

# 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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