

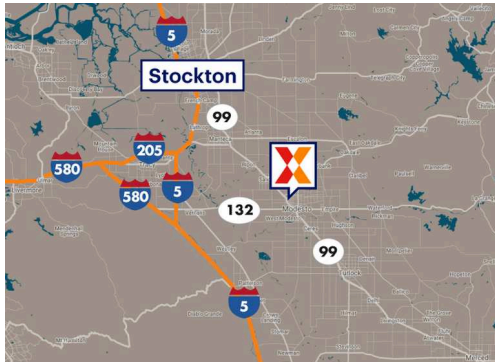


Modesto, CA

# BRIGGSMORE PLAZA

37.672586, -121.029788  
1800 Prescott Road | Modesto, CA 95350

CENTER SIZE: 92,315 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	18,123	103,997	224,398
🏠	6,048	37,483	75,647
💰	\$54,620	\$71,373	\$70,956

Multi-million dollar renovation recently completed

Anchored by Grocery Outlet

Located less than ½ mile from Hwy 99 at the heavily trafficked intersection of Briggsmore Ave & Prescott Rd with visibility from 50,000+ VPD

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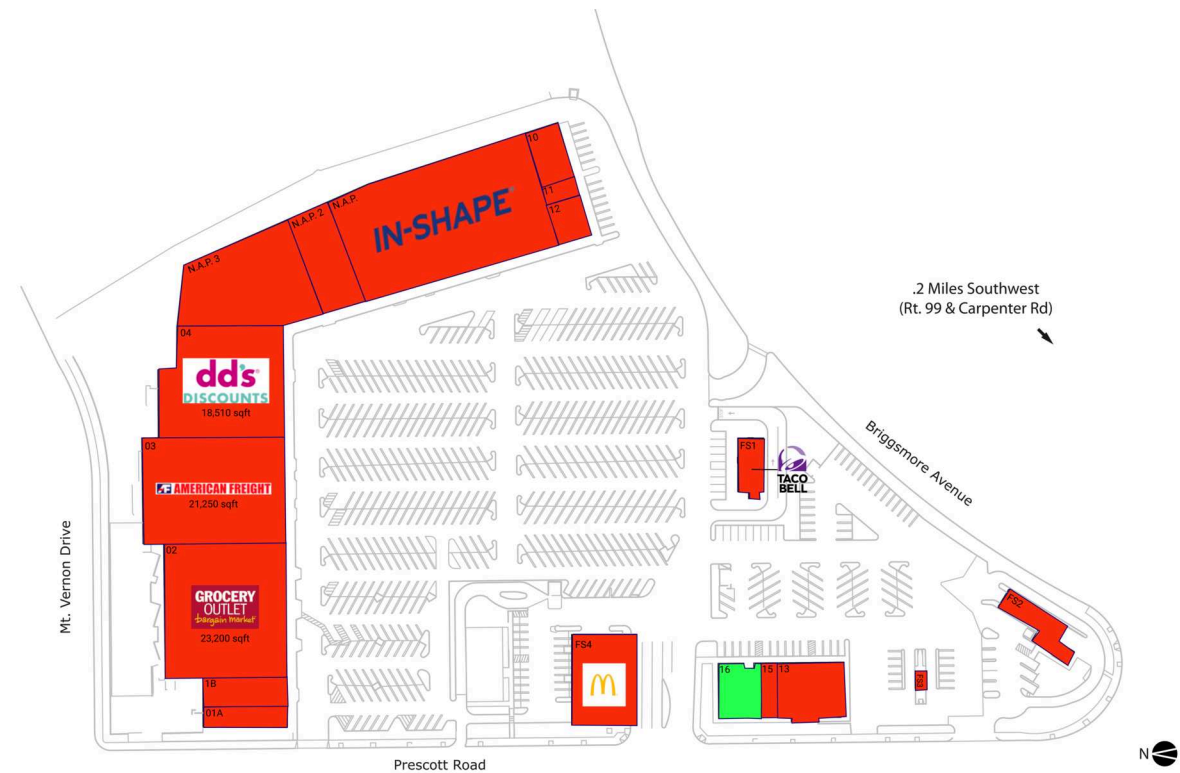
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AVAILABLE SPACE

16 3,250 SF

CURRENT RETAILERS

FS1	Taco Bell	3,000 SF
FS2	Prime Shine Car Wash	2,464 SF
FS3	Bottoms Up Espresso	70 SF
FS4	McDonald's	2,626 SF
N.A.P.	In Shape Health Club	
N.A.P. 2	Modest Oriental Grocery	
N.A.P. 3	LEASED	
01A	California Check Cash	2,500 SF
1B	Prescott Liquors	3,500 SF
02	Grocery Outlet	23,200 SF
03	American Freight Furniture	21,250 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	Sakura Teppanyaki and Sushi	5,175 SF
15	City Nails	1,170 SF



1317 - 09.18.24