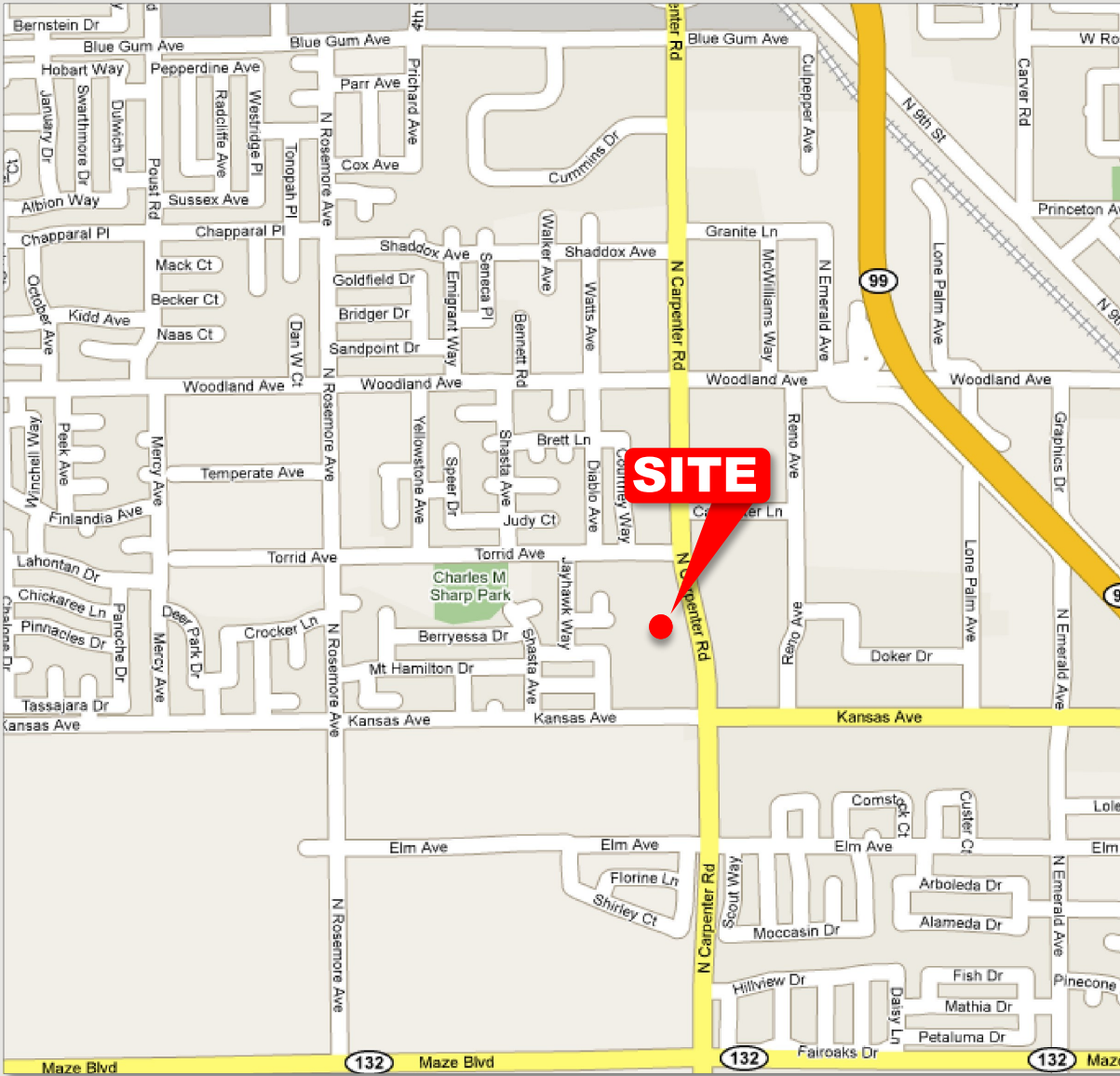
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### LOCATION MAP



### 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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