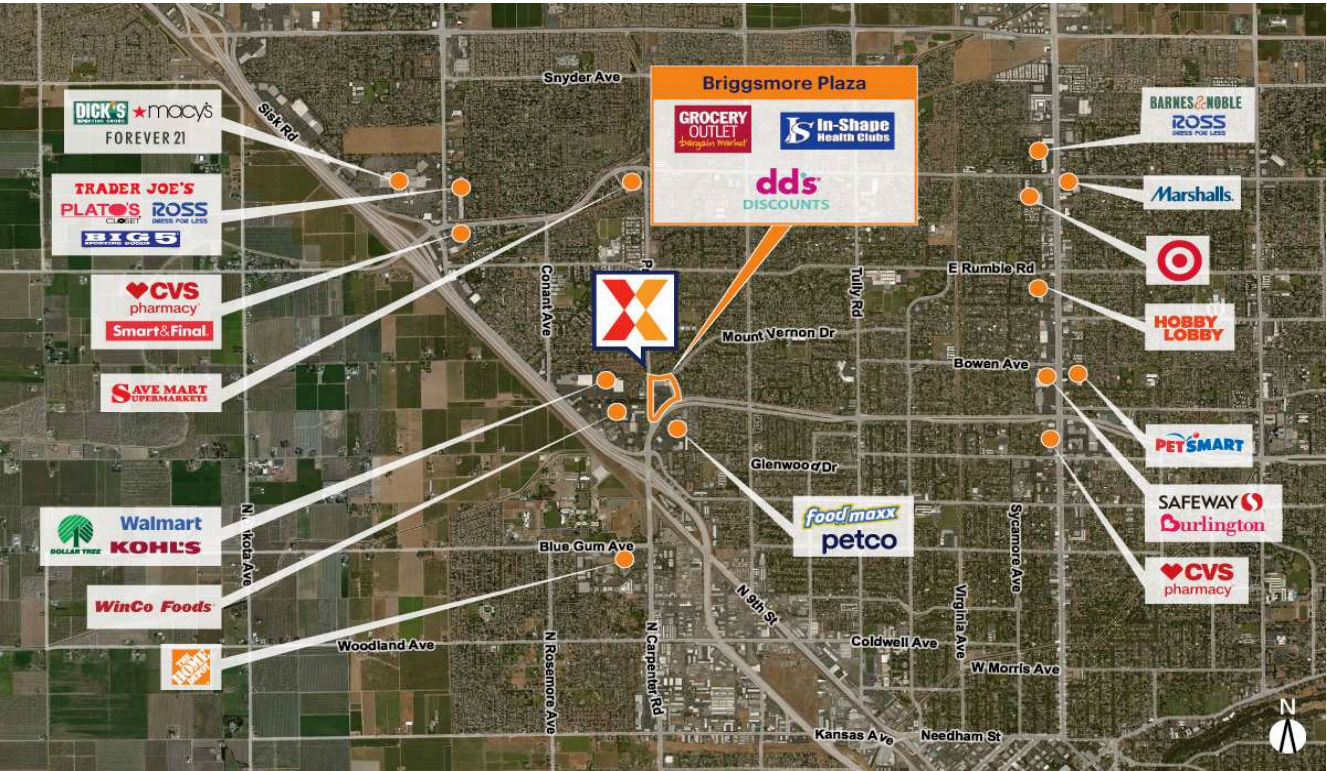


Briggsmore Plaza

Modesto, CA

37.6726, -121.0298
1800 Prescott Road | Modesto, CA 95350



Center Size: 86,689 SF



Demographics	1 Mile	3 Mile	5 Mile
	18,438	106,322	224,535
	5,964	37,409	74,950
	\$89,914	\$100,879	\$99,029

Grocery Outlet anchored center drawing an estimated 2.4M+ annual visits (Placer.ai 2024)

High tenant stability as 62% of the tenants have been in the center for 10+ years

Surrounded by a dense population of 106K+ that swells to a daytime population of 162K+ within 3-miles

High visibility from 49K+ VPD on W Briggsmore Ave and 25K+ VPD on Prescott Rd with nearby accessibility to Hwy 99 (Kalibrate, 2022)

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Available Space

03 21,250 SF

Current Retailers

FS2	Prime Shine Car Wash	2,464 SF
FS3	Bottoms Up Espresso	70 SF
N.A.P.	In Shape	0 SF
N.A.P. 2	Modest Oriental Grocery	0 SF
N.A.P. 3	LEASED	0 SF
N.A.P. 4	McDonald's	0 SF
N.A.P. 5	Taco Bell	0 SF
01A	California Check Cash	2,500 SF
1B	Prescott Liquors	3,500 SF
02	Grocery Outlet	23,200 SF
04	dd's Discounts	18,510 SF
10	Laundry Day	2,700 SF
11	Cigarette Outlet	900 SF
12	Taqueria San Jose	2,000 SF
13	Akitaca Juicy Seafood Restaurant	5,175 SF
15	City Nails	1,170 SF
16	La Michoacana Premium	3,250 SF

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