



SIZE

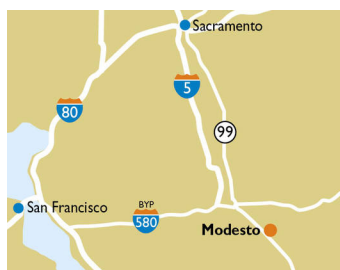
105,658 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	23,465	105,760	215,120
<b>Households</b>	7,665	37,139	73,401
<b>Median HH Income (\$)</b>	97,011	73,022	66,908

MAJOR TENANT(S)

Raley's  
Buffalo Wings and Rings  
Panda Express



LOCATION

3020 Floyd Avenue | Modesto, CA 95355

PROPERTY HIGHLIGHTS

- 105,658-sf shopping center in the Village One master-planned community of Modesto, CA
- Anchored by Raley's, a dominant grocer in the Modesto market
- Featuring Panda Express, Edward Jones, Great Clips, Buffalo Wings & Rings, CosmoProf and Subway
- Located within one of Modesto's newest and most affluent residential communities, a 1,800-acre community of approximately 8,000 residents
- Average household income exceeding \$95,700 per year in a three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# VILLAGE ONE PLAZA

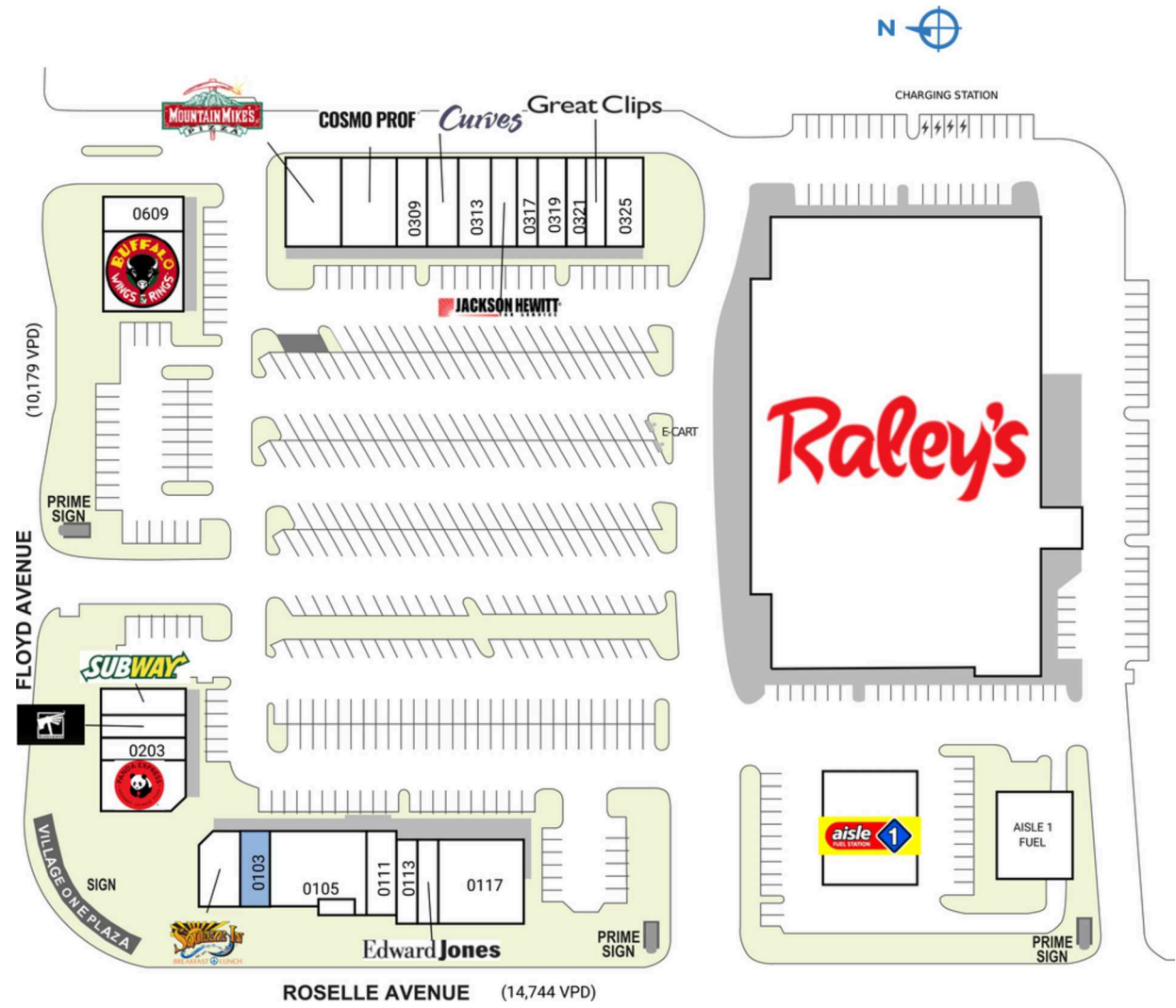
3020 Floyd Avenue | Modesto, CA 95355

SPACE	TENANT	SQ. FT.		
0311	Curves	1,236 SF		
0101	Squeeze In	1,600 SF	0313	Village One Massage Therapy
0103	COMING AVAILABLE	1,100 SF	0315	Jackson Hewitt
0105	Tasty Thai Cuisine	3,700 SF	0317	Cigars, Cigarettes and More
0111	Salon Karisma	1,200 SF	0319	NT Nails
0113	Tea Shack	900 SF	0321	Bark n' Beauties Pet Grooming
0115	Edward Jones	900 SF	0323	Great Clips
0117	Smart Axe	3,600 SF	0325	Fresh Cleaners
0139	Raley's	65,703 SF	0601	Buffalo Wings and Rings
0189	Raley's Aisle 1 Gas	2,500 SF	0609	Village One Dental
0201	Panda Express	2,000 SF	<b>TOTAL SQ. FT.</b>	<b>105,658</b>
0203	Mango Crazy	910 SF		
0205	Warhammer	925 SF		
0207	Subway	1,200 SF		
0301	Mountain Mike's Pizza	2,400 SF		
0303	CosmoProf	2,400 SF		
0309	Board and Brush Creative Studios	1,200 SF		

**SITE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	

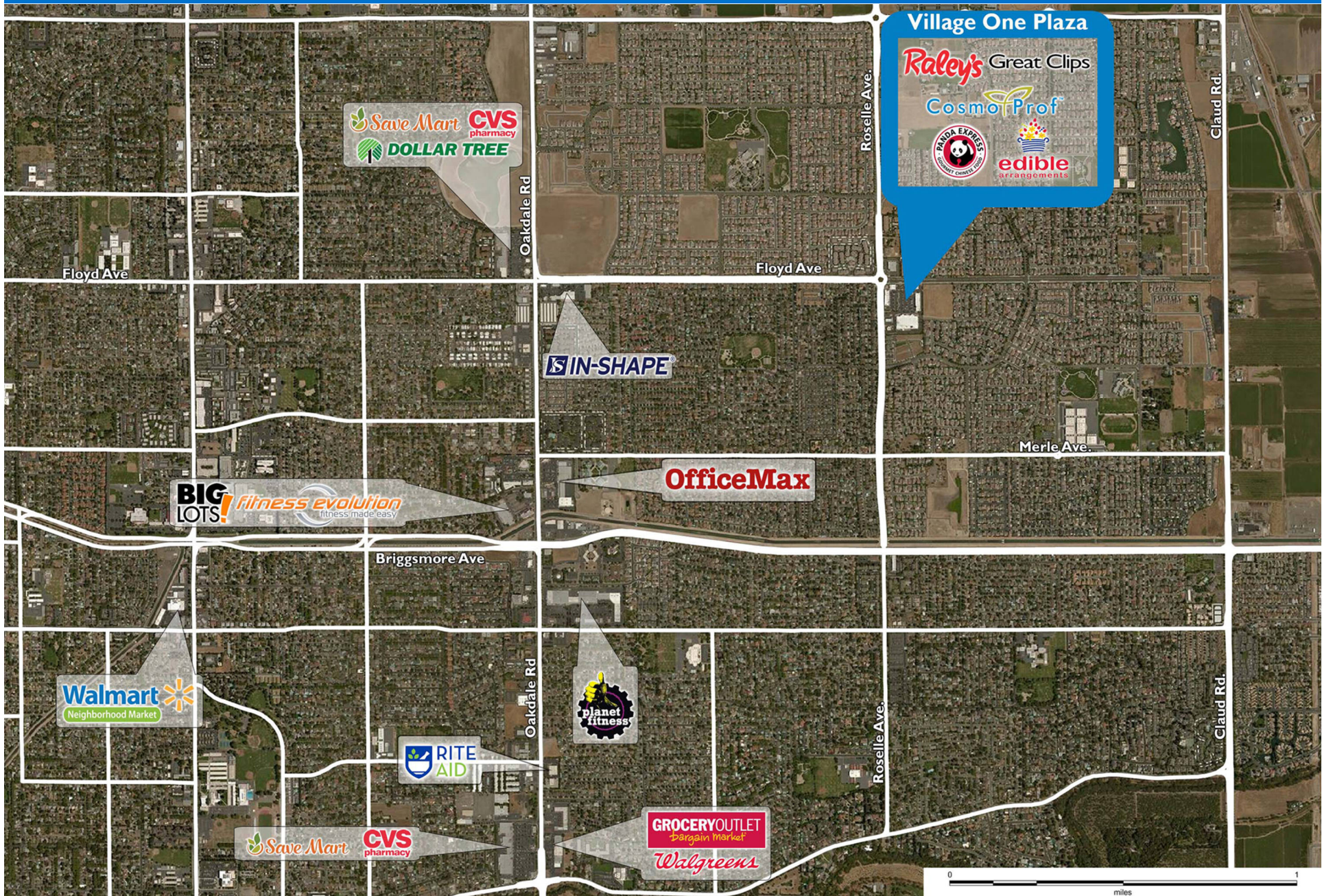


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# VILLAGE ONE PLAZA

3020 Floyd Avenue | Modesto, CA 95355





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Village One Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	23,465	105,760	215,120
	2027 Projected Population	25,257	112,430	227,968
	2010 Census Population	21,109	98,880	202,486
	2000 Census Population	11,831	85,926	183,496
	1990 Census Population	8,836	73,343	159,968
	Historical Annual Growth 1990 to 2000	2.96%	1.60%	1.38%
	Historical Annual Growth 2000 to 2010	5.96%	1.41%	0.99%
	Estimated Annual Growth 2010 to 2022	0.83%	0.53%	0.48%
	Projected Annual Growth 2022 to 2027	1.48%	1.23%	1.17%
	Median Age	36.3	37.9	37.3
Households	Q2 2022 Estimated Households	7,665	37,139	73,401
	2027 Projected Households	8,249	39,483	77,840
	2010 Census Households	6,903	34,772	69,037
	2000 Census Households	4,060	30,758	63,709
	1990 Census Households	3,036	26,240	57,106
	Historical Annual Growth 1990 to 2000	2.95%	1.60%	1.10%
	Historical Annual Growth 2000 to 2010	5.45%	1.23%	0.81%
	Estimated Annual Growth 2010 to 2022	0.82%	0.52%	0.48%
	Projected Annual Growth 2022 to 2027	1.48%	1.23%	1.18%
	Population per Household	3.06	2.82	2.90
Population by Race	White	50.9%	51.7%	46.6%
	Black or African American	4.1%	4.0%	3.4%
	Asian & Pacific Islander	12.5%	7.2%	6.3%
	Other Races	4.7%	5.2%	4.7%
	Hispanic Population	27.9%	31.9%	38.9%
Income	Average Household Income	\$121,344	\$95,755	\$88,733
	Median Household Income	\$97,011	\$73,022	\$66,908
	Per Capita Income	\$39,675	\$33,832	\$30,506
Education (Age 25+)	Elementary	2.0%	4.8%	8.1%
	Some High School	3.9%	7.3%	8.3%
	High School Graduate	23.3%	28.1%	29.8%
	Some College	32.9%	29.6%	26.6%
	Associates Degree Only	11.4%	9.2%	8.5%
	Bachelors Degree Only	18.2%	14.7%	12.7%
	Graduate Degree	8.2%	6.4%	5.9%
Business	Number of Businesses	140	1,488	4,640
	Total Number of Employees	1,939	22,556	74,897
	Employees per Business	13.88	15.16	16.14
	Residential Population per Business	167.91	71.07	46.36

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.