

# DALE BUSINESS PARK NEW RETAIL SHOPS UNDER CONSTRUCTION! FOR LEASE

4506 DALE ROAD, MODESTO, CA 95356

## LISTING DATA

**AVAILABLE SF:** 6,100± SF of retail shops (divisible to 1,200± SF)  
2,400± SF of retail space with drive thru and patio

### FEATURES:

- Brand new retail shops in booming Northwest Modesto, easily accessible from Pelandale Avenue and Kiernan Avenue and Highway 99.
- Located directly across the street from Modesto's largest Kaiser Permanente, one of Modesto's largest employers, with over 3,200 employees.
- Quality architecture with great signage potential and ample parking,
- Positioned at the signalized intersection with exceptional access from Dale Road, Grewal Parkway and Bangs Avenue.
- Surrounded by over 300 apartment units either planned or under construction and a brand new Marriott Hotel.
- Nearby retailers in trade area include Costco, Lowes, Walgreens, Savemart and Cost Plus

## ECONOMIC DATA

**LEASE RATE:** CALL FOR LEASE RATES

## DEMOGRAPHICS AND TRAFFIC COUNT

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	13,072	64,618	135,125
Average HH Income:	\$114,331	\$91,532	\$92,691



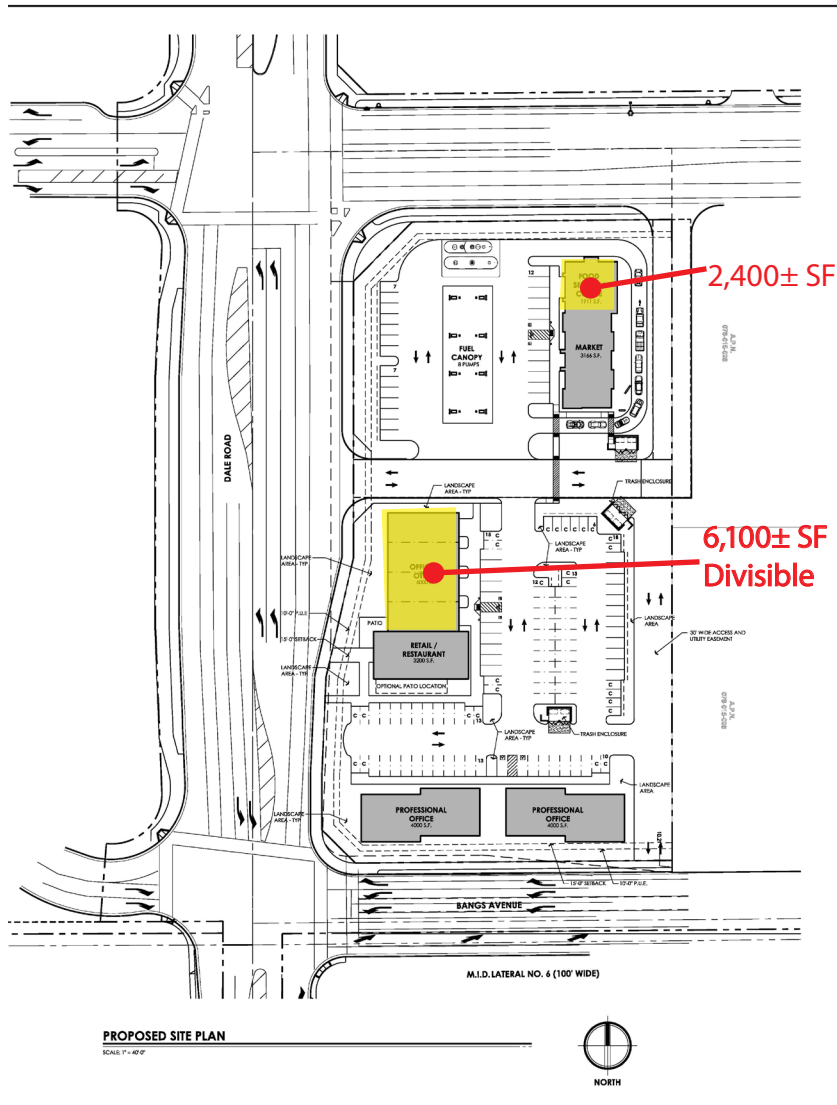
## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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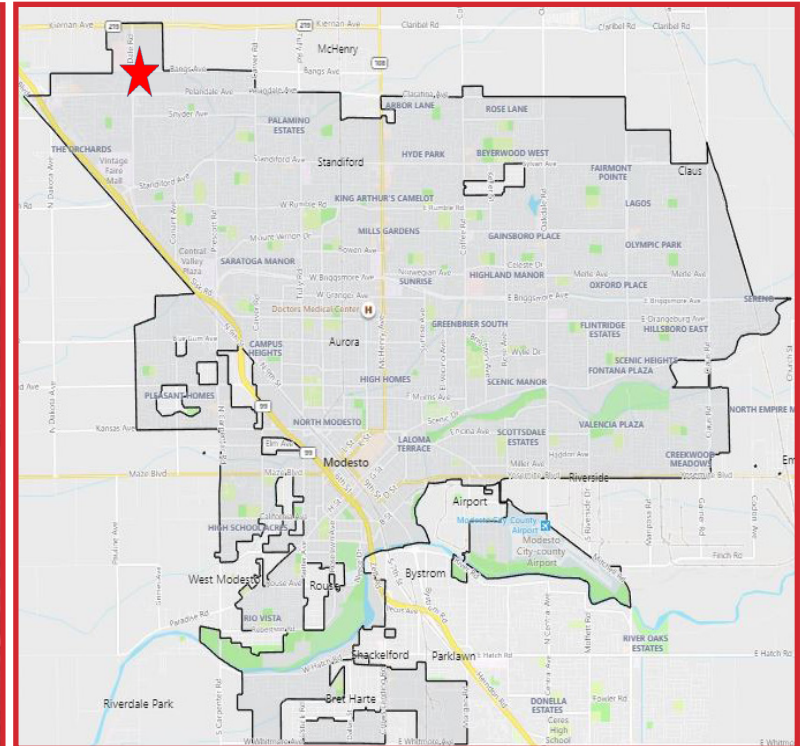


**DIRECTLY ACROSS THE STREET!**

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## Demographics

4506 DALE RD MODESTO CA 95356



### Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.41	25.11	64.46
Density(Population Per Square Mile)	5,422	2,573	2,096

### General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	6,412	31,672	66,167
Female	6,660	32,946	68,958
Density	5,422	2,573	2,096
Urban	13,072	63,422	131,941
Rural	--	1,196	3,184

### Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	7,968	45,009	107,488
Population (2000)	8,596	56,050	122,228
Population (2010)	12,072	60,281	125,940
Population (Current)	13,072	64,618	135,125
Population (5 Yr. Forecast)	13,366	66,050	138,145
Percent Growth (Current Yr./Previous Yr.)	8.2%	7.21%	7.17%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.25%	2.22%	2.23%

### Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	36	36	38
Aged 0 to 5	1,018	5,195	10,111
Aged 6 to 11	1,100	5,552	10,821
Aged 12 to 17	1,196	5,608	11,325
Aged 18 to 24	1,253	6,319	12,768
Aged 25 to 34	1,907	9,656	19,172
Aged 35 to 44	1,788	7,947	15,795
Aged 45 to 54	1,617	7,424	15,839
Aged 55 to 64	1,535	7,435	17,040
Aged 65 to 74	992	5,598	12,783
Aged 75 to 84	407	2,624	6,421
Aged 85+	259	1,260	3,050
Total Population	13,072	64,618	135,125

### Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	7,313	36,988	84,800
Black Alone	627	2,916	5,641
Asian Alone	2,021	6,606	10,954
Native American and Alaska Native Alone	89	735	1,597
Other Race Alone	1,895	12,664	22,646
Two or More Races	1,127	4,709	9,487

### Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	4,306	26,338	49,303
White Non-Hispanic	5,129	24,173	60,199

### General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$84,631	\$68,902	\$70,172
Total Household Income	\$514,490,017	\$2,013,238,164	\$4,439,728,124
Average Household Income	\$114,331	\$91,532	\$92,691
Per Capita Income	\$39,358	\$31,156	\$32,856
Avg Family Income	\$118,902	\$101,581	\$106,375
Family Income, Per Capita	\$35,165	\$29,692	\$32,355

### Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$357,914	\$320,859	\$324,300
Under \$15,000	171	1,015	2,265
\$15,000 - \$24,999	144	1,014	2,083
\$25,000 - \$34,999	173	1,203	2,335
\$35,000 - \$49,999	300	1,754	3,771
\$50,000 - \$74,999	531	2,663	5,322
\$75,000 - \$99,999	448	2,292	4,795
\$100K - \$125K	212	1,726	3,689
\$125K - \$150K	370	1,250	2,853
\$150K - \$200K	301	1,253	2,974
Over \$200K	603	1,664	3,529