

# CROSSROADS WEST

NWC Oakdale Road & Claribel Road (Highway 219) – Riverbank, CA

Anchor, Drive-Through & Pad Opportunities

**COSTCO WHOLESALE** Anchored Center

Adjacent to 630,000 SF Target, Kohl's & Home Depot Anchored Center

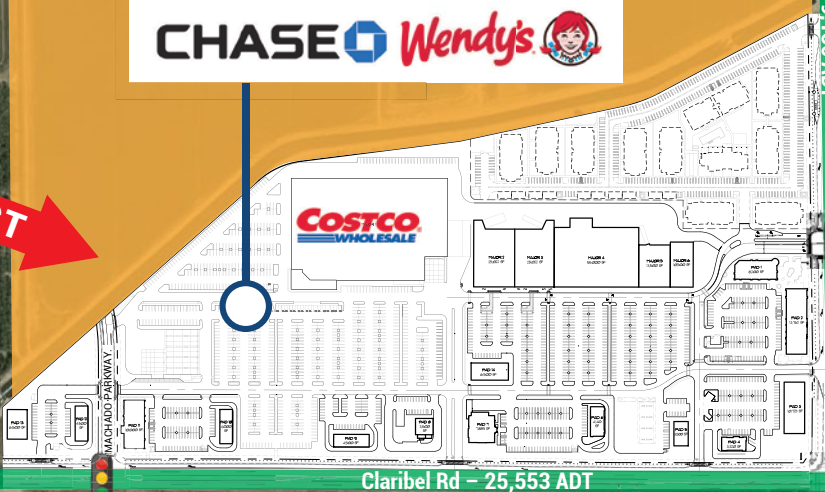
**COSTCO  
Now Open!**

Crossroads West  
400 Acre  
Master Planned Community  
(2,200 Homes)

JOIN



**SUBJECT** →



Oakdale Rd - 19,136 ADT



**Crossroads Regional Center  
630,000 SF Retail Center**

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About

Crossroads enjoys a loyal customer base – the average customer made roughly 10 trips to the center over the course of 2023, higher than any other center in the Modesto MSA.

Center	# of Customers	# of Visits	Visits per Customer
Crossroads	644,800	6,500,000	10.08
North Pointe	942,900	6,300,000	6.68
Vintage Commons	731,200	3,600,000	4.92
Central Valley Plaza	691,000	3,100,000	4.49
North Point Landing	426,700	2,200,000	5.16
McHenry Village	498,200	1,900,000	3.81
Scenic Plaza	246,000	1,500,000	6.10
Village One Plaza	233,900	1,300,000	5.56

## RETAIL OPPORTUNITY

- Regional trade area serving Riverbank, NE Modesto, Oakdale and Escalon with daily needs, regional retailers and dining options
- Brand new mixed use retail center offering anchor, drive-thru and pad opportunities
- Captures a population of 372,000 and 121,500 households in a 15 minute drive time
- Pedestrian friendly and within walking distance of multiple new large scale housing developments
- Strategically located at the intersection of two major arterials (Claribel Rd – 25,553 ADT and Oakdale Rd – 19,136 ADT)

## RIVERBANK IS A GREAT PLACE TO VISIT, AND AN AWESOME PLACE TO LIVE!

The City of Riverbank is located in Stanislaus County in the heart of California's Central Valley.

Riverbank is uniquely positioned in the center of Modesto, Escalon, and Oakdale making it a convenient location to best serve the three adjacent cities as well as the foothills to the east.

Riverbank has enjoyed and continues to see tremendous growth. In the mid 2000's the city added approximately 1,500 homes growing the city's population by approximately 5,000 people. Now with the recent annexation of the 380 acres that make up the Crossroads West area the city is expected to add an additional 2,200 homes and increase the population by nearly 6,600 people. Riverbank is the focus of most of the newer housing in the Modesto MSA and young families have been attracted to the area. These families come with strong incomes and the residents within the city of Riverbank have a higher average household incomes than those in Modesto, Oakdale, and Escalon.

With an affluent core customer base in Riverbank as well as the ability to attract consumers from Northeast Modesto, Oakdale, and Escalon, retailers in Riverbank and specifically at the Oakdale and Claribel intersection have performed significantly well over the last 15 years. The Riverbank stores for Target, Kohl's, and Home Depot are top performing locations for them in the Central Valley with consistent sales growth over the years. The city also enjoys the only IMAX theater south of Stockton and north of Fresno.



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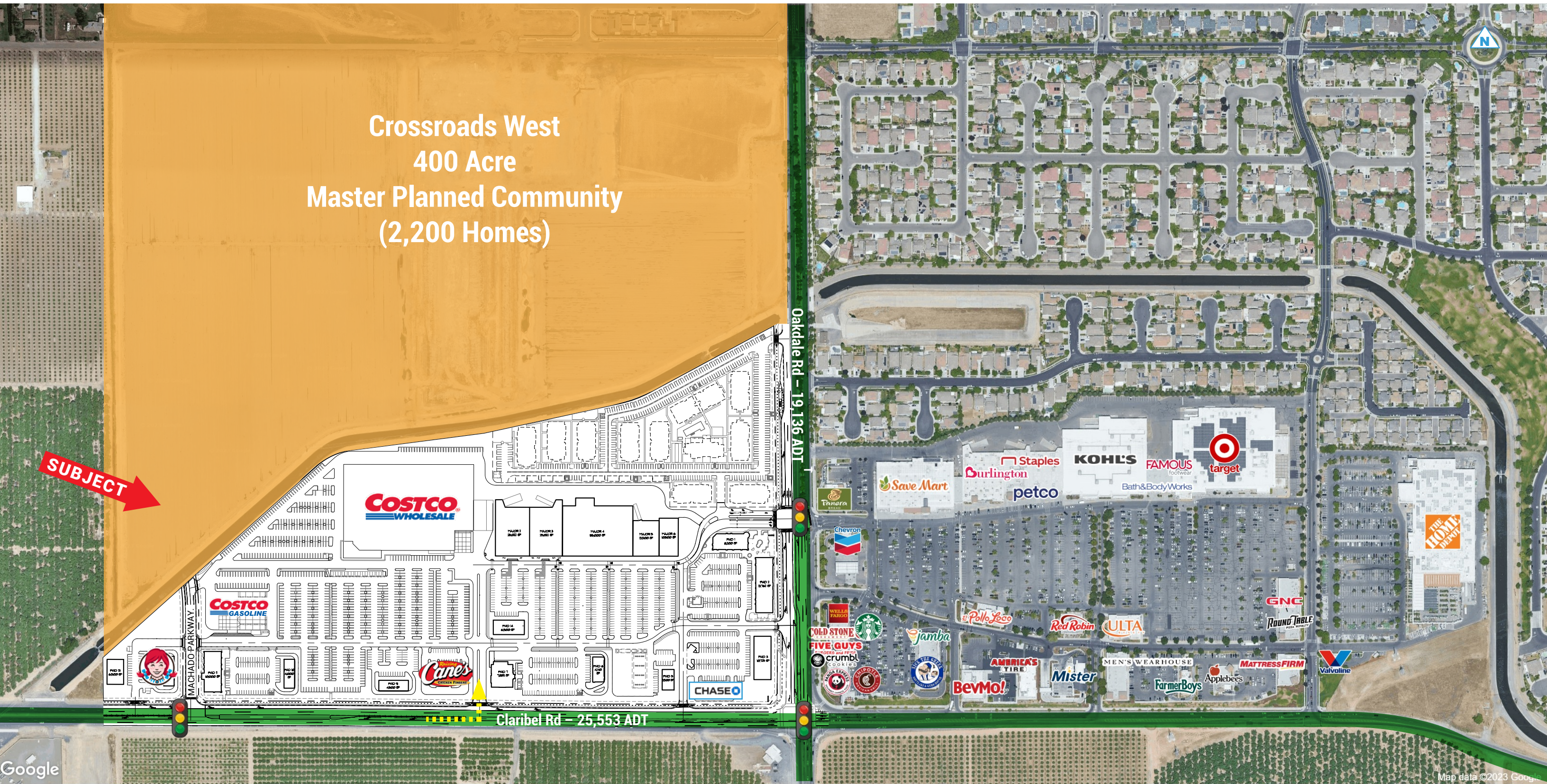
# CROSSROADS WEST

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Low Altitude Aerial

Crossroads West  
400 Acre  
Master Planned Community  
(2,200 Homes)

**SUBJECT** →



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Map data ©2023 Google



# CROSSROADS WEST

NWC Oakdale Road & Claribel Road (Highway 219) – Riverbank, CA

## Strong Retail Draw

**SUBJECT**



400 ACRE MASTER PLANNED COMMUNITY (2,200 HOMES)

Claribel Rd – 25,553 ADT

**KOHL'S**



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## Strong Retail Draw



KOHL'S



CROSSROADS REGIONAL CENTER

Oakdale Rd – 19,136 ADT

**SUBJECT**

Claribel Rd – 25,553 ADT

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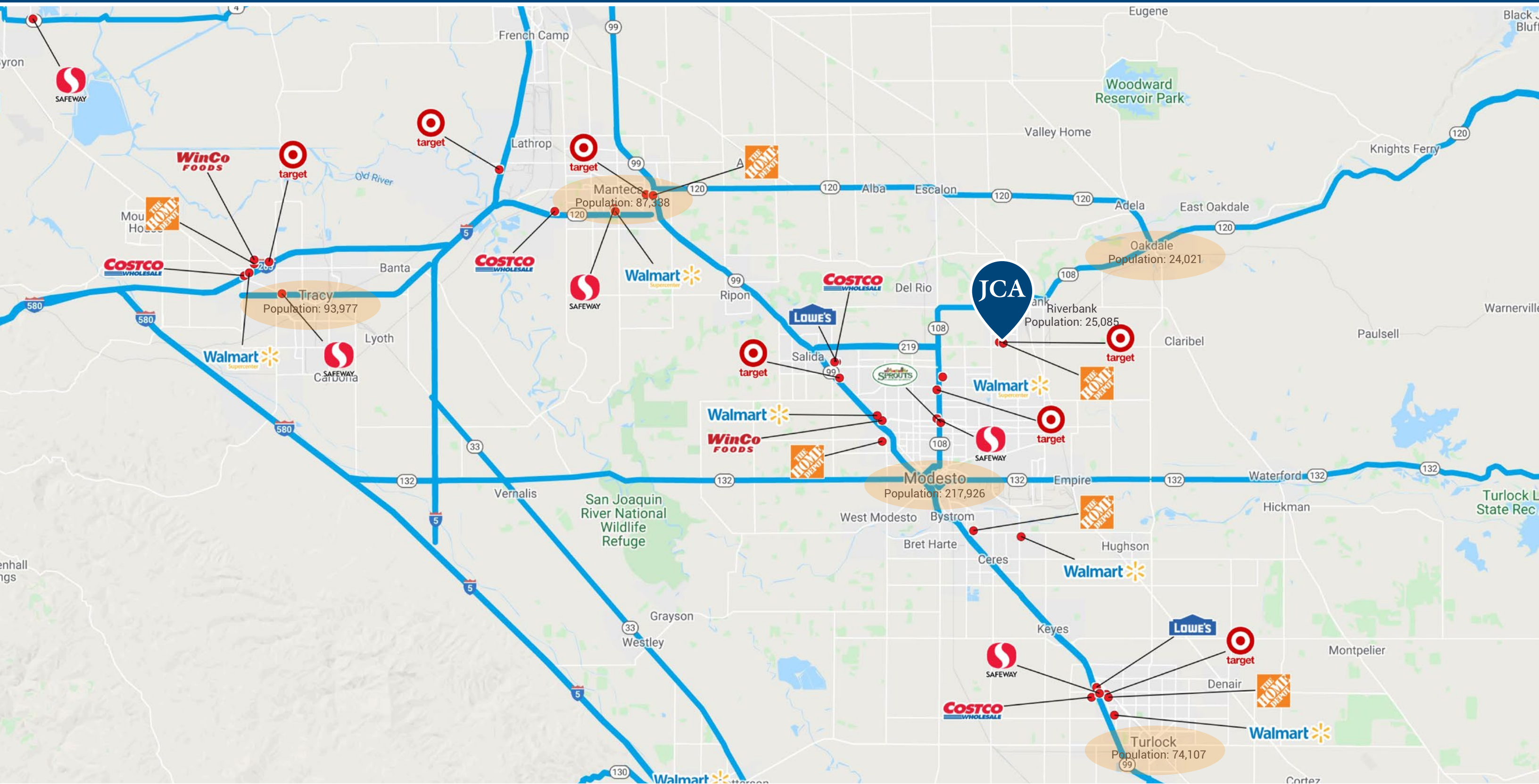
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# CROSSROADS WEST

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## High Altitude Map



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## Overall Site Plan

SPACE	SIZE (SF)	TENANT
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### Major

1	152,000	Costco
2	25,022	
3	25,022	
4	55,000	
5	13,500	
6	10,500	

### Pad 1 8,200

### Pad 2

Suite 100	2,600	
Suite 110	1,500	
Suite 120	1,500	
Suite 130	1,200	
Suite 140	1,700	
Suite 150	2,500	

### Pad 3 10,725

### Pad 4 3,320 Chase Bank

### Pad 5 3,500

### Pad 6 4,140

### Pad 7 7,889

### Pad 8 3,500 Raising Cane's

### Pad 9 4,500

### Pad 10 4,500

### Pad 11

### Suite 120 3,000

### Suite 120A 3,000

### Suite 110 1,350

### Suite 100 2,650

### Pad 12 4,500 Wendy's

### Pad 13 6,500

### Pad 14 6,500

### STATUS

■ Available

■ LOI in Negotiation

■ In Lease Negotiation

■ Available - Delivery Spring 2025



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## SITE PLAN DETAIL: PADS 1 & 2

### STATUS

- Available
- LOI in Negotiation
- In Lease Negotiation
- Available - Delivery Spring 2025



SITE PLAN - ENLARGED BUILDING PADS 1 & 2

SCALE: 1" = 20'-0"



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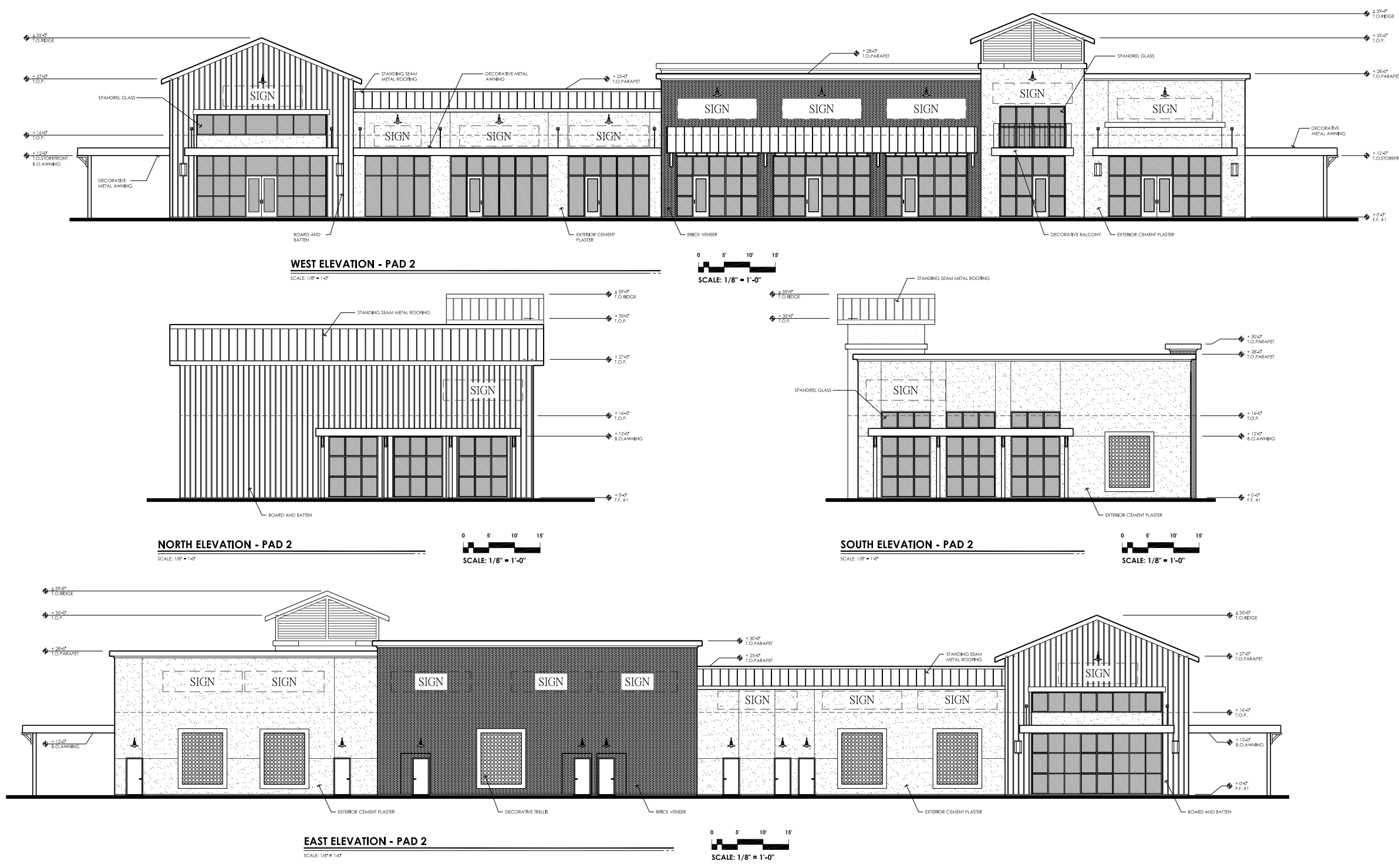
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## ELEVATIONS: PAD 2

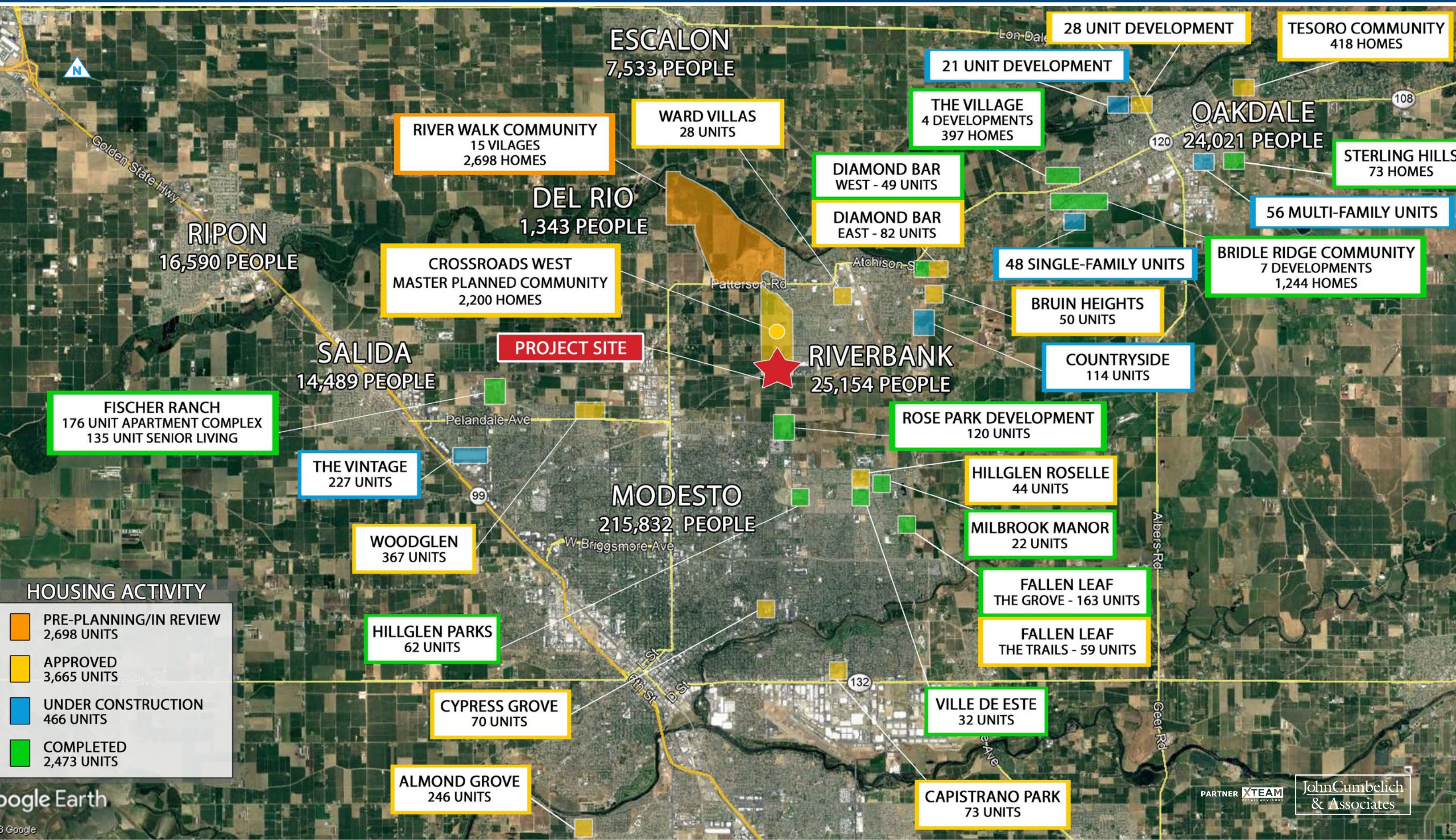




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Strong Residential Growth

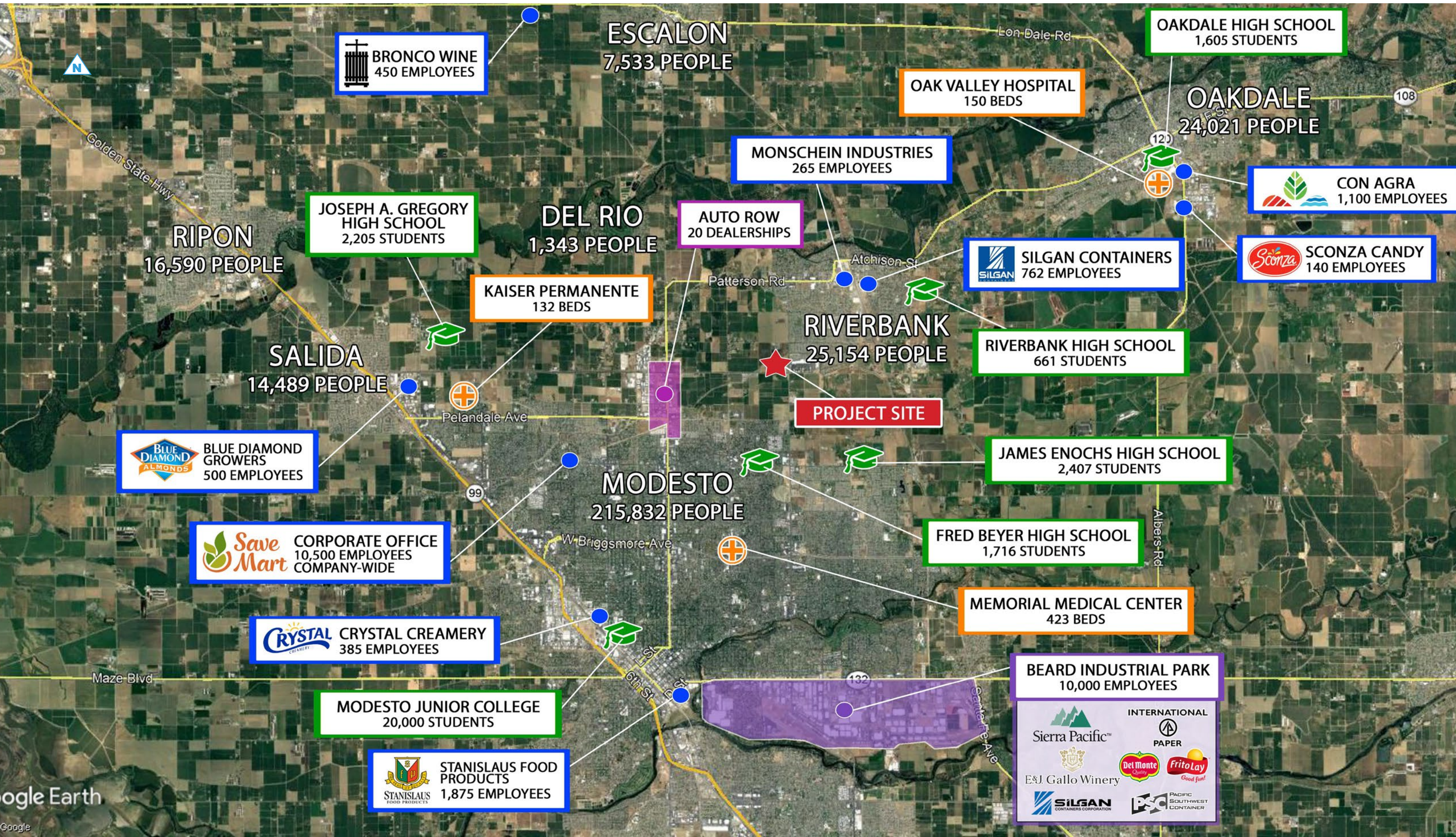




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## Large Employment Base

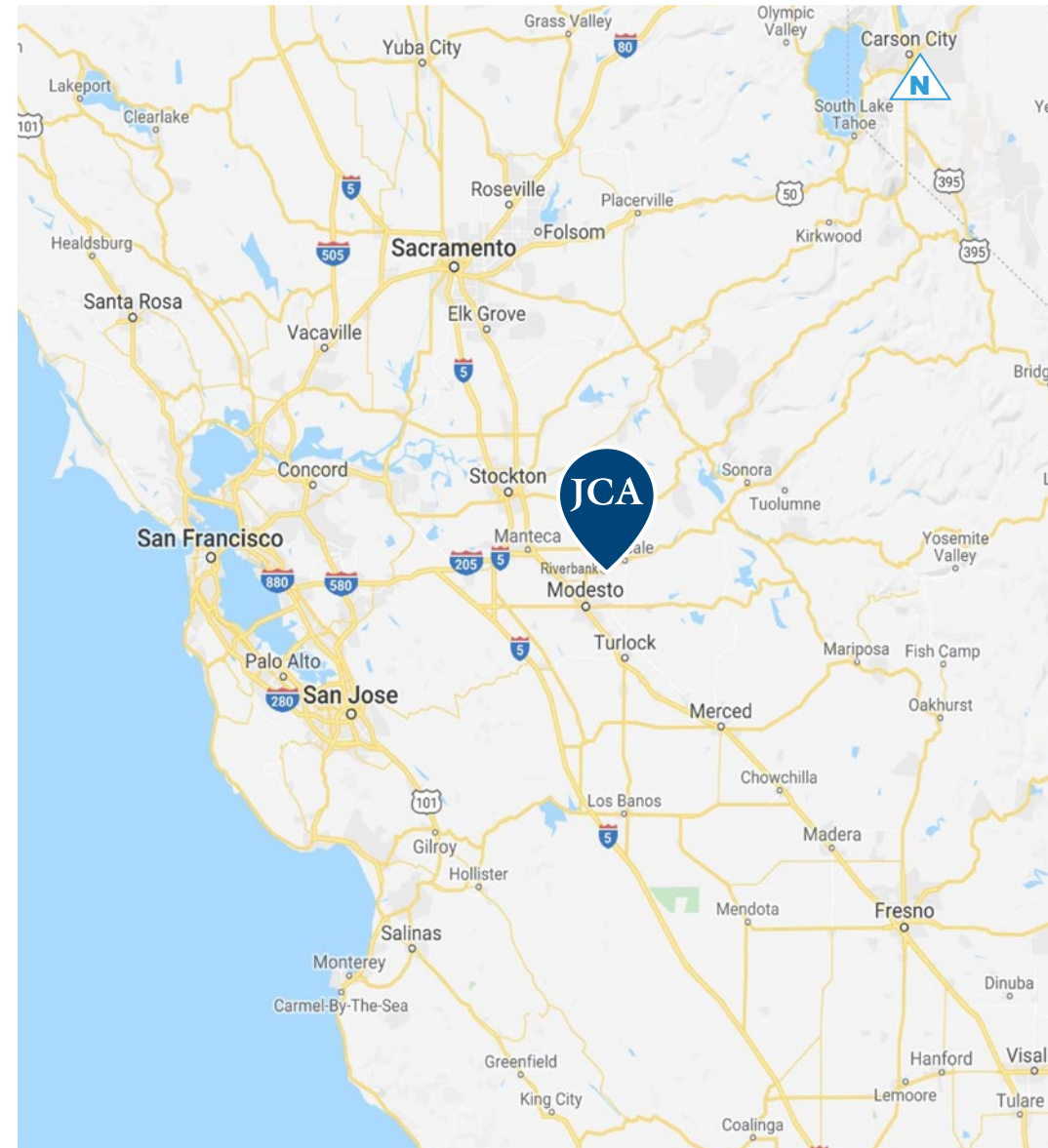




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## Location Map



		1-Mile	3-Mile	5-Mile
<b>POPULATION</b>	2023 Estimated Population	7,853	83,302	195,256
	2028 Projected Population	8,032	84,921	198,297
	2020 Census Population	7,804	83,107	194,520
	2010 Census Population	6,846	75,759	179,717
	Projected Annual Growth 2023 to 2028	0.5%	0.4%	0.3%
	Historical Annual Growth 2010 to 2023	1.1%	0.8%	0.7%
	2023 Median Age	33	35	36
	Adjusted Daytime Demographics Age 16 Years +	2,726	44,503	106,119
<b>HOUSEHOLDS</b>	2023 Estimated Households	2,399	28,031	69,181
	2028 Projected Households	2,508	29,154	71,690
	2020 Census Households	2,346	27,595	68,023
	2010 Census Households	2,097	25,401	63,669
	Projected Annual Growth 2023 to 2028	0.9%	0.8%	0.7%
	Historical Annual Growth 2010 to 2023	1.1%	0.8%	0.7%
<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	52.9%	50.5%	51.7%
	2023 Estimated Black or African American	3.0%	4.4%	4.7%
	2023 Estimated Asian or Pacific Islander	10.2%	9.2%	8.7%
	2023 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.6%
	2023 Estimated Other Races	32.5%	34.3%	33.4%
	2023 Estimated Hispanic	41.6%	43.0%	41.5%
<b>INCOME</b>	2023 Estimated Average Household Income	\$156,036	\$114,825	\$110,862
	2023 Estimated Median Household Income	\$135,445	\$89,519	\$84,325
	2023 Estimated Per Capita Income	\$47,697	\$38,715	\$39,371
<b>EDUCATION</b>	2023 Estimated Elementary (Grade 0 -8)	8.8%	6.9%	6.8%
	2023 Estimated Some High School (Grade 9-11)	4.6%	5.9%	6.7%
	2023 Estimated High School Graduate	31.4%	29.1%	29.8%
	2023 Estimated Some College	24.2%	27.4%	26.0%
	2023 Estimated Associates Degree Only	4.3%	8.4%	8.4%
	2023 Estimated Bachelors Degree Only	18.3%	14.8%	14.8%
	2023 Estimated Graduate Degree	8.4%	7.6%	7.4%
<b>BUSINESS</b>	2023 Estimated Total Businesses	120	2,064	4,926
	2023 Estimated Total Employees	681	17,667	41,366
	2023 Estimated Employee Population per Business	6	9	8
	2023 Estimated Residential Population per Business	66	40	40

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