



SIZE

152,769 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,636	118,697	236,684
Households		
5,653	41,988	80,864
Median HH Income (\$)		
70,135	77,110	76,784

MAJOR TENANT(S)

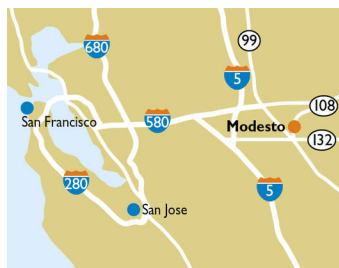
Walmart
Round Table Pizza
Sport Clips
The UPS Store

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3848 McHenry Avenue | Modesto, CA 95356

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- Strong mix of National, Regional and Local tenants including: Perko's, The UPS Store, 85CBakery, Dirty Dough Cookies, Hawaiian Hot Pot and Sport Clips.
- Located in Modesto, one of California's fastest growing communities, with a population exceeding 236,600 in a five-mile radius
- The center is located at the high-traffic intersection of McHenry Avenue and Coralwood Road, which benefits from over 44,200 vehicles per day
- McHenry Corridor is considered the "Main and Main" retail location for the entire Modesto area and features prominent retailers such as Marshalls, Hobby Lobby, Regal Theaters and Target



NORTH POINT LANDING

3848 McHenry Avenue | Modesto, CA 95356

SPACE	TENANT	SQ. FT.		
105	Deli Delicious	1,387 SF	310 Ramen 101	1,105 SF
110	Central Valley Cleaners	1,584 SF	320 Awesome Eyebrows	1,323 SF
115	La Malquerida Grill	1,386 SF	325 Bare Skin Spa	2,240 SF
120	Tealite	1,597 SF	330 Diamond Nail Spa	1,913 SF
130	Pearl Dental	2,587 SF	335 Afghan Vogue LLC	3,077 SF
135	The UPS Store	1,237 SF	340 My Taco House	1,600 SF
145	Round Table Pizza	5,395 SF	365 Valley Cigars and Tobacco	972 SF
160	Sport Clips	1,386 SF	370 Low Key Saloon	2,438 SF
165	Fix It All	1,389 SF	410 PhoMex	6,555 SF
170	AVAILABLE	1,600 SF	510 Perko's Restaurant	3,500 SF
180	85C Bakery	2,799 SF	610 Walmart	98,334 SF
205	Hawaiian Hot Pot	3,884 SF		
215	Modesto Medical Mart	2,516 SF		
305	Dirty Dough Cookies	1,008 SF		
			TOTAL SQ. FT.	152,769

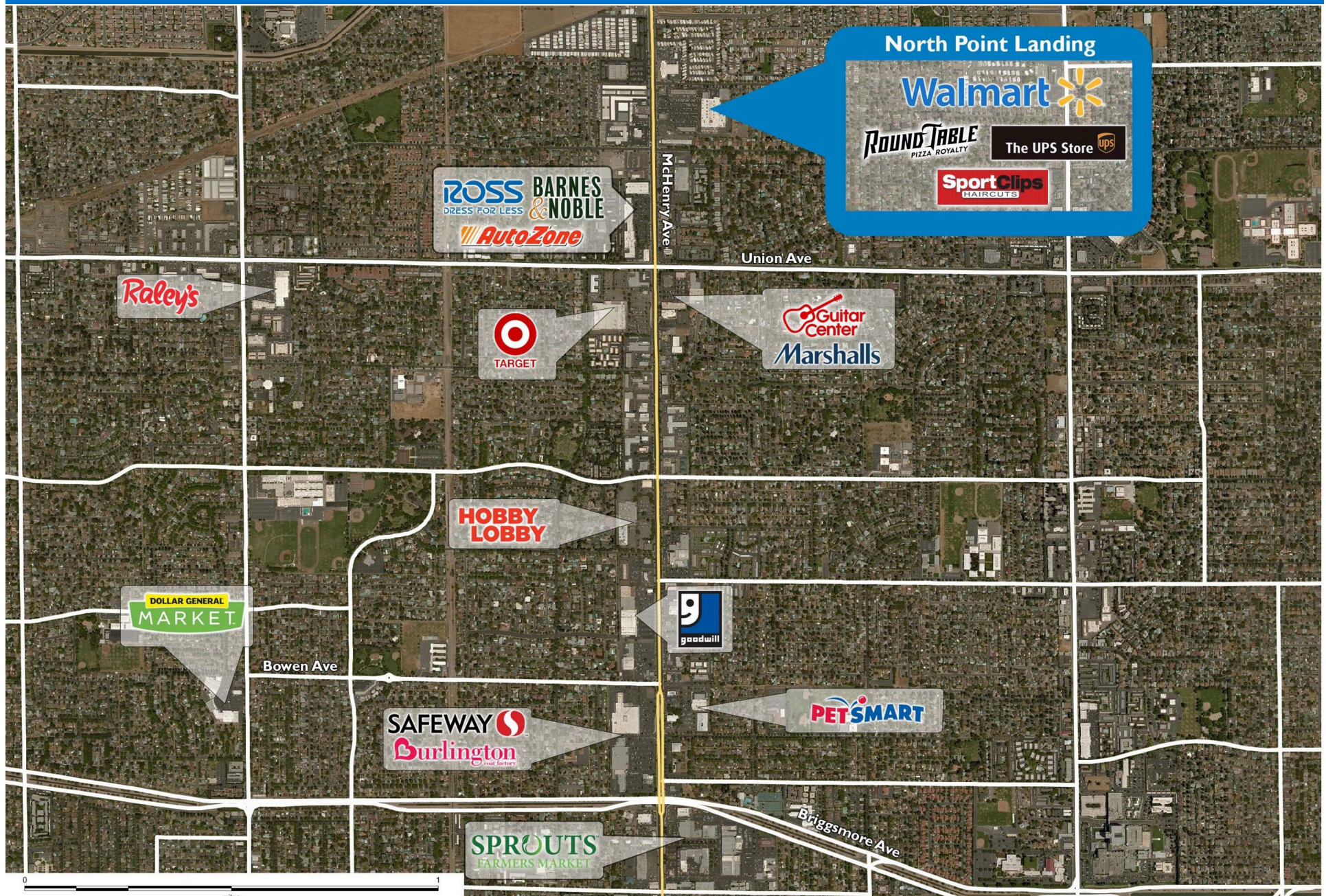
SITE LEGEND

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



NORTH POINT LANDING

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 37.694488

Longitude: -120.991704

North Point Landing Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,636	118,697	236,684
	2028 Projected Population	15,825	126,084	251,048
	2010 Census Population	13,421	109,287	219,719
	2000 Census Population	14,475	101,623	203,353
	1990 Census Population	14,547	93,155	178,326
	Historical Annual Growth 1990 to 2000	-0.05%	0.87%	1.32%
	Historical Annual Growth 2000 to 2010	-0.75%	0.73%	0.78%
	Estimated Annual Growth 2010 to 2023	0.63%	0.60%	0.54%
	Projected Annual Growth 2023 to 2028	1.57%	1.21%	1.19%
	Median Age	41.9	39.0	38.3
Households	Q4 2023 Estimated Households	5,653	41,988	80,864
	2028 Projected Households	6,109	44,619	85,862
	2010 Census Households	5,304	39,528	75,847
	2000 Census Households	5,769	37,813	70,622
	1990 Census Households	5,771	34,790	63,197
	Historical Annual Growth 1990 to 2000	0.00%	0.84%	1.12%
	Historical Annual Growth 2000 to 2010	-0.84%	0.44%	0.72%
	Estimated Annual Growth 2010 to 2023	0.46%	0.44%	0.47%
	Projected Annual Growth 2023 to 2028	1.57%	1.22%	1.21%
	Population per Household	2.58	2.79	2.89
Population by Race	White	55.1%	46.0%	42.0%
	Black or African American	3.0%	3.6%	3.6%
	Asian & Pacific Islander	7.1%	8.4%	7.5%
	Other Races	5.7%	6.7%	6.0%
	Hispanic Population	29.1%	35.3%	40.9%
Income	Average Household Income	\$101,966	\$102,598	\$100,613
	Median Household Income	\$70,135	\$77,110	\$76,784
	Per Capita Income	\$39,493	\$36,610	\$34,654
Education (Age 25+)	Elementary	3.5%	5.3%	7.2%
	Some High School	6.0%	6.6%	7.8%
	High School Graduate	24.4%	28.9%	29.5%
	Some College	26.3%	27.5%	26.2%
	Associates Degree Only	11.4%	9.1%	8.9%
	Bachelors Degree Only	19.6%	15.2%	14.0%
	Graduate Degree	8.7%	7.4%	6.4%
Business	Number of Businesses	872	4,782	9,624
	Total Number of Employees	9,176	50,966	103,633
	Employees per Business	10.52	10.66	10.77
	Residential Population per Business	16.79	24.82	24.59

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