

McHenry Village

Modesto, California



**CoSoL Commercial
Real Estate**

2020 Standiford Ave., D-1
Modesto, CA. 95350
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McHenry Village

Property & Area Information

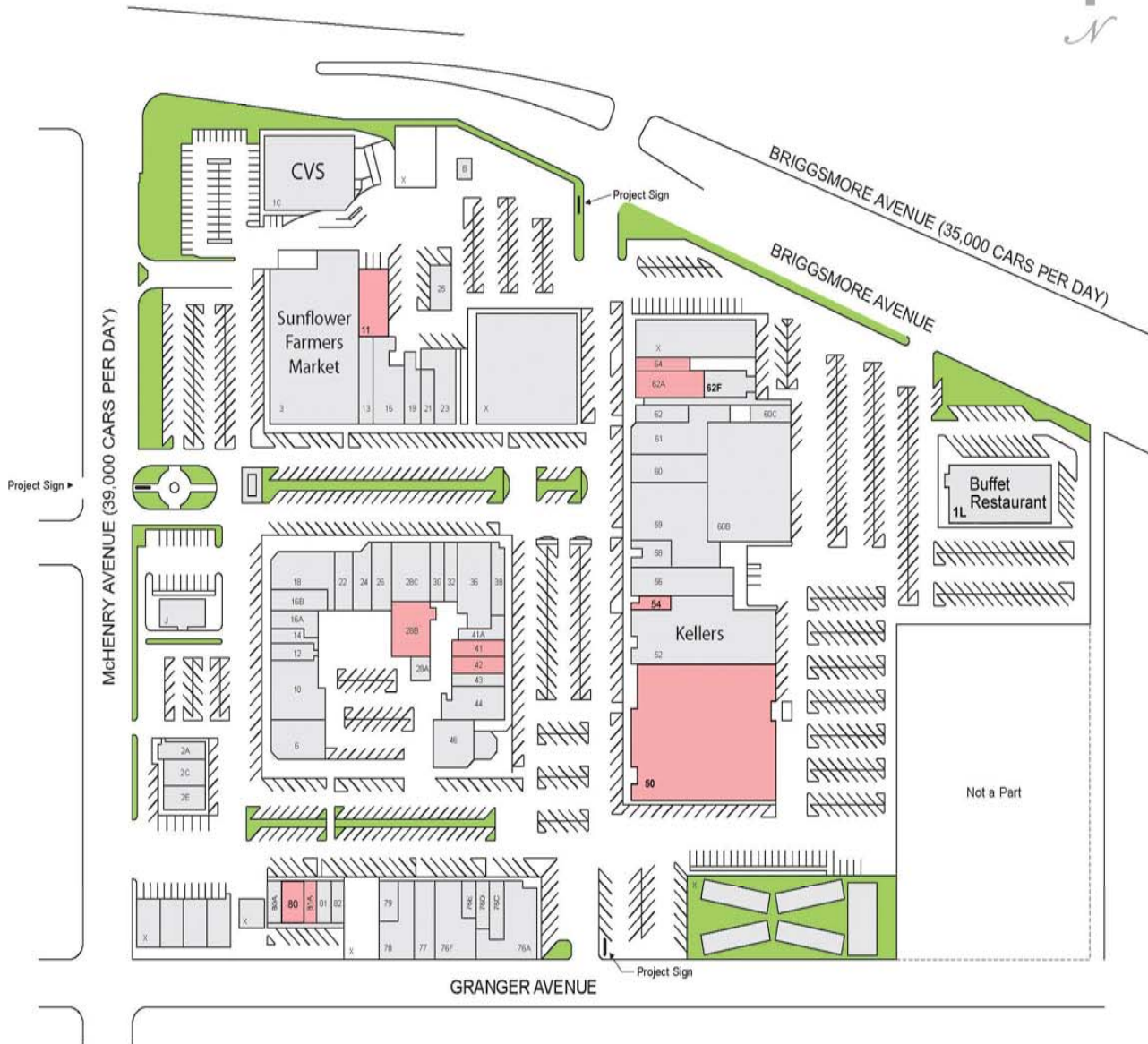
- Prime retail space in McHenry Village Shopping Center at the southeast intersection of McHenry Avenue & Briggsmore Avenue in Modesto, CA
- McHenry Village is a 290,000 sq. ft. “town and country” style shopping center
- Property address is 1700 McHenry Avenue, Modesto, CA 95350
- Mature and well established trade area, providing excellent retail opportunities
- Lease rates available upon request

Demographics	1 Mile	3 Mile	5 Mile
Population	17,481	148,113	266,654
Average HH Income	\$67,639	\$64,705	\$60,496
Traffic Counts:	McHenry	38,000 \pm ADT	
	Briggsmore	37,188 \pm ADT	

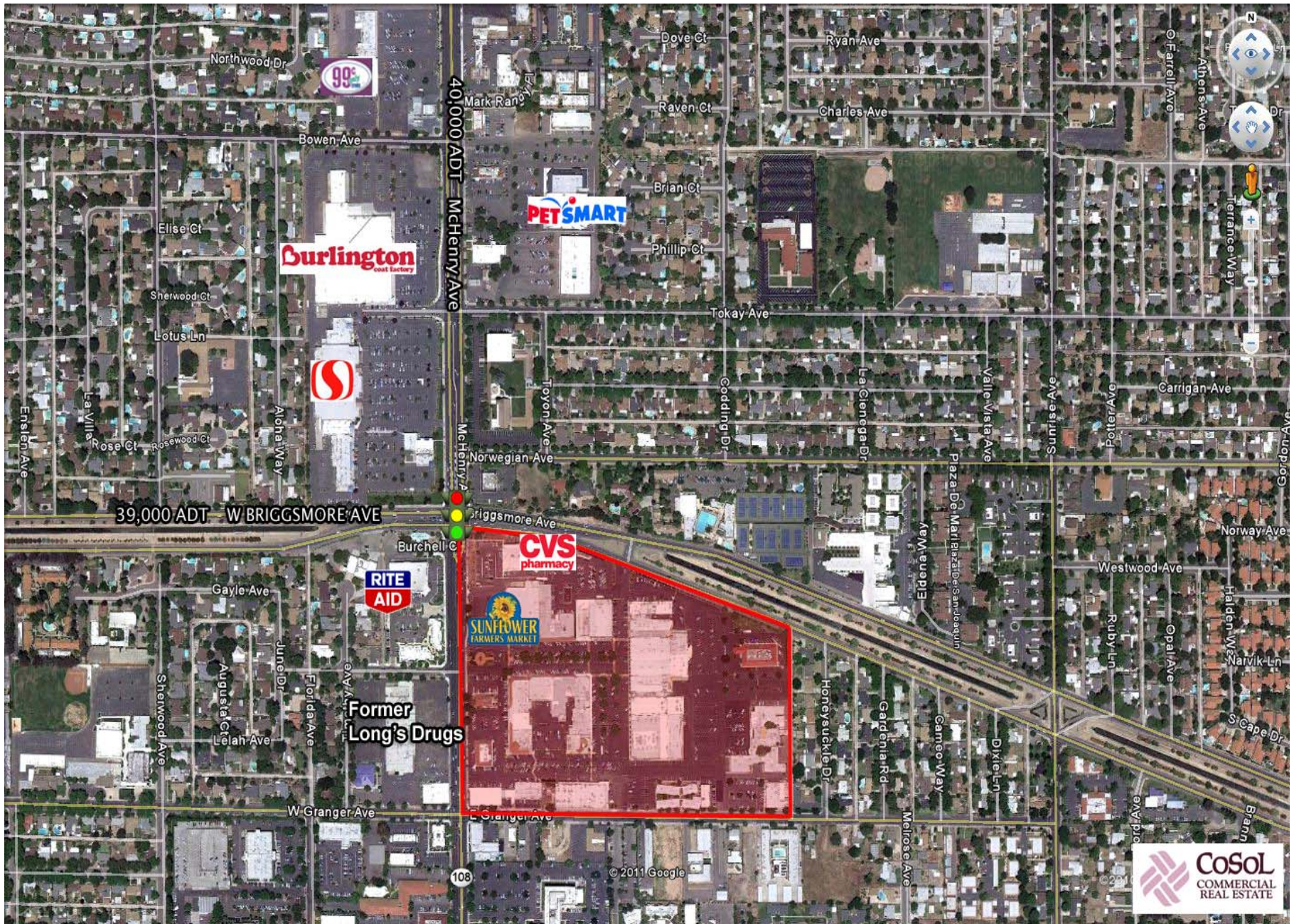


McHenry Village Site Plan

Not to Scale



Unit	SF	Name
1B	327	Younique Hair at the Village
1C	0	CVS
1J	2,242	The Chicken Barn
1L	11,180	Buffet Restaurant
2A	1400	See's Candies
2C	2,160	Jackson Hewitt Tax Services
2E	2550	Charles Schwab
3	28,500	Sunflower Farmers Market
11	4,500	Vacant
13	2,750	On The Run
15	4250	Village Health Foods
16A	2,252	Jenny Craig
16B	2048	Rondon Orthodontics
19	1,700	Countryman's Village Jewelers
21	1275	Ridgewood Enterprises
23	3,475	Eve N Me
25	1998	Management Office
26	2,767	Farmers Daughter
28A	900	Schendei and Sons
28B	2,090	Vacant
28C	6205	Marcy's Halmark
30	1,600	Grace and Daniel
32	1639	Gabriel Jewelers
36	4,889	Bianca's Bridal Shop
38	1800	Mexicali Grill
39	85	The Key Hut
41	1400	Vacant
41A	1,384	Mulberry Lane
42	1440	Vacant
43	1,152	Le Papillon Salon
44	3787	Paula Cox Design Studio
50	37,157	Vacant
52	16500	Keller's
54	1,200	Vacant
56	5141	Robert and Rita Smith
58	1,470	Stewart & Jaspers
59	10010	Beardsley's Book & Bible Store
60	4,233	Arte! Art Center
60B	18500	Memorial Hospitals
61	6,566	Learning Hands-on
62	2060	Lino Bella
62A	2,800	Vacant
62F	3,152	Boston Learning Center
64	1,722	Vacant
76AE	9,008	Phillips Lighting & Home
76F	4,992	Candy's Carefree Travel Inc.
77	2976	Stanislaus Vision Assoc.
78	3,315	Langlois Music Company
79	1125	Budget Blinds
80	2,118	Vacant
80A	920	Magic Shoe Repair
81	1,099	Sheila's Hairloom
81A	1099	Vacant
82	1,120	Hickman Community Charter
106	5393	Kirin Japanese Steak House
110	6,394	Fun Sport Bikes
112	1678	Togo's Eatery
114	1,150	Yogofina
118	4400	Village Baking Co.
122	2,000	Edwards Jewelers
124	2164	Byrn McBroom
146	3550	Verona Cucina Italiana



99

Burlington
coat factory

PETSMART



CVS
pharmacy

SUNFLOWER
FARMERS MARKET

RITE
AID

Former
Long's Drugs

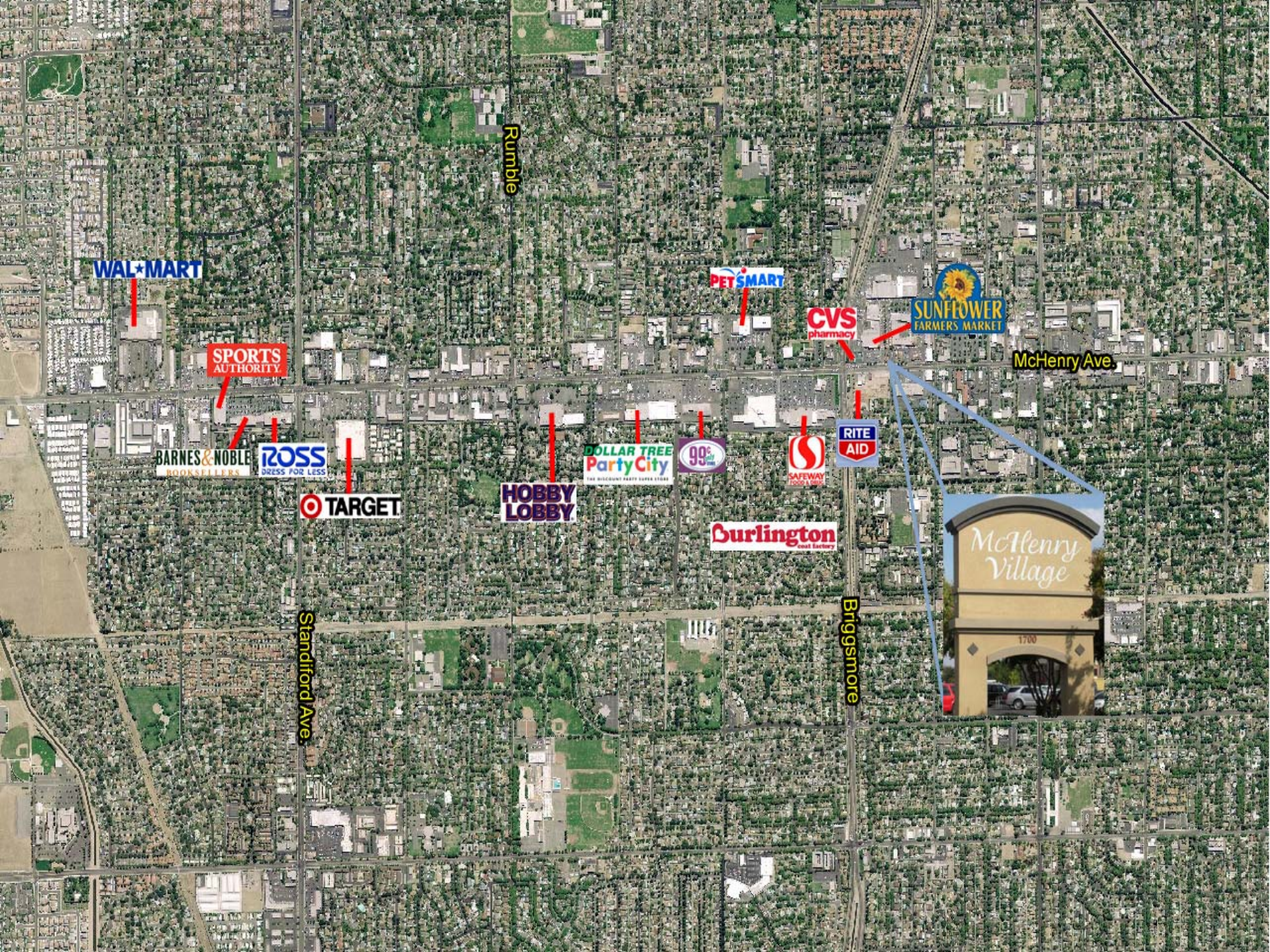
39,000 ADT W BRIGGSMORE AVE

40,000 ADT MCHENRY AVE

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CoSol
COMMERCIAL
REAL ESTATE



WAL*MART

SPORTS
AUTHORITY

BARNES & NOBLE
BOOKSELLERS

ROSS
DRESS FOR LESS

TARGET

HOBBY
LOBBY

DOLLAR TREE
Party City
THE DISCOUNT PARTY SUPPLY STORE

99¢
STORE

SAFEWAY
ROCKWELL

Burlington
outlet factory

RITE
AID

CVS
pharmacy

PET
SMART

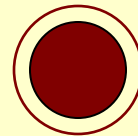
SUNFLOWER
FARMERS MARKET

McHenry Ave.

Standiford Ave.

Briggsmore





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