



**SITE**

# FOR GROUND LEASE

## Retail Pad Development

3824 McHenry Avenue  
Modesto, CA

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# Property Summary

3824 McHenry Avenue

Retail Pad Development

Modesto, California

<b>LEASE RATE:</b>	Contact Broker
<b>APN:</b>	052-060-010
<b>PARCEL SIZE:</b>	±1.71 AC
<b>ZONING:</b>	Highway Commercial (C-3)
<b>TRAFFIC COUNTS:</b>	McHenry Ave. @ Site ± 42,000 ADT



## PROPERTY HIGHLIGHTS:

- Rare retail pad opportunity with excellent visibility and access along McHenry Ave
- Strong, national retailers in the immediate area
- Affordable build to suit or ground lease
- Strong traffic counts averaging 42,000 vehicles daily
- Shopping center cotenants include: Walmart, Fudruckers, T- Mobile, Deli Deluxe, McHenry Bowl, Regal Cinemas, Round Table, UPS, Ross, Barnes & Nobles, Perko's Cafe, + more



# Market View

3824 McHenry Avenue

# Retail Pad Development

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# Retail Pad Development

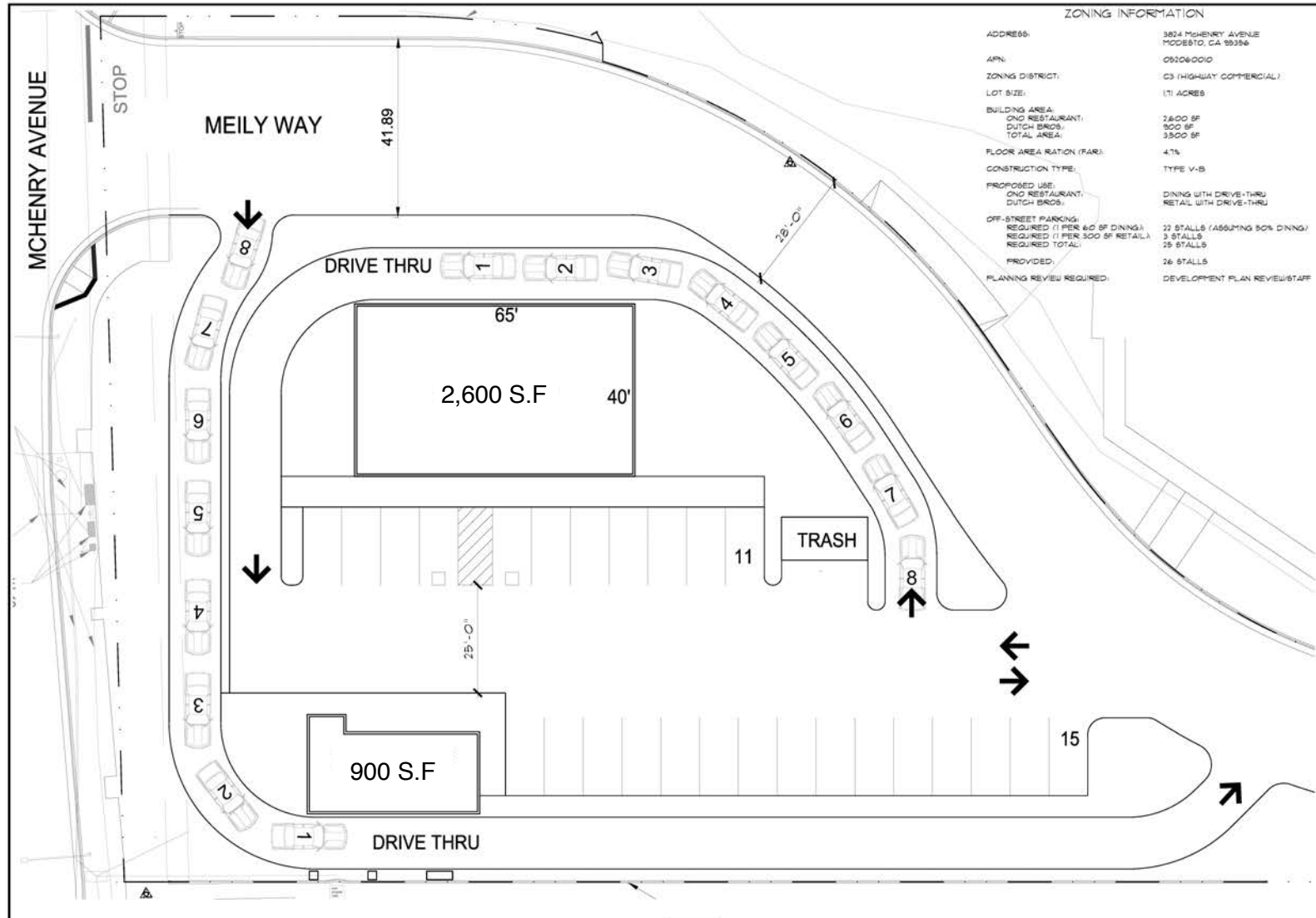
Modesto, California



# Site Plan Concept

3824 McHenry Avenue

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# Demographics

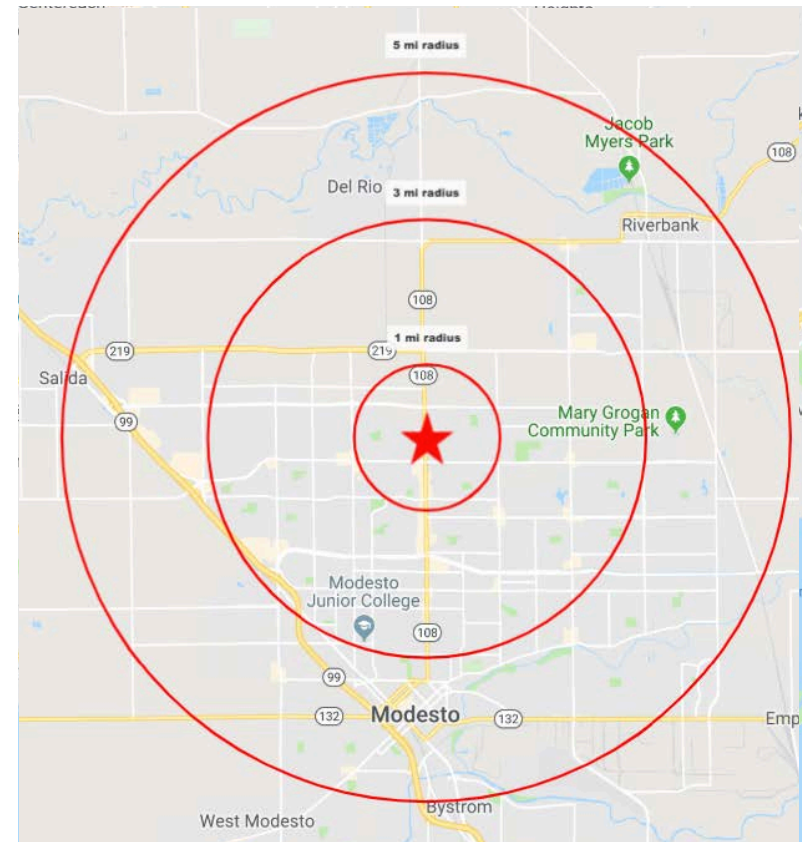
3824 McHenry Avenue

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	1 mi Radius	3 mi Radius	5 mi Radius
<b>POPULATION</b>			
2018 Estimated Population	15,059	115,891	236,644
2023 Projected Population	15,866	122,295	250,094
2010 Census Population	14,240	109,164	221,441
Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.1%
2018 Median Age	41.5	37.1	35.6
<b>HOUSEHOLDS</b>			
2018 Estimated Households	5,977	41,901	80,920
2023 Projected Households	6,069	42,643	82,459
2010 Census Households	5,684	39,734	76,271
Projected Annual Growth 2018 to 2023	0.3%	0.4%	0.4%
Historical Annual Growth 2000 to 2018	0.5%	0.8%	0.8%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	70.8%	65.7%	62.9%
2018 Estimated Black or African American	4.8%	4.8%	4.7%
2018 Estimated Asian or Pacific Islander	8.6%	8.8%	8.2%
2018 Estimated American Indian or Native Alaskan	0.8%	1.2%	1.2%
2018 Estimated Other Races	14.9%	19.5%	23.0%
2018 Estimated Hispanic	27.0%	31.7%	38.6%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$90,871	\$82,088	\$83,197
2018 Estimated Median Household Income	\$66,920	\$61,854	\$62,504
2018 Estimated Per Capita Income	\$36,107	\$29,770	\$28,584
<b>BUSINESS</b>			
2018 Estimated Total Businesses	797	4,391	9,357
2018 Estimated Total Employees	7,873	39,401	103,403

### RADIUS MAP



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