

FOR LEASE/SALE

RETAIL & OFFICE SPACE



2000 BRIGGSMORE AVE., MODESTO, CA

- MIXED-USE CENTER NEAR HWY 99 INTERCHANGE
- ACCESS VIA SIGNALIZED INTERSECTION OR SLIP RAMP
- OVER $\pm 47,000$ CARS TRAVEL PAST THIS LOCATION
- LOCATED NEAR FOOD MAXX, CVS, PAMDA EXPRESS and OFFICE DEPOT
- INTERIOR IMPROVEMENTS ARE NEGOTIABLE
- ACCESSIBLE FROM HWY 99 AND CENTRAL MODESTO
- RETAIL/OFFICE CONDOS FOR SALE

Space Available:

- Unit 3 - $\pm 4,698$ SQ. FT.
- Unit 4 - $\pm 5,447$ SQ. FT.
- Unit 5 - $\pm 1,865$ SQ. FT.
- Unit 6 - $\pm 1,870$ SQ. FT.
- Unit 7 - $\pm 1,868$ SQ. FT.
- Unit 8 - $\pm 2,980$ SQ. FT.

MONTHLY RENT - SALES PRICE

PLEASE CALL FOR PRICING

For additional information, please contact:

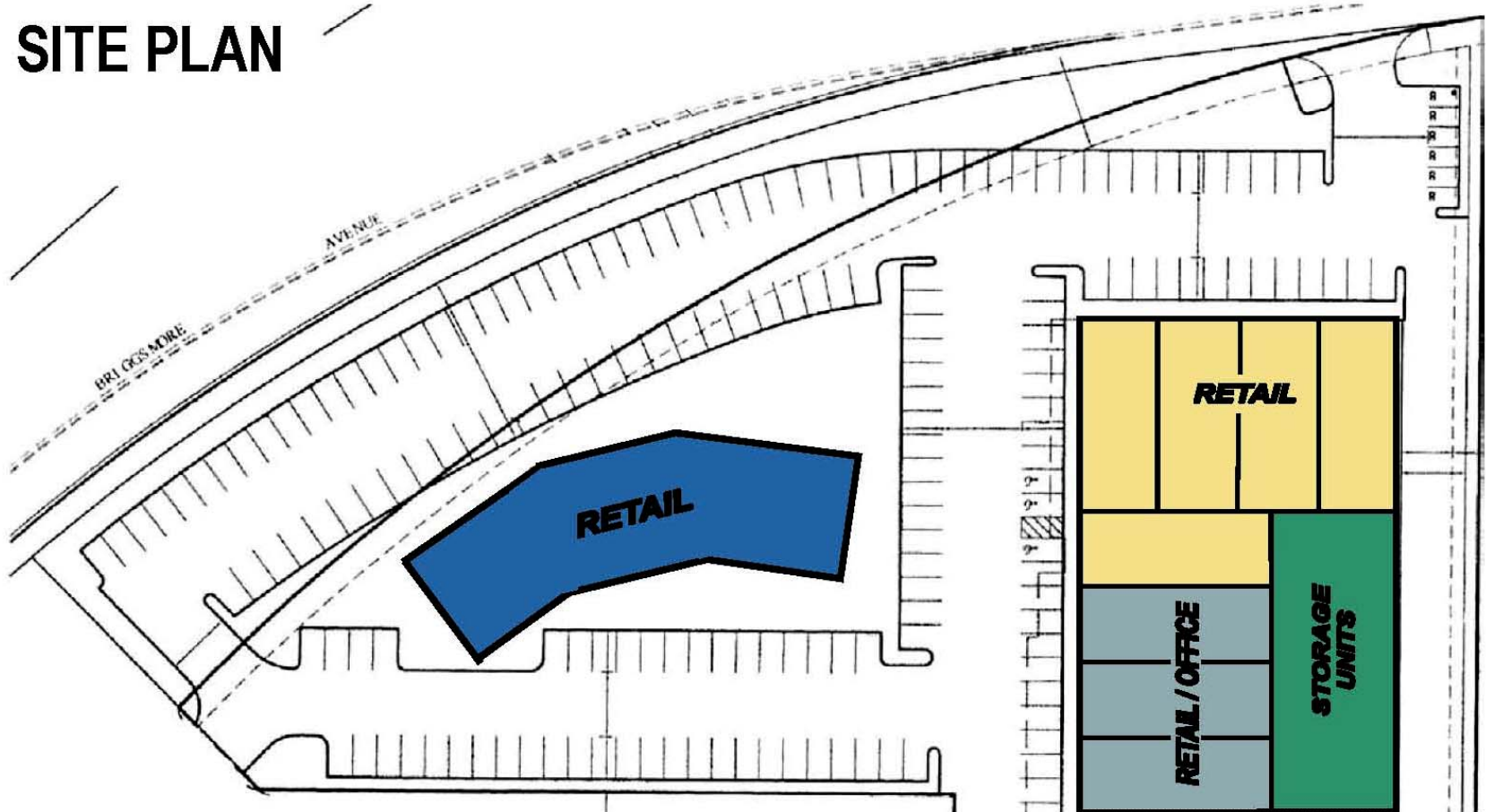
Jake Maiorino
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jmaiorino@cosol.net

Tom Solomon
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tsolomon@cosol.net

(209) 521-1591 www.cosol.net



SITE PLAN



Office DEPOT.

PETCO
Where the pets go.

FOODMAX

Beverly's

Curves

Public Storage

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LOCATION MAP



TRAFFIC COUNTS

Briggsmore @ Prescott..... 47,861
 East Briggsmore 40,791
 (Between Prescott & Carver)

DISTANCES

To Stockton..... 28 Miles
 To Tracy 28 Miles
 To Sacramento 77 Miles
 To San Francisco 90 Miles
 To Oakdale 17 Miles
 To Turlock 17 Miles
 To Fresno..... 99 Miles

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population			
2005	17,861	118,626	246,655
2010 (Projected)	19,628	133,137	277,957
Average HH Income			
	\$45,034	\$57,029	\$55,588
Households			
2005	5,665	41,605	80,942
2010 (Projected)	6,013	45,023	87,910

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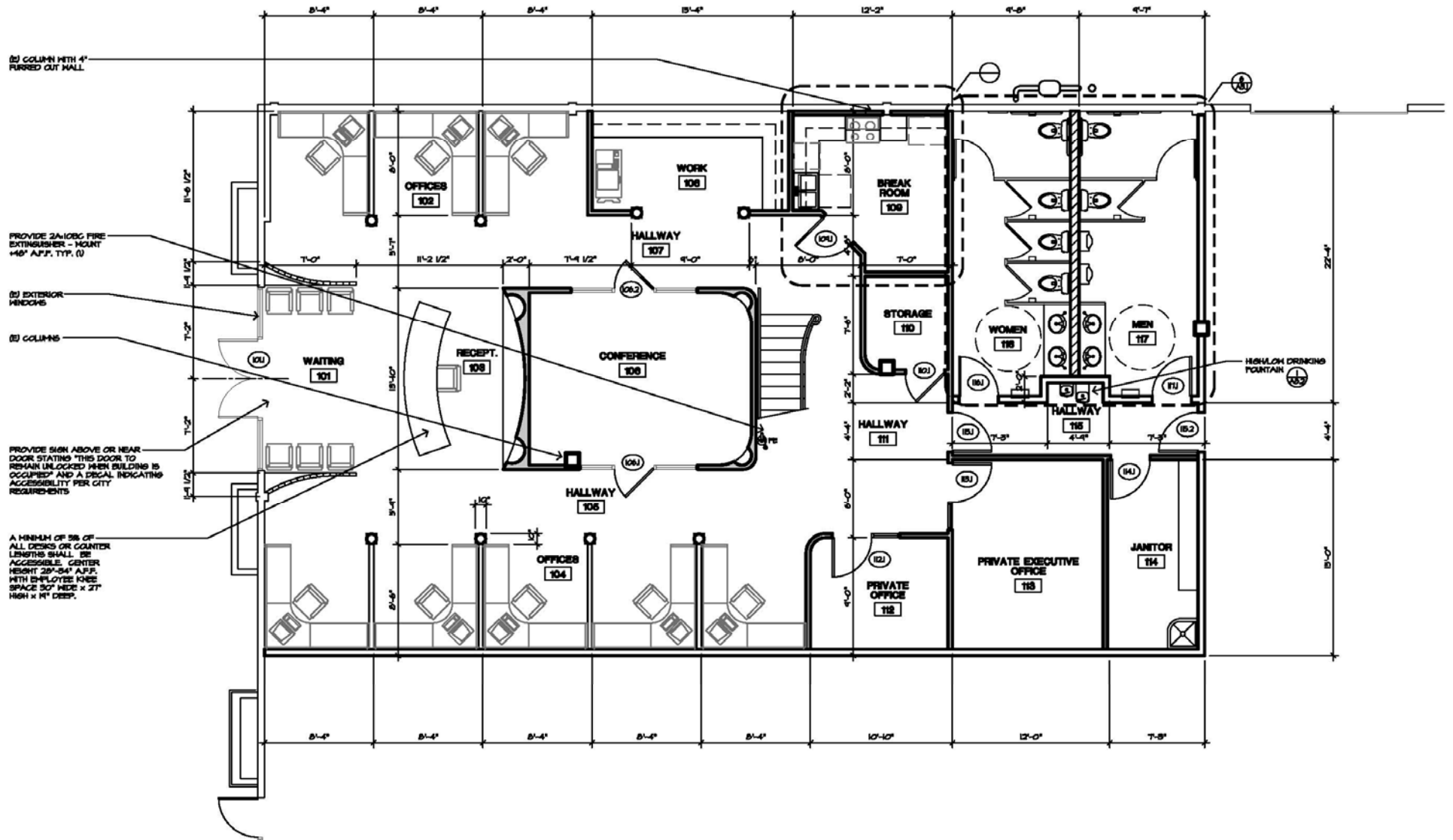
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IMPROVED OFFICE SPACE



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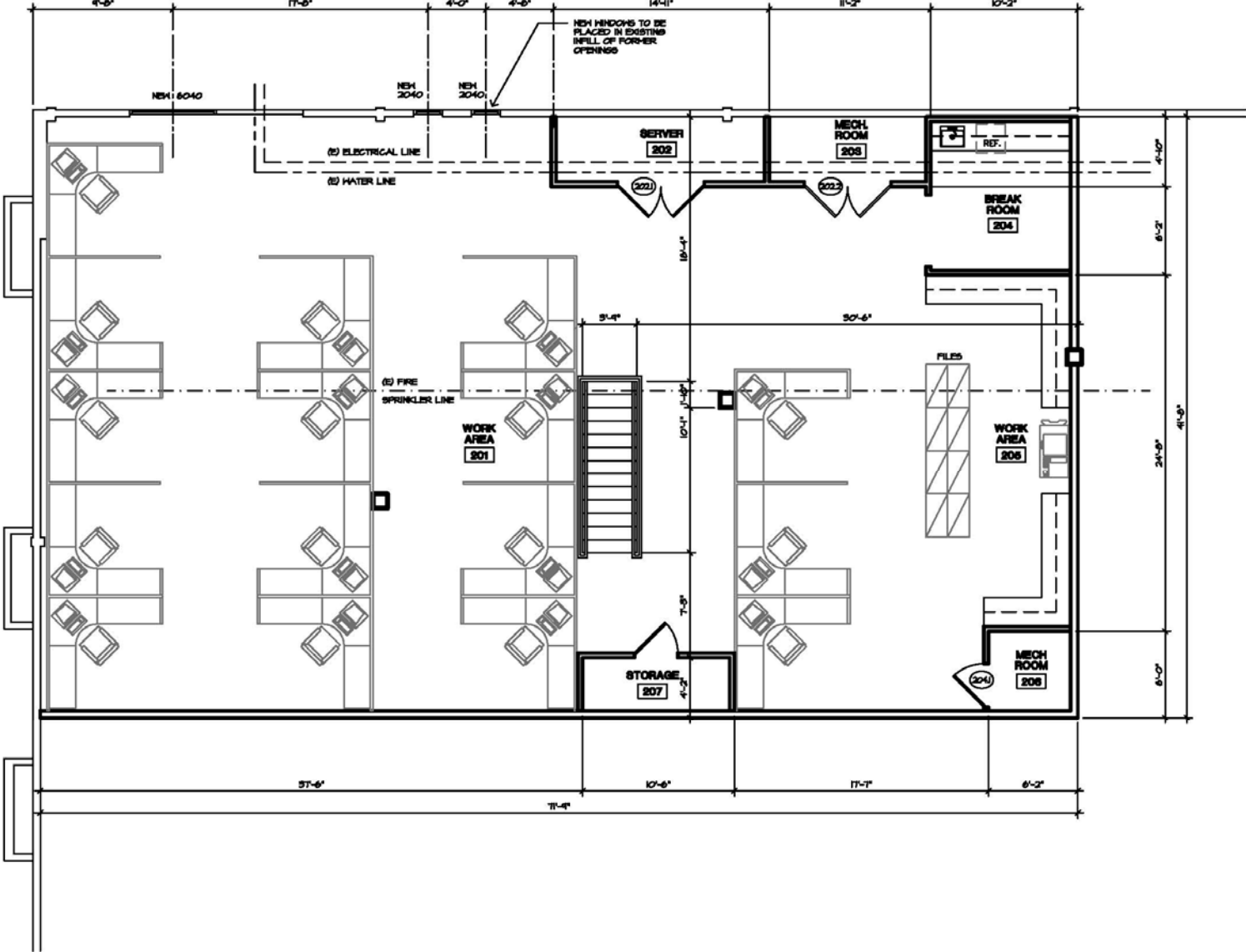
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SECOND FLOOR



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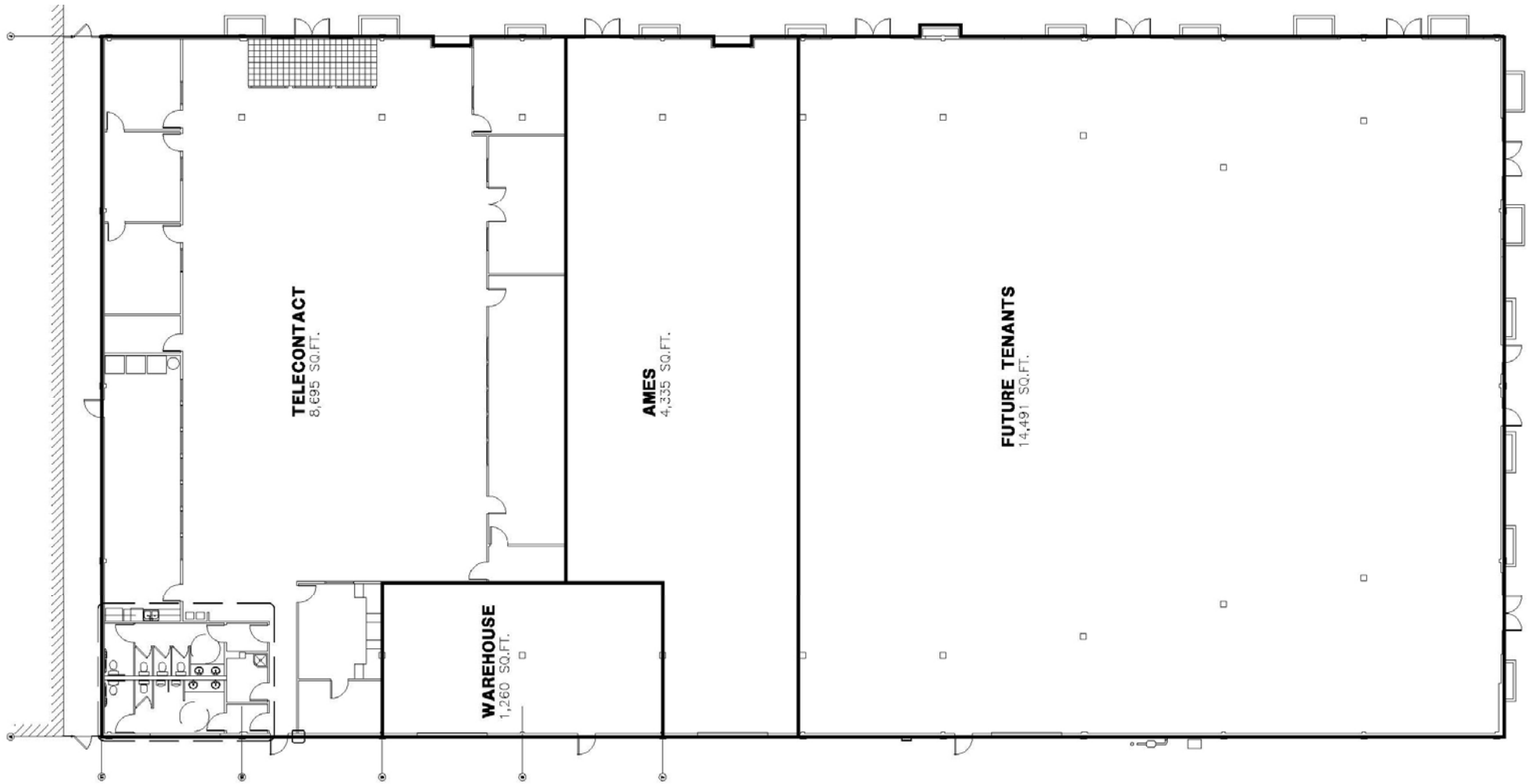
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