



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)

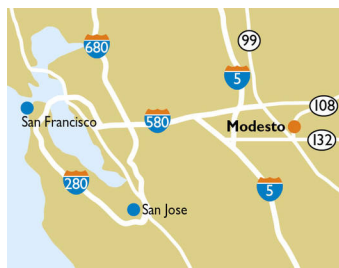
Walmart
Round Table Pizza
Sport Clips
The UPS Store

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 |

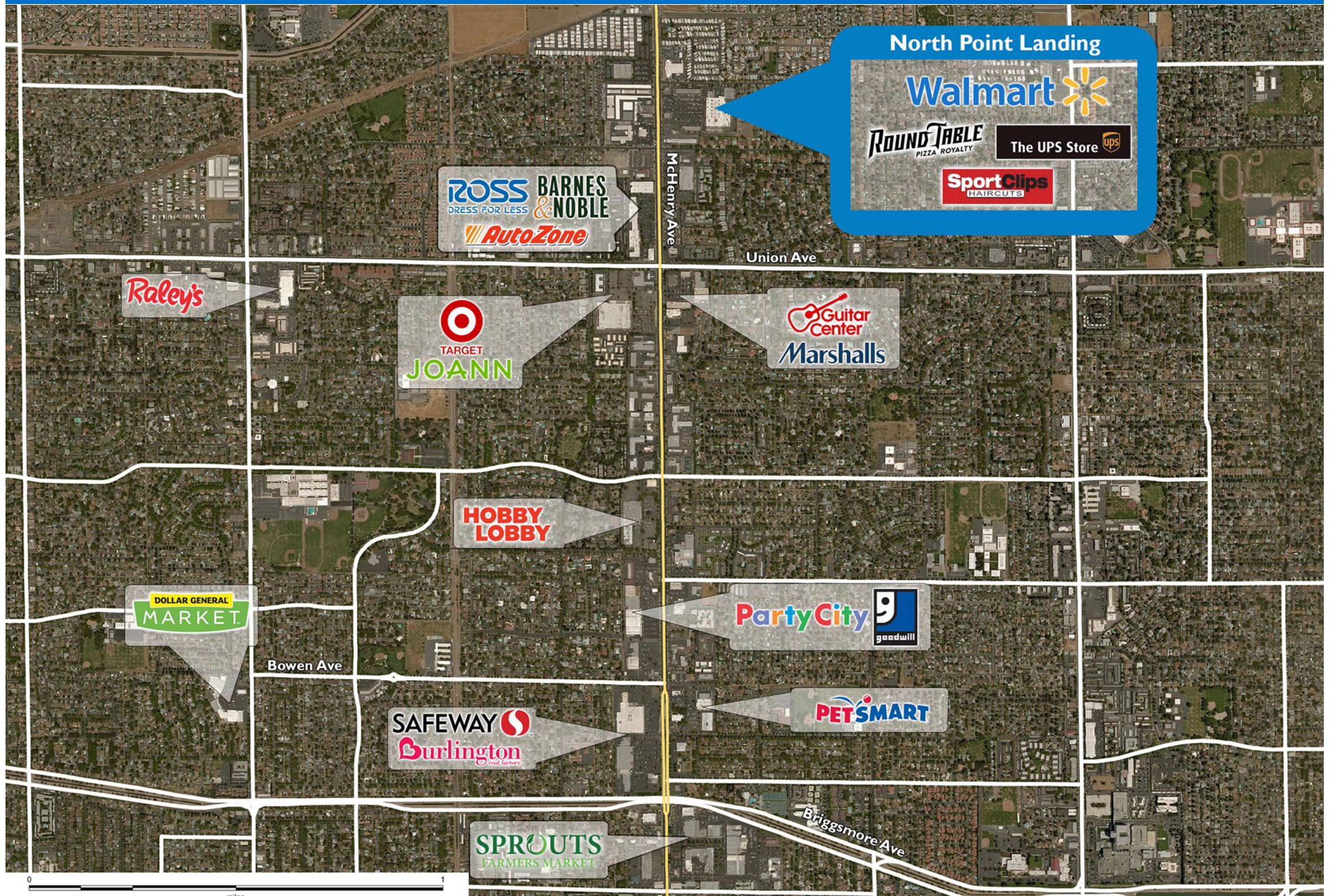
SITE LEGEND

| | |
|---|--|
| 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.