

# NOW LEASING

## City Gate Shopping Center

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## Major Renovation Completed

**Smart & Final.**

*Longs Drugs*



Baskin *31* Robbins.



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## Standiford & Sisk Modesto, California

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For More Information Contact:

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(209) 521-1591

CoSol Commercial Real Estate

The source of information is deemed reliable, but not guaranteed. It is subject to prior sales, correction or withdrawal. All Measurements, figures, and information are approximate.



OfficeMax  
BEST BUY

Michaels  
LINENS & THINGS

COMPUSA  
BED BATH & BEYOND  
TARGET  
TJ-MAXX  
BOOKS - MUSIC - CAFE  
you should go

BABIES R US

VINTAGE FAIR MALL  
Gottschalks  
macy's  
JC Penney  
SEARS

Circuit City

OSH  
Orchard Supply Hardware

TOYS R US

ROSS  
DRESS FOR LESS

BIG 5  
TRADER JOE'S

Longs Drugs

Smart & Final

WALMART

KOHL'S

WinCo  
FOODS

COSOL  
COMMERCIAL  
REAL ESTATE



# City Gate Shopping Center

- Major Remodel Recently Completed
- Close Proximity to Vintage Fair Regional Mall
- Pylon Signage Available
- Strong Regional Trade Area

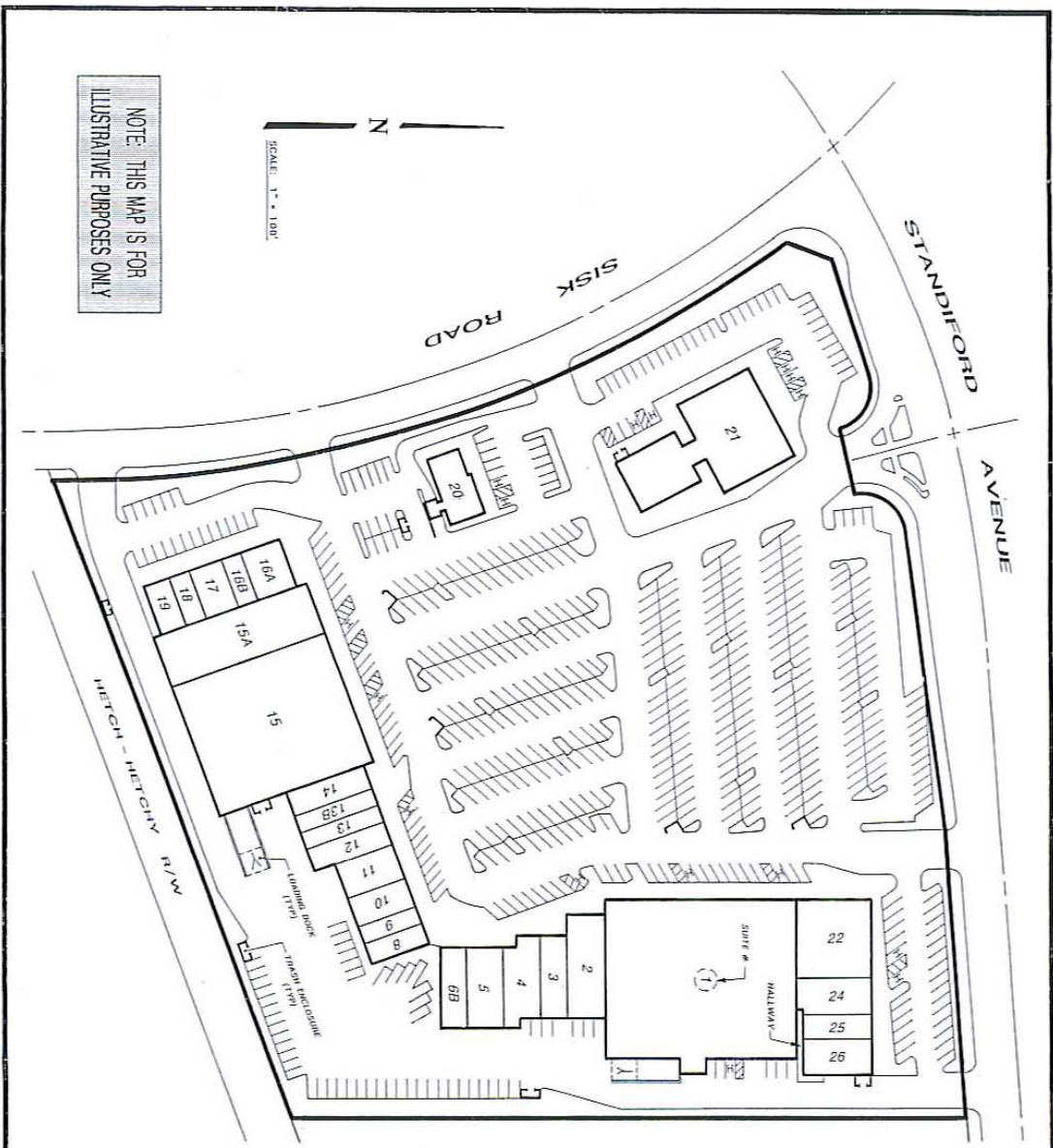
## DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>	<u>15 Mile</u>
Population (2005)	83,170	176,552	509,128
Projected 2010 Pop:	95,404	199,857	579,519
HH Income: (2005)	\$66,321	\$63,788	\$64,041



NOTE: THIS MAP IS FOR  
ILLUSTRATIVE PURPOSES ONLY

SCALE: 1" = 100'



SUITE #	AREA (±)	TENANT
1	28,400 S.F.	LONGS DRUGS
2	3,600 S.F.	SMILECARE DENTAL GROUP
3	1,920 S.F.	BRONZE BODY SHOP
4	2,485 S.F.	COSMO PROF.
5	3,629 S.F.	ALPHAGRAPHICS
6B	1,971 S.F.	EN VOGUE SALON
8	1,200 S.F.	H & R BLOCK
9	1,080 S.F.	CA COMMUNITY CREDIT
10	1,800 S.F.	A+ BEAUTY
11	2,100 S.F.	OCEAN PALACE
12	2,000 S.F.	AMERICAN GENERAL
13	1,178 S.F.	MAIL STUDIO
13B	1,222 S.F.	SICILY PIZZA
14	2,000 S.F.	DYNAMIC KARATE
15	18,320 S.F.	SMART & FINAL
15A	10,775 S.F.	VACANT
16A	1,950 S.F.	BASKIN ROBBINS
16B	1,000 S.F.	BUDDY'S MAIL ROOM
17	1,800 S.F.	WE CASH
18	1,000 S.F.	SIGNAL WIRELESS
19	1,250 S.F.	STANDFORD DENTAL
20	2,450 S.F.	WIENERSCHNITZEL
21	12,800 S.F.	WASHINGTON NATIONAL
22	6,207 S.F.	BLOCKBUSTER VIDEO
24	2,000 S.F.	TOGO'S ENERY
25	1,170 S.F.	COST-LESS INSURANCE
26	2,000 S.F.	SAN JOAQUIN GOODS
HALLWAY	298 S.F.	NONE (N/A)

TOTAL BUILDING AREA = 116,813 S.F.

**PLAN-TECH**  
 920 THIRTEENTH STREET ▽ SUITE #4  
 MODESTO, CA 95354 ▽ (209) 572-4206

CITY GATE SHOPPING CENTER  
**SITE PLAN**  
 MODESTO, CA.

DATE: JAN, 2006  
 SCALE: 1" = 100'  
 DR. BY: D'ARRINO  
 JOB #: C102.01

SHEET  
 NUMBER  
 1 of 1