



SIZE

152,769 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,423	116,017	233,722
Households		
5,704	42,172	80,747
Median HH Income (\$)		
63,612	69,794	69,192

MAJOR TENANT(S)

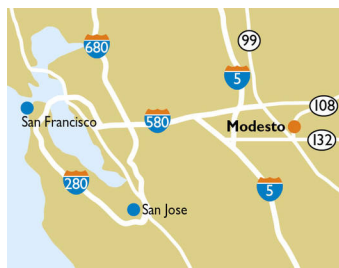
Walmart
Round Table Pizza
Sport Clips
The UPS Store

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3848 McHenry Avenue | Modesto, CA 95356

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter with Perko's, The UPS Store and Round Table Pizza
- 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
110	Central Valley Cleaners	1,584 SF
115	Pho DK Noodles	1,386 SF
120	Boba Pub	1,597 SF
130	Pearl Dental	2,587 SF
135	The UPS Store	1,237 SF
145	Round Table Pizza	5,395 SF
160	Sport Clips	1,386 SF
165	Fix It All	1,389 SF
180	AVAILABLE	4,356 SF
205	Hawaiian Hot Pot	3,884 SF
215	Modesto Medical Mart	2,516 SF
305	Dirty Dough Cookies	1,008 SF
310	Ramen 101	1,105 SF
320	Awesome Eyebrows	1,323 SF
325	Bare Skin Spa	2,240 SF
330	Diamond Nail Spa	1,913 SF
335	Afghan Vogue LLC	3,077 SF
340	My Taco House	1,600 SF
365	Valley Cigars and Tobacco	972 SF
370	Low Key Saloon	2,438 SF
410	PhoMex	6,555 SF
510	Perko's Restaurant	3,500 SF
610	Walmart	98,334 SF
TOTAL SQ. FT.		152,769

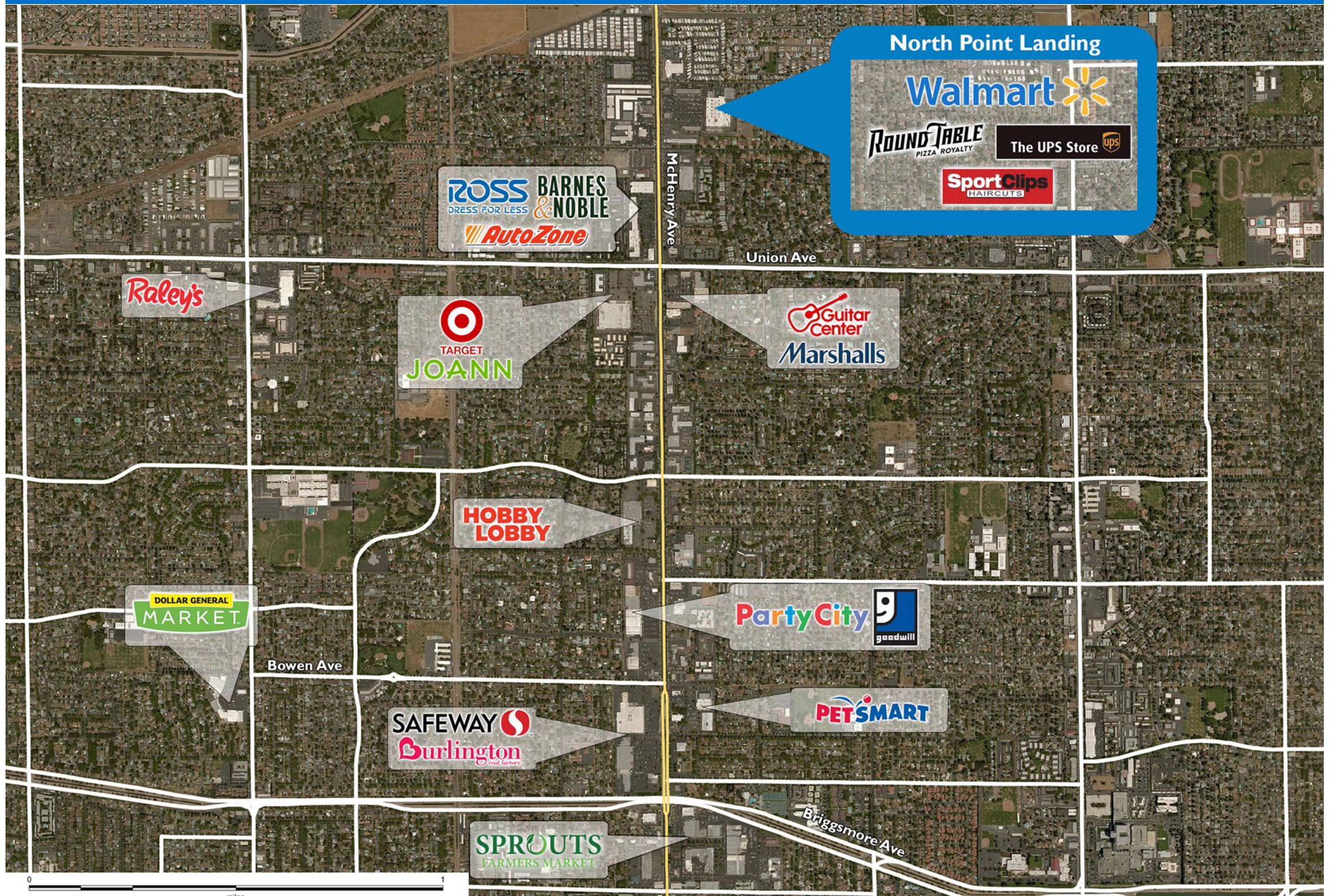
SITE LEGEND

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



NORTH POINT LANDING

3848 McHenry Avenue | Modesto, CA 95356



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



North Point Landing Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	14,423	116,017	233,722
	2027 Projected Population	15,396	122,937	247,903
	2010 Census Population	13,342	109,469	219,959
	2000 Census Population	12,317	97,887	201,051
	1990 Census Population	12,736	91,652	176,101
	Historical Annual Growth 1990 to 2000	-0.33%	0.66%	1.33%
	Historical Annual Growth 2000 to 2010	0.80%	1.12%	0.90%
	Estimated Annual Growth 2010 to 2022	0.61%	0.46%	0.48%
	Projected Annual Growth 2022 to 2027	1.31%	1.17%	1.19%
	Median Age	41.6	38.4	37.4
Households	Q2 2022 Estimated Households	5,704	42,172	80,747
	2027 Projected Households	6,089	44,719	85,699
	2010 Census Households	5,273	39,733	75,919
	2000 Census Households	5,036	36,353	70,234
	1990 Census Households	5,178	33,979	62,679
	Historical Annual Growth 1990 to 2000	-0.28%	0.68%	1.14%
	Historical Annual Growth 2000 to 2010	0.46%	0.89%	0.78%
	Estimated Annual Growth 2010 to 2022	0.62%	0.47%	0.48%
	Projected Annual Growth 2022 to 2027	1.31%	1.18%	1.20%
	Population per Household	2.52	2.72	2.86
Population by Race	White	61.5%	52.5%	47.5%
	Black or African American	3.1%	3.6%	3.5%
	Asian & Pacific Islander	6.5%	7.1%	6.7%
	Other Races	4.6%	5.5%	4.8%
	Hispanic Population	24.3%	31.3%	37.5%
Income	Average Household Income	\$92,093	\$94,110	\$92,452
	Median Household Income	\$63,612	\$69,794	\$69,192
	Per Capita Income	\$36,577	\$34,518	\$32,207
Education (Age 25+)	Elementary	3.3%	5.1%	7.6%
	Some High School	5.4%	6.8%	8.2%
	High School Graduate	26.4%	29.7%	29.2%
	Some College	27.5%	27.3%	26.4%
	Associates Degree Only	10.1%	9.1%	8.6%
	Bachelors Degree Only	19.4%	15.0%	13.8%
	Graduate Degree	7.9%	7.0%	6.2%
Business	Number of Businesses	544	2,665	5,480
	Total Number of Employees	9,415	44,673	90,801
	Employees per Business	17.32	16.77	16.57
	Residential Population per Business	26.53	43.54	42.65

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