

Prime Retail Anchor Space for Sublease ±44,870 SF

3900 Pelandale Ave., #A200
Modesto, CA



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Aerial Map



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PROPERTY INFORMATION

Former Save Mart Supermarket available for sublease, located in a community shopping center co-anchored by Rite Aid Drugstores. The Northwest Modesto location is in close proximity to Vintage Faire Regional Mall, and several national and regional retailers. This regional location serves a trade area in excess of 500,000 people.

DEMOGRAPHICS

	3Mile	5Mile	10Mile
Population	63,983	139,270	421,231
Households	19,485	44,578	126,458
Median HH Income	\$52,858	\$51,280	\$47,192

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