

# 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   |
|--------------|----------|----------|----------|
|              | 18,406   | 105,672  | 224,041  |
|              | 5,953    | 37,177   | 74,747   |
|              | \$67,986 | \$83,850 | \$82,200 |

Multi-million dollar renovation recently completed

Anchored by Grocery Outlet, it draws and over an estimated 11,500 visits/day and 4.2M visits/year (based on Creditnell)

Located less than 1/2 mile from Hwy 99 at the heavily trafficked intersection of Briggsmore Ave & Prescott Rd with visibility from 50,000+ VPD

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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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