

New Retail Building on Pelandale Ave. NEC Pelandale & Chapman Rd., Modesto, CA



Northpointe Shopping Center

• Signalized Intersection • High Traffic Volume • High Income Level

Retail Corner Pad Space
Northpointe Shopping Center
NEC Pelandale & Chapman Rd.
Modesto, CA 95356

For more information, please contact:
Lewis Smith
559.447.6235
lsmith@retailcalifornia.com
DRE Lic. # 01214178

Northpointe Shopping Center Retail Corner Pad Space For Lease

NEC Pelandale Ave. & Chapman Rd., Modesto, CA 95356

Property Description

The subject property is retail shop space for lease on a planned retail pad at the northeast corner of Pelandale Avenue and Chapman Rd. in northwest Modesto, CA. The available space is on an outlot of Northpointe Shopping Center, anchored by Save Mart with AutoZone, FreeBirds World Burrito, Chase Bank, and Tri-Counties Bank.

Highlights

Northpointe Shopping Center is adjacent to a major regional shopping center anchored by Costco and Lowe's. Other national retail tenants in the immediate area are Cost Plus, Pier 1 Imports, Aaron Brothers, Catherine's, SuperCuts and Vitamin Shoppe. Area restaurants include, Tahoe Joe's, Panda Express, Baja Fresh, Mr. Pickle's, Mike's Grillhouse, Cold Stone Creamery, Jamba Juice, and Starbucks.

Available Space: 3,982± SF (can be divided)

Lease Rate: Contact Agent for more information

2015 Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	8,877	55,340	122,494
Total Households	2,915	17,789	41,745
Avg HH Income	\$79,065	\$72,557	\$71,243
Total Daytime Pop	11,725	55,099	133,822

Source: Pitney Bowes Software

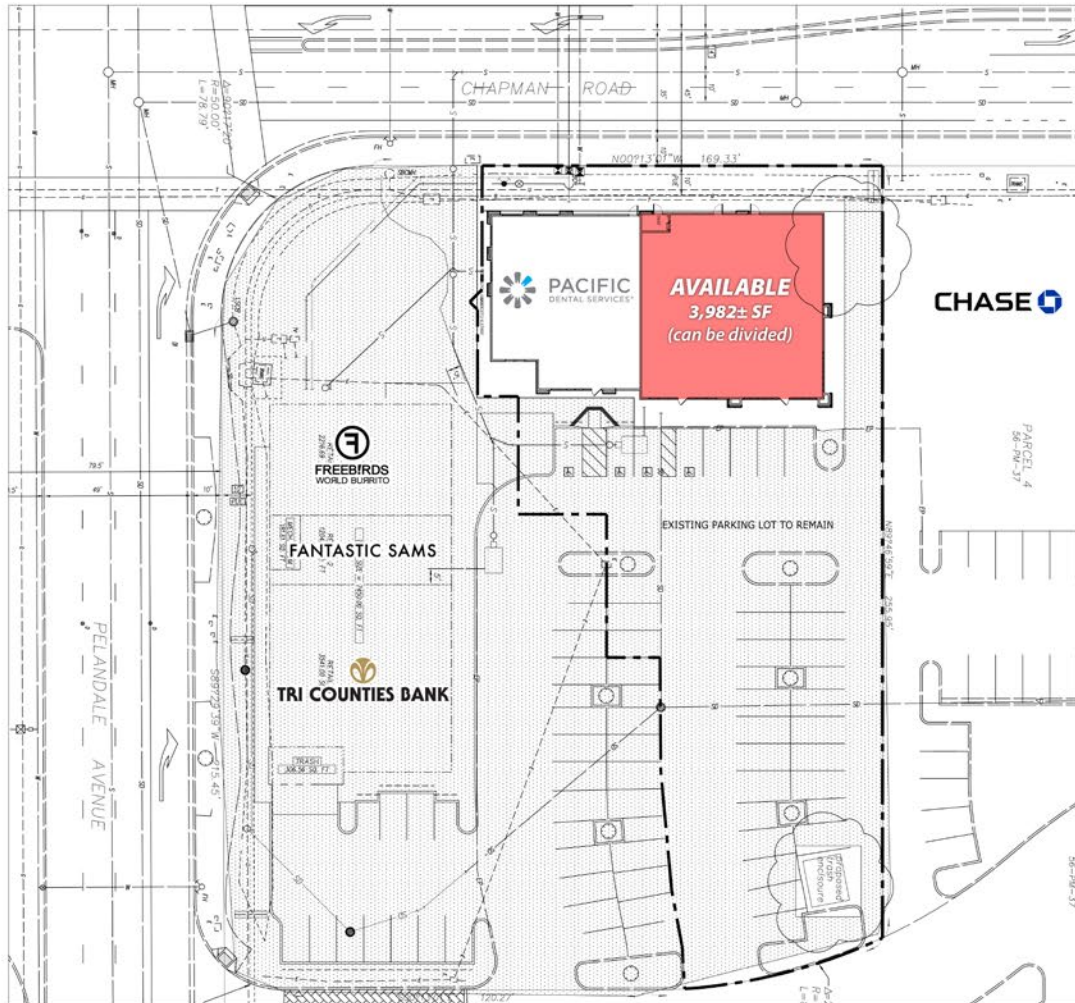
2015 Traffic Counts

Pelandale Ave:	19,376 ADT
Dale Rd:	<u>22,013</u> ADT
Total:	41,389 Avg Daily Traffic

Source: City of Modesto



Northpointe Center Outlot Site Plan



TABULATIONS

BUILDING INFORMATION

Proposed building:
 6,740 s.f. Multi-tenant retail/Dental Bldg.
 2,750 s.f. Dental Office
 3,982 s.f. possible Retail or Restaurant
 1 Story; Construction Type : V Non-Rated
 Non-Sprinklered
 Zoning: GC
 Occupancy: B (dental office) / M (retail) / A-2 (food)

SITE INFORMATION

26,683 s.f. lot (0.72 ac)

PARKING INFORMATION- EXISTING

Standard : 9' x 19' include 2.6' overhang
 Handicap : 2 provided 9' x 19'
 Drive Aisle Width : 24' Min.

PROJECT ADDRESS: 3601 Pelandale Ave, D,
 Modesto, CA 95356

LEGAL DESCRIPTION:

CONTACTS:

BUYER/DEVELOPER:

Covenant Group
 17000 Red Hill Ave
 Irvine, CA 92614
 Contact: Chris Aguon
 p. 714-845-8645

ARCHITECT:

Covenant Group
 2044 California Ave.
 Corona, CA 92881
 Contact: Julie A. Margetich
 p. 951-582-5745
 f. 714-388-3951

CITY NOTES:

1. All mechanical components to be adequately screened with parapet roof.
2. All signs to be submitted to Design Review for separate review and approval.
3. Landscape to match standards set in existing development
4. Address to be posted visible from the street per fire dept requirements.

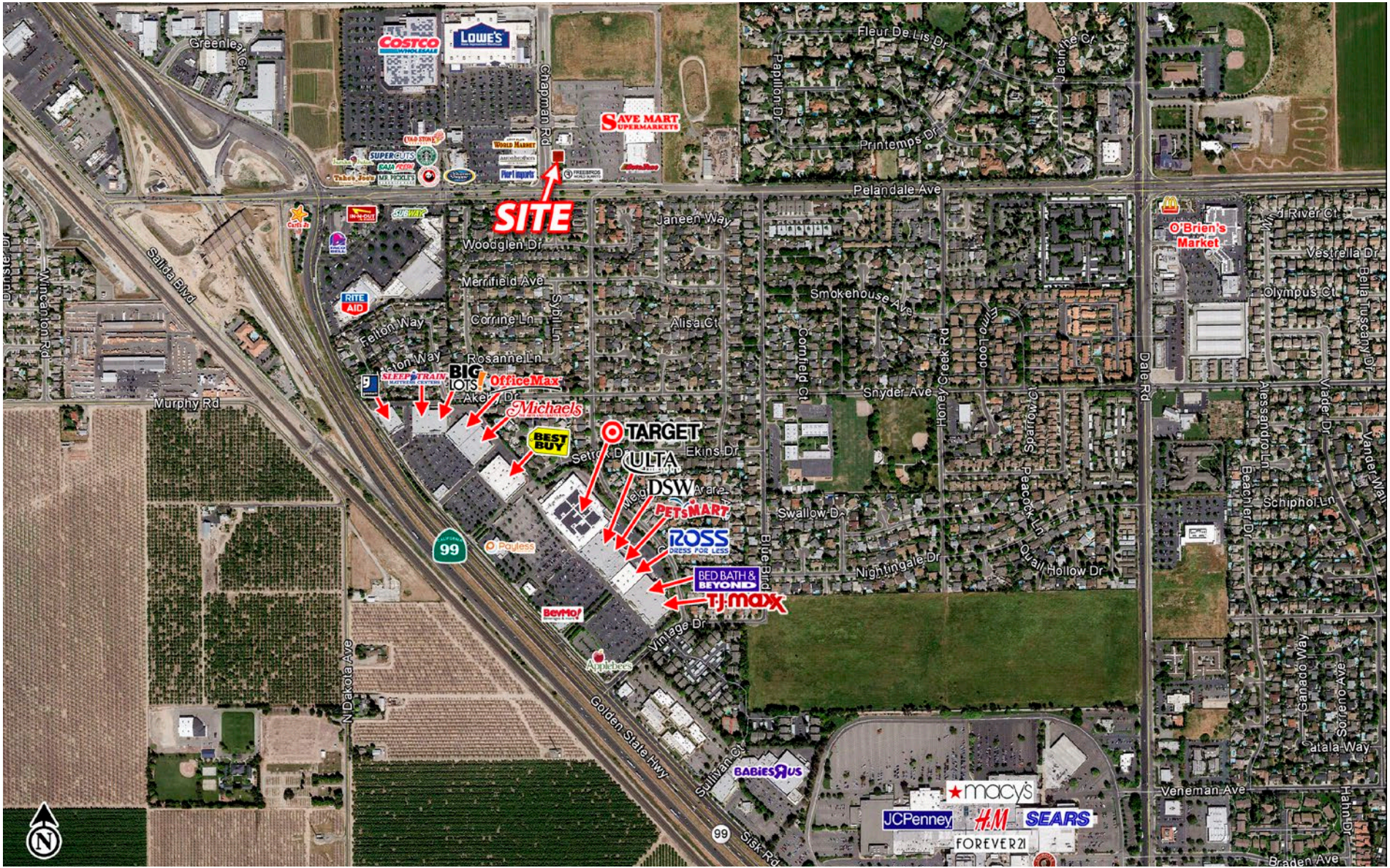
SHEET INDEX:

- A-0 Architectural Site plan
- A-1 Colored Elevations / Renderings



Northpointe Shopping Center Proximity

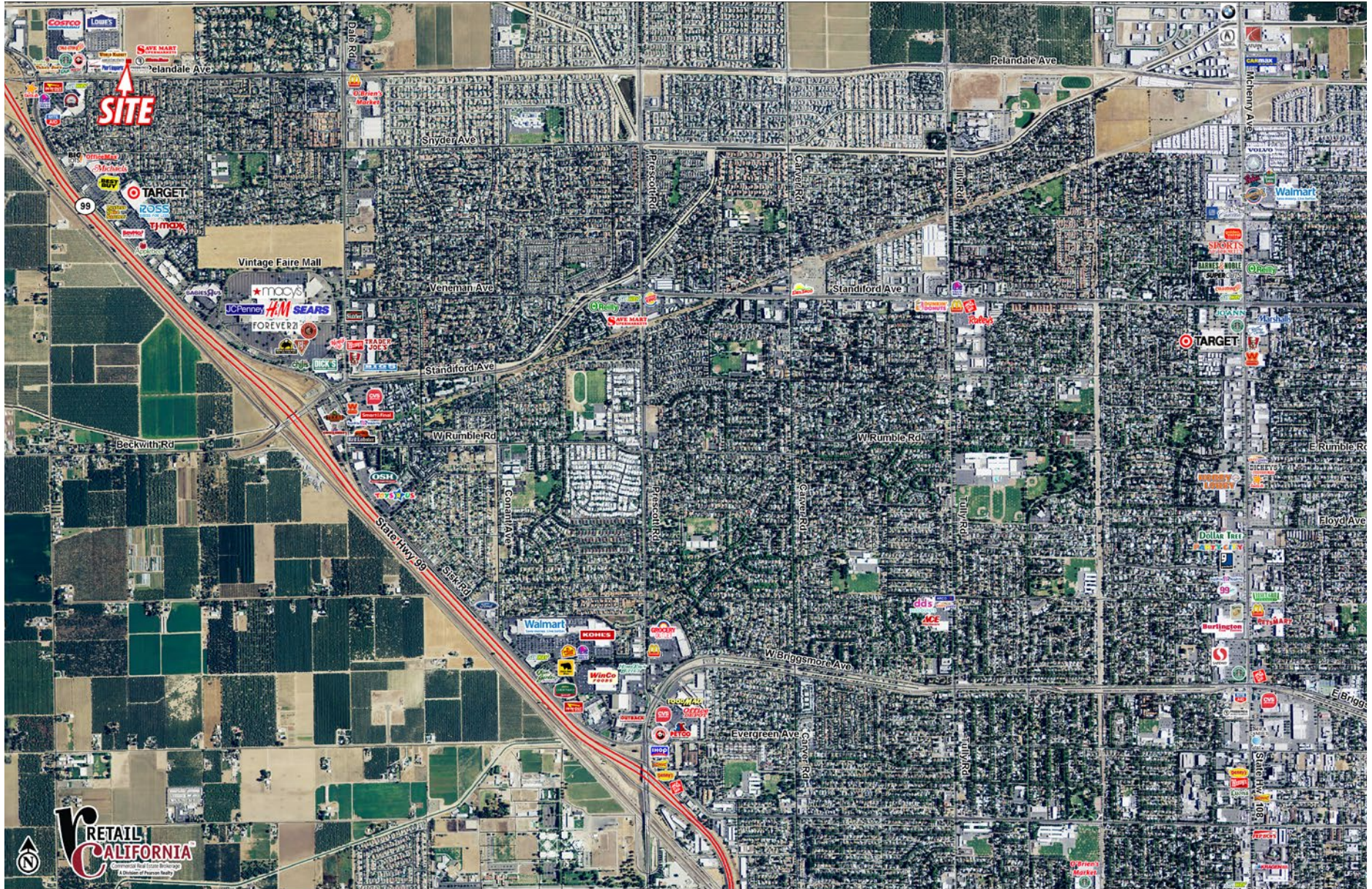
NEC Pelandale Ave. & Chapman Rd., Modesto, CA 95356



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 432-2938 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2016 Retail California. All rights reserved.

Modesto Retail/Restaurant Competition



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 432-2938 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2016 Retail California. All rights reserved.

Demographic Study
Updated Summary Report

AnySite®

Northpointe Shopping Center
Pelendale Ave At Chapman Rd Modesto, CA 95356

31 March 2016

Coordinates Longitude: -121.063579
Latitude: 37.700225

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
Population Trend			
2000 Total Population	8,296	48,686	111,640
2010 Total Population	8,546	53,297	117,818
2015 Total Population	8,877	55,340	122,494
2020 Total Population	9,059	57,199	126,271
Households Trend			
2000 Total Households	2,837	16,142	39,256
2010 Total Households	2,897	17,670	41,431
2015 Total Households	2,915	17,789	41,745
2020 Total Households	2,932	18,107	42,377
Population Change Trend			
2000 to 2010 Population Change	3.0%	9.5%	5.5%
2000 to 2015 Population Change	7.0%	13.7%	9.7%
2010 to 2020 Population Change	6.0%	7.3%	7.2%
2015 to 2020 Population Change	2.1%	3.4%	3.1%
Household Change Trend			
2000 to 2010 Household Change	2.1%	9.5%	5.5%
2000 to 2015 Household Change	2.7%	10.2%	6.3%
2010 to 2020 Household Change	1.2%	2.5%	2.3%
2015 to 2020 Household Change	0.6%	1.8%	1.5%
2015 Race			
White alone	61.0%	61.4%	67.4%
Black or African American alone	4.2%	4.0%	3.5%
American Indian and Alaska Native alone	0.9%	1.0%	1.1%
Asian alone	7.0%	8.2%	6.4%
Native Hawaiian and OPI alone	1.2%	1.2%	0.9%
Some Other Race alone	17.9%	17.3%	14.4%
% 2015 Hispanic	39.5%	38.2%	33.4%
% 2015 Not Hispanic	60.5%	61.8%	66.6%
2015 Income			
Per Capita Income	\$26,167	\$23,553	\$24,517
Household Income: Median	\$55,349	\$53,418	\$51,577
Household Income: Average	\$79,065	\$72,557	\$71,243

Demographic Study
Updated Summary Report

AnySite®

Northpointe Shopping Center
Pelendale Ave At Chapman Rd Modesto, CA 95356

31 March 2016

Coordinates Longitude: -121.063579
Latitude: 37.700225

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
2015 Income (cont.)			
Less than \$10,000	2.7%	3.7%	5.2%
\$10,000 to \$14,999	6.9%	6.4%	6.7%
\$15,000 to \$19,999	3.9%	5.0%	6.2%
\$20,000 to \$24,999	5.0%	5.5%	5.6%
\$25,000 to \$29,999	6.4%	5.6%	5.3%
\$30,000 to \$34,999	5.9%	6.0%	5.7%
\$35,000 to \$39,999	4.1%	5.0%	5.0%
\$40,000 to \$44,999	5.3%	5.1%	4.7%
\$45,000 to \$49,999	5.8%	4.8%	4.4%
\$50,000 to \$59,999	7.3%	8.2%	8.1%
\$60,000 to \$74,999	10.6%	10.8%	10.2%
\$75,000 to \$99,999	11.6%	11.8%	11.3%
\$100,000 to \$124,999	7.9%	8.5%	8.0%
\$125,000 to \$149,999	5.5%	4.8%	5.1%
\$150,000 to \$199,999	5.8%	5.2%	5.0%
\$200,000 or more	5.1%	3.5%	3.6%
Average household size	3.0	3.1	2.9
Total Daytime Population	11,725	55,099	133,822
Total Daytime at Home Population	4,814	33,337	74,611
Total Daytime at Home Population (% of Daytime Population)	41.1%	60.5%	55.8%
2000 Population Density	1,701	1,473	1,318
2015 Total Population	8,877	55,340	122,494