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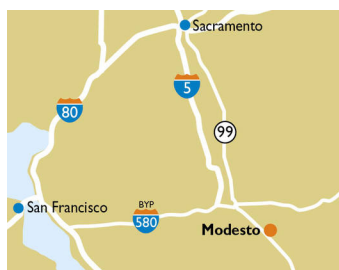
105,658 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
24,355	108,385	218,344
Households		
8,063	37,677	73,789
Median HH Income (\$)		
100,923	80,357	74,213

MAJOR TENANT(S)

Raley's
Buffalo Wings and Rings
Panda Express



LOCATION

3020 Floyd Avenue | Modesto, CA 95355

PROPERTY HIGHLIGHTS

- 105,658-sf shopping center in the Village One master-planned community of Modesto, CA
- Anchored by Raley's, a dominant grocer in the Modesto market
- Featuring Panda Express, Edward Jones, Great Clips, Buffalo Wings & Rings, CosmoProf and Subway
- Located within one of Modesto's newest and most affluent residential communities, a 1,800-acre community of approximately 8,000 residents
- Average household income exceeding \$103,000 per year in a three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



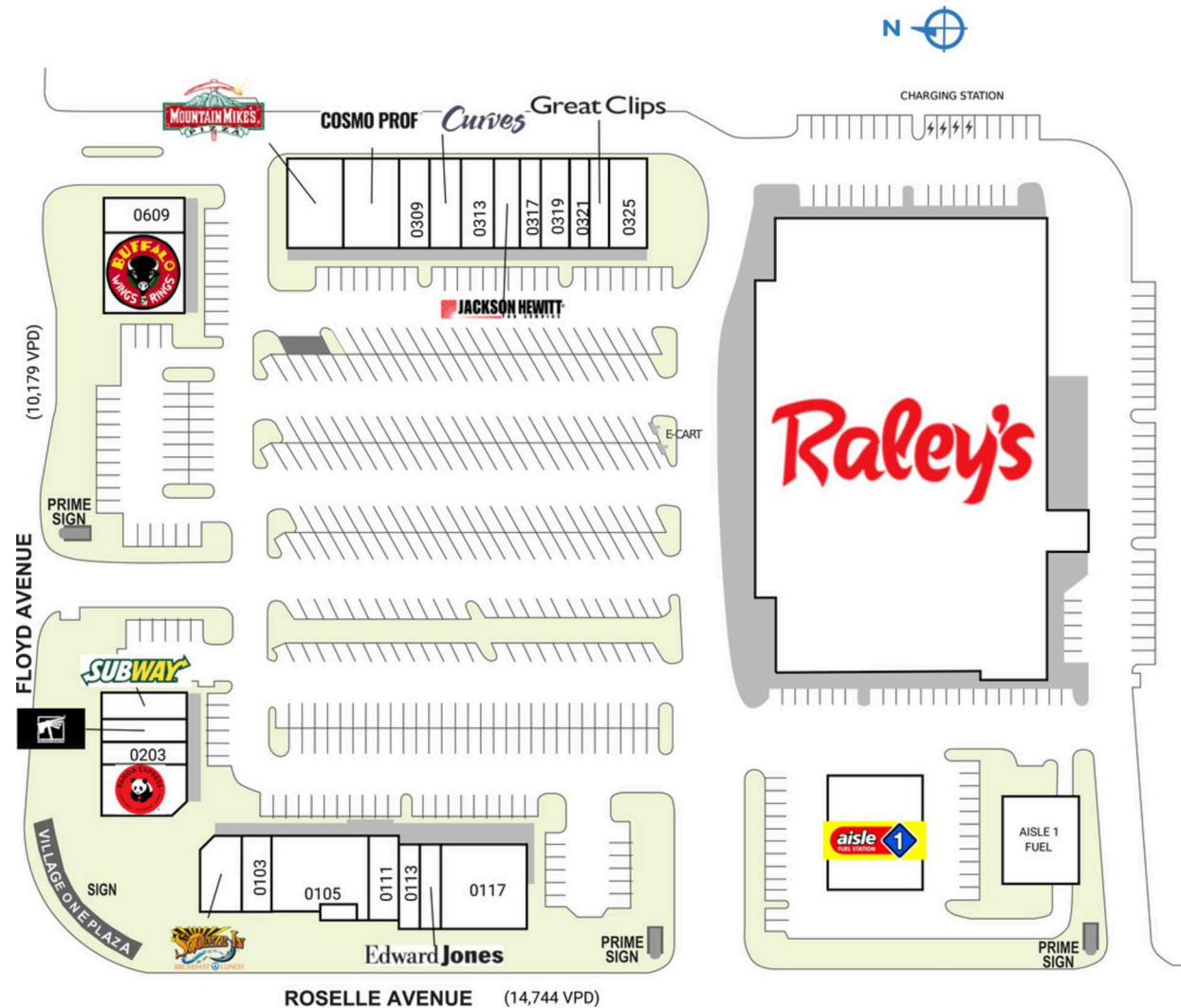
VILLAGE ONE PLAZA

3020 Floyd Avenue | Modesto, CA 95355

SPACE	TENANT	SQ. FT.	
0101	Squeeze In	1,600 SF	0311 Curves 1,236 SF
0103	Pokemoto	1,100 SF	0313 Village One Massage Therapy 1,304 SF
0105	Tasty Thai Cuisine	3,700 SF	0315 Jackson Hewitt 1,080 SF
0111	Salon Karisma	1,200 SF	0317 Cigars, Cigarettes and More 900 SF
0113	Tea Shack	900 SF	0319 NT Nails 1,200 SF
0115	Edward Jones	900 SF	0321 Bark n' Beauties Pet Grooming 850 SF
0117	Smart Axe	3,600 SF	0323 Great Clips 850 SF
0139	Raley's	65,703 SF	0325 Fresh Cleaners 1,600 SF
0189	Raley's Aisle 1 Gas	2,500 SF	0601 Buffalo Wings and Rings 3,000 SF
0201	Panda Express	2,000 SF	0609 Village One Dental 1,400 SF
0203	Mango Crazy	910 SF	
0205	Warhammer	925 SF	
0207	Subway	1,200 SF	
0301	Mountain Mike's Pizza	2,400 SF	
0303	CosmoProf	2,400 SF	
0309	Board and Brush Creative Studios	1,200 SF	
			TOTAL SQ. FT. 105,658

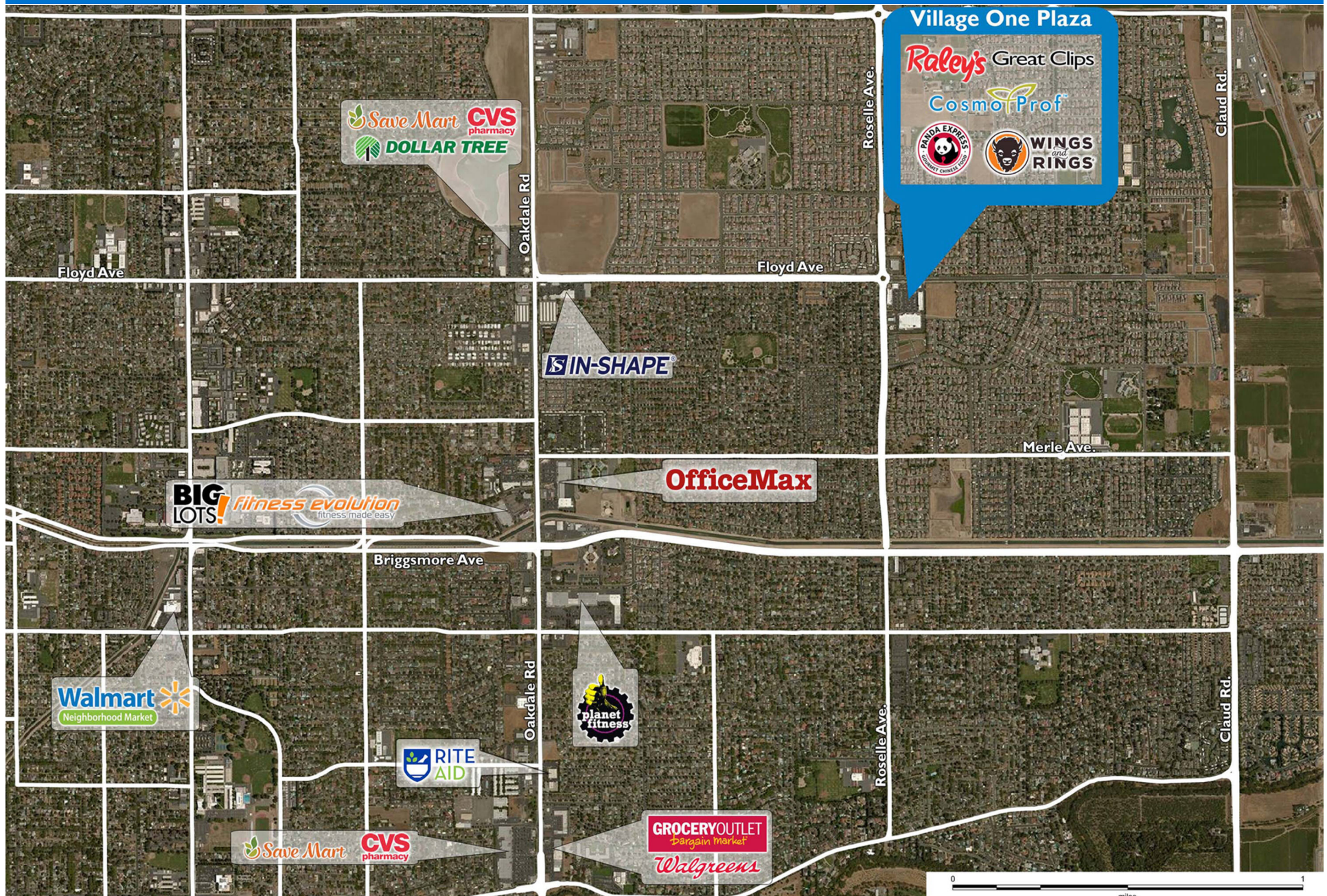
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



VILLAGE ONE PLAZA

3020 Floyd Avenue | Modesto, CA 95355



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 37.676284

Longitude: -120.938266

Village One Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	24,355	108,385	218,344
	2028 Projected Population	26,089	114,576	230,528
	2010 Census Population	22,303	99,853	202,294
	2000 Census Population	12,527	82,870	180,697
	1990 Census Population	9,574	71,442	159,161
	Historical Annual Growth 1990 to 2000	2.72%	1.49%	1.28%
	Historical Annual Growth 2000 to 2010	5.94%	1.88%	1.14%
	Estimated Annual Growth 2010 to 2023	0.64%	0.60%	0.56%
	Projected Annual Growth 2023 to 2028	1.38%	1.12%	1.09%
	Median Age	38.6	38.8	38.1
Households	Q4 2023 Estimated Households	8,063	37,677	73,789
	2028 Projected Households	8,638	39,859	77,980
	2010 Census Households	7,323	35,118	69,003
	2000 Census Households	4,180	29,418	62,668
	1990 Census Households	3,178	25,507	56,689
	Historical Annual Growth 1990 to 2000	2.78%	1.44%	1.01%
	Historical Annual Growth 2000 to 2010	5.77%	1.79%	0.97%
	Estimated Annual Growth 2010 to 2023	0.70%	0.51%	0.49%
	Projected Annual Growth 2023 to 2028	1.39%	1.13%	1.11%
	Population per Household	3.01	2.85	2.93
Population by Race	White	43.6%	45.1%	41.2%
	Black or African American	4.6%	4.2%	3.4%
	Asian & Pacific Islander	13.8%	8.0%	6.8%
	Other Races	6.6%	6.5%	5.7%
	Hispanic Population	31.4%	36.1%	42.8%
Income	Average Household Income	\$123,164	\$103,030	\$96,729
	Median Household Income	\$100,923	\$80,357	\$74,213
	Per Capita Income	\$40,882	\$36,010	\$32,924
Education (Age 25+)	Elementary	3.2%	4.7%	7.8%
	Some High School	4.7%	7.2%	7.8%
	High School Graduate	22.7%	28.6%	30.2%
	Some College	32.2%	29.4%	26.6%
	Associates Degree Only	12.8%	9.6%	8.7%
	Bachelors Degree Only	16.8%	14.3%	13.0%
	Graduate Degree	7.7%	6.2%	5.8%
Business	Number of Businesses	293	2,975	8,330
	Total Number of Employees	2,106	30,159	88,100
	Employees per Business	7.18	10.14	10.58
	Residential Population per Business	83.04	36.43	26.21

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.