

CROSSROADS SHOPPING CENTER

NWC Oakdale Road & Claribel Road
Riverbank, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

CROSSROADS



SHOP SPACE AVAILABLE

A 600,000 square foot regional retail project located on the border of northeast Modesto, Crossroads has a strong tenant mix that drives daily needs traffic while providing a wide range of dining options. Anchored by Target, Kohl's, Save Mart, and Home Depot, the Shopping Center serves Riverbank, Oakdale, Escalon, and northeast Modesto. This Project, which opened in 2005, also includes Petco, Staples, Wells Fargo, Red Robin, Famous Footwear, Applebee's, and Round Table among the co-tenants. In 2019 Crossroads saw 6.72 million visits from 668,100 customers making it the third most visited center in the Central Valley (Lodi to Merced).

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
35,785	82,867	193,659
POPULATION		



2-Mile	3-Mile	5-Mile
\$98,776	\$91,631	\$88,014
AVG. HH INCOME		



2-Mile	3-Mile	5-Mile
7,264	20,152	48,582
EMPLOYEES		

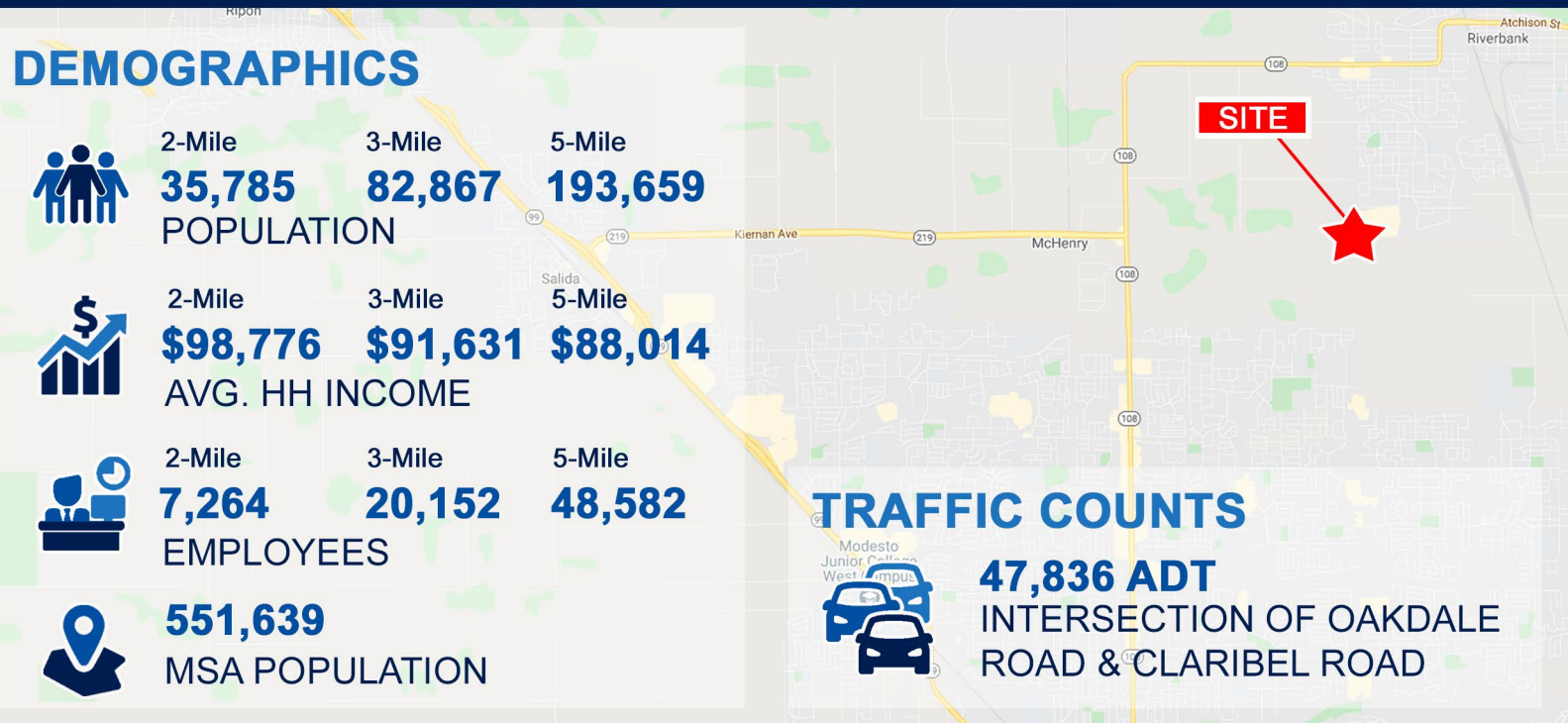


551,639
MSA POPULATION

TRAFFIC COUNTS



47,836 ADT
INTERSECTION OF OAKDALE ROAD & CLARIBEL ROAD



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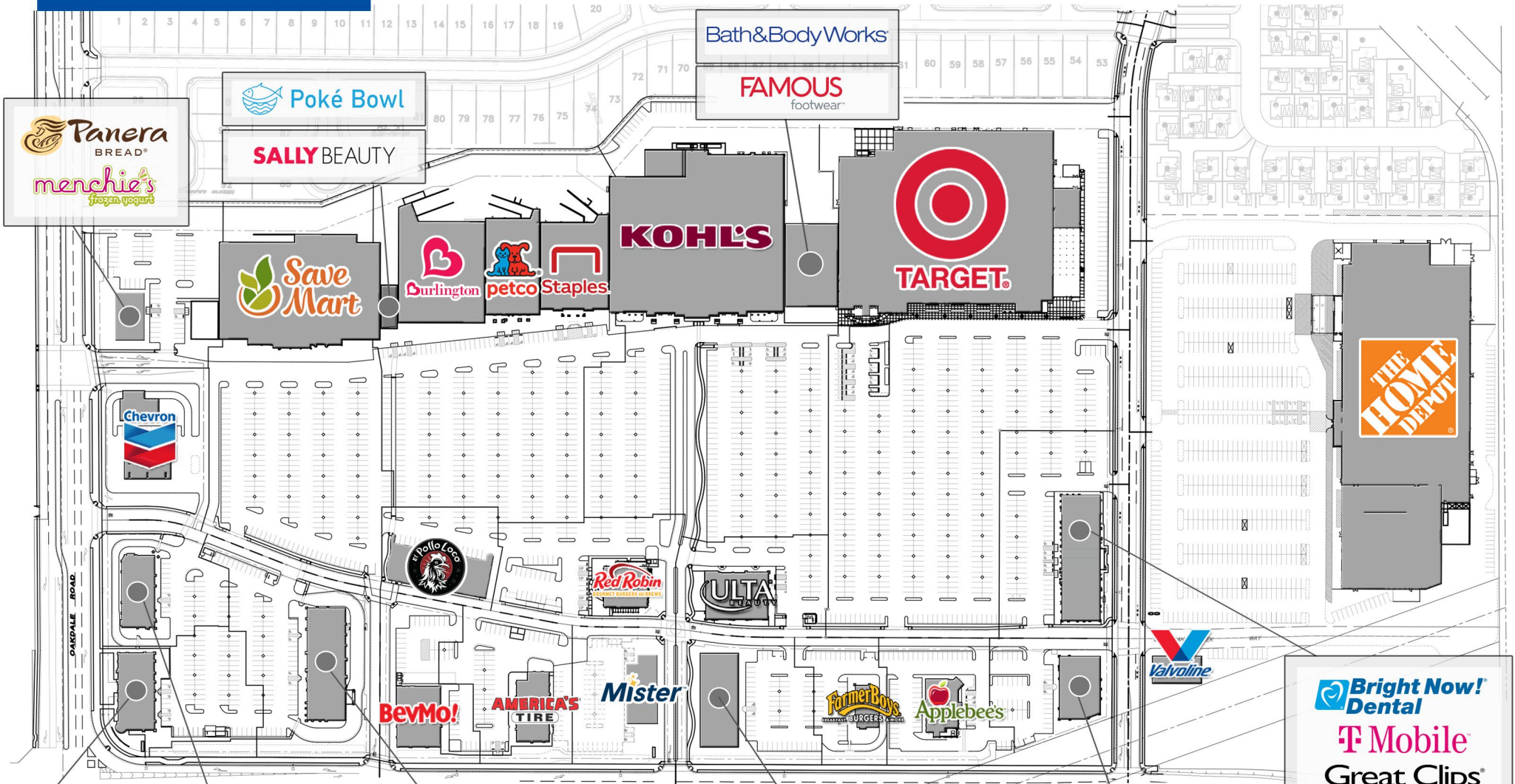
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CROSSROADS



SITE PLAN

HOUSING ACTIVITY

CITY OF RIVERBANK
25,154 PEOPLE

RIVER WALK COMMUNITY
15 VILLAGES
2,698 HOMES

ENCLAVE
18 UNITS

WARD VILLAS
28 UNITS

THE HERITAGE COLLECTION AT SIERRA (SCM HOMES)
47 UNITS

DIAMOND BAR
DIAMOND BAR EAST
85 UNITS (APPROVED)
DIAMOND BAR WEST
49 UNITS (COMPLETED)
131 UNITS TOTAL

BRUIN HEIGHTS
50 UNITS

COUNTRYSIDE
116 UNITS

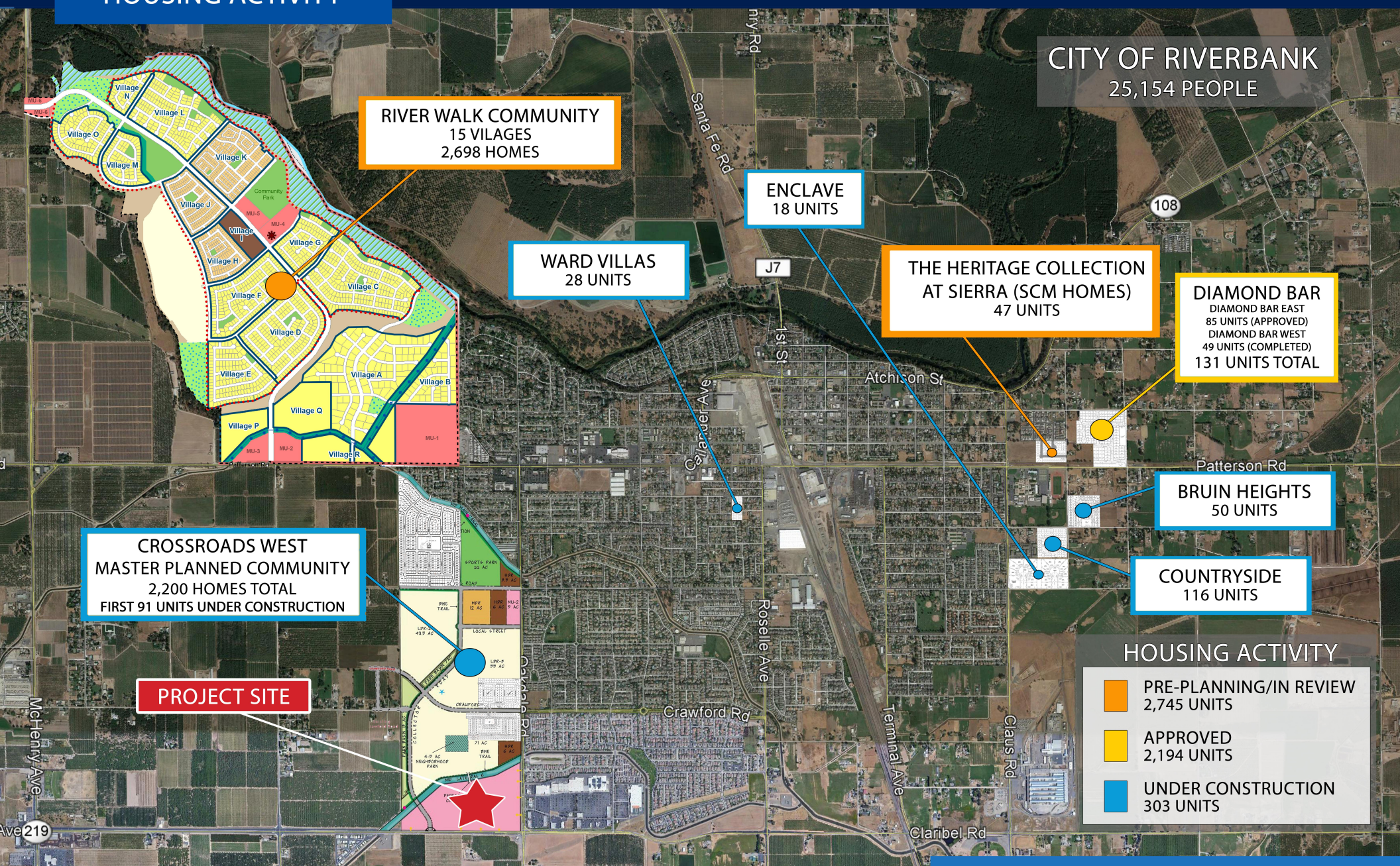
CROSSROADS WEST MASTER PLANNED COMMUNITY
2,200 HOMES TOTAL
FIRST 91 UNITS UNDER CONSTRUCTION

PROJECT SITE

HOUSING ACTIVITY

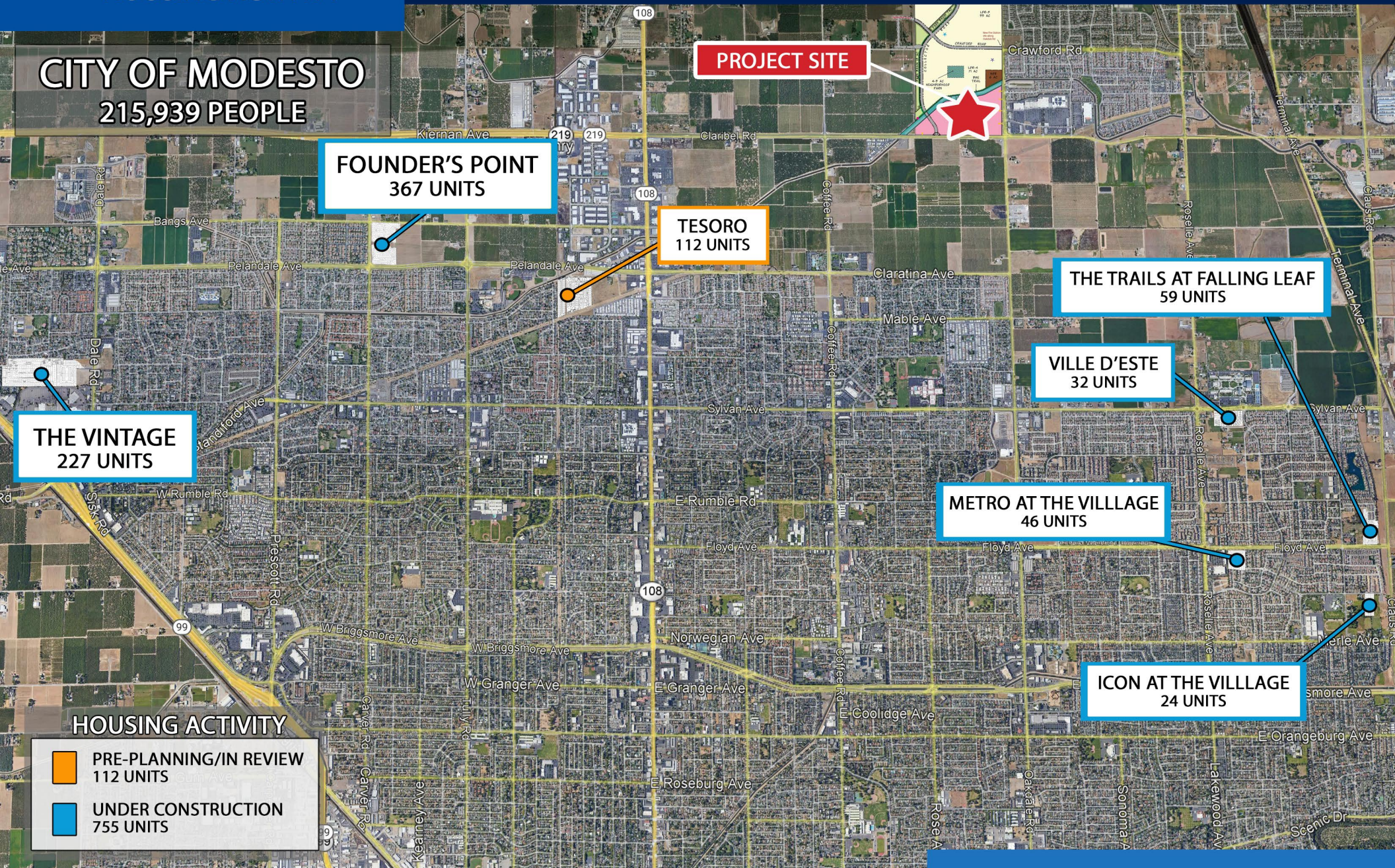
- PRE-PLANNING/IN REVIEW
2,745 UNITS
- APPROVED
2,194 UNITS
- UNDER CONSTRUCTION
303 UNITS

CITY OF RIVERBANK



HOUSING ACTIVITY

CITY OF MODESTO
215,939 PEOPLE



FOUNDER'S POINT
367 UNITS

TESORO
112 UNITS

THE TRAILS AT FALLING LEAF
59 UNITS

VILLE D'ESTE
32 UNITS

METRO AT THE VILLAGE
46 UNITS

ICON AT THE VILLAGE
24 UNITS

THE VINTAGE
227 UNITS

HOUSING ACTIVITY

- PRE-PLANNING/IN REVIEW**
112 UNITS
- UNDER CONSTRUCTION**
755 UNITS

HOUSING ACTIVITY

CITY OF OAKDALE
24,021 PEOPLE

21 UNIT DEVELOPMENT

17 SINGLE-FAMILY UNITS

56 MULTI-FAMILY UNITS

48 SINGLE-FAMILY UNITS

TESORO APARTMENTS
156 MULTI-FAMILY UNITS

TESORO PHASE II
107 SINGLE-FAMILY HOMES

TESORO PHASE III
49 SINGLE-FAMILY HOMES

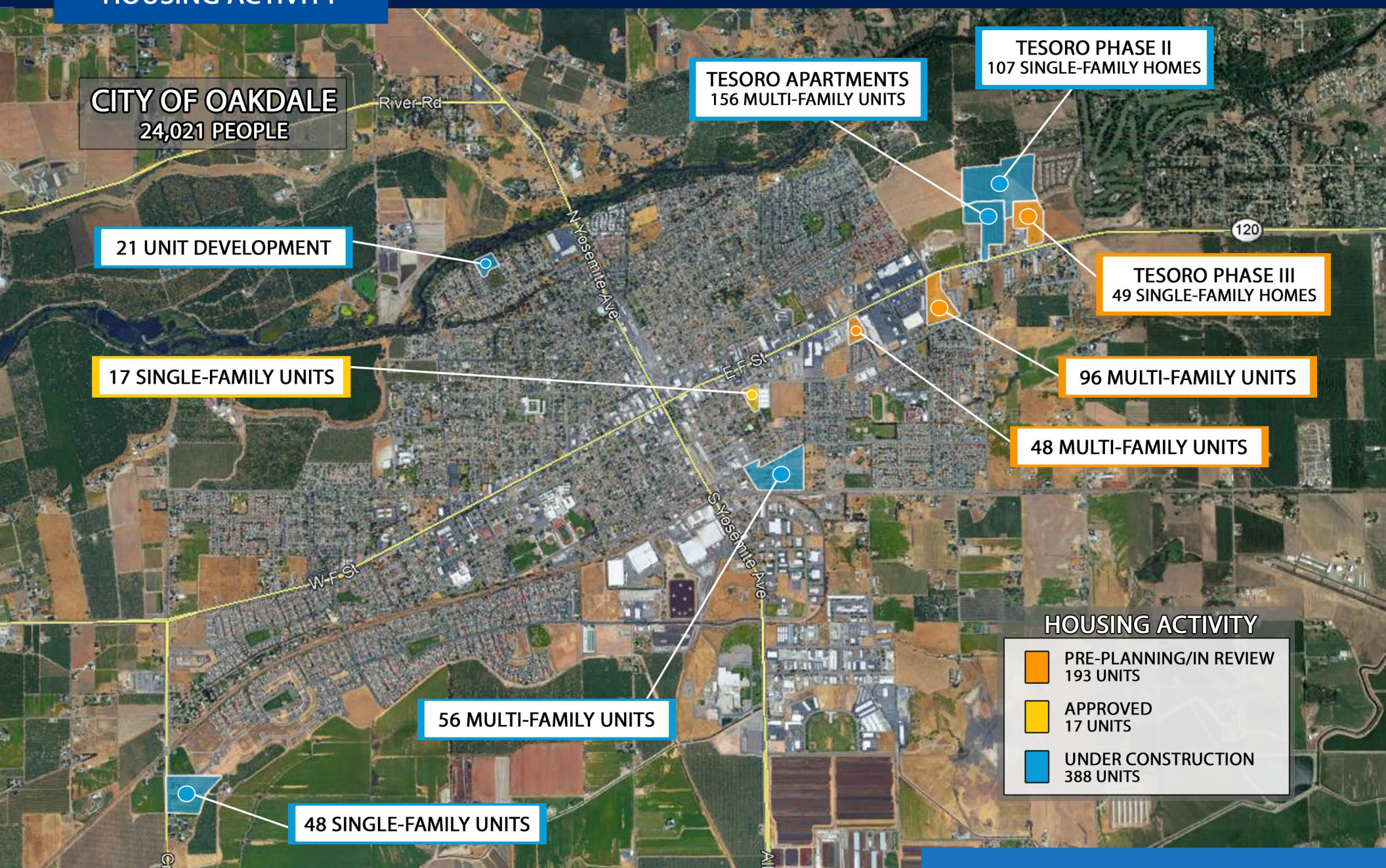
96 MULTI-FAMILY UNITS

48 MULTI-FAMILY UNITS

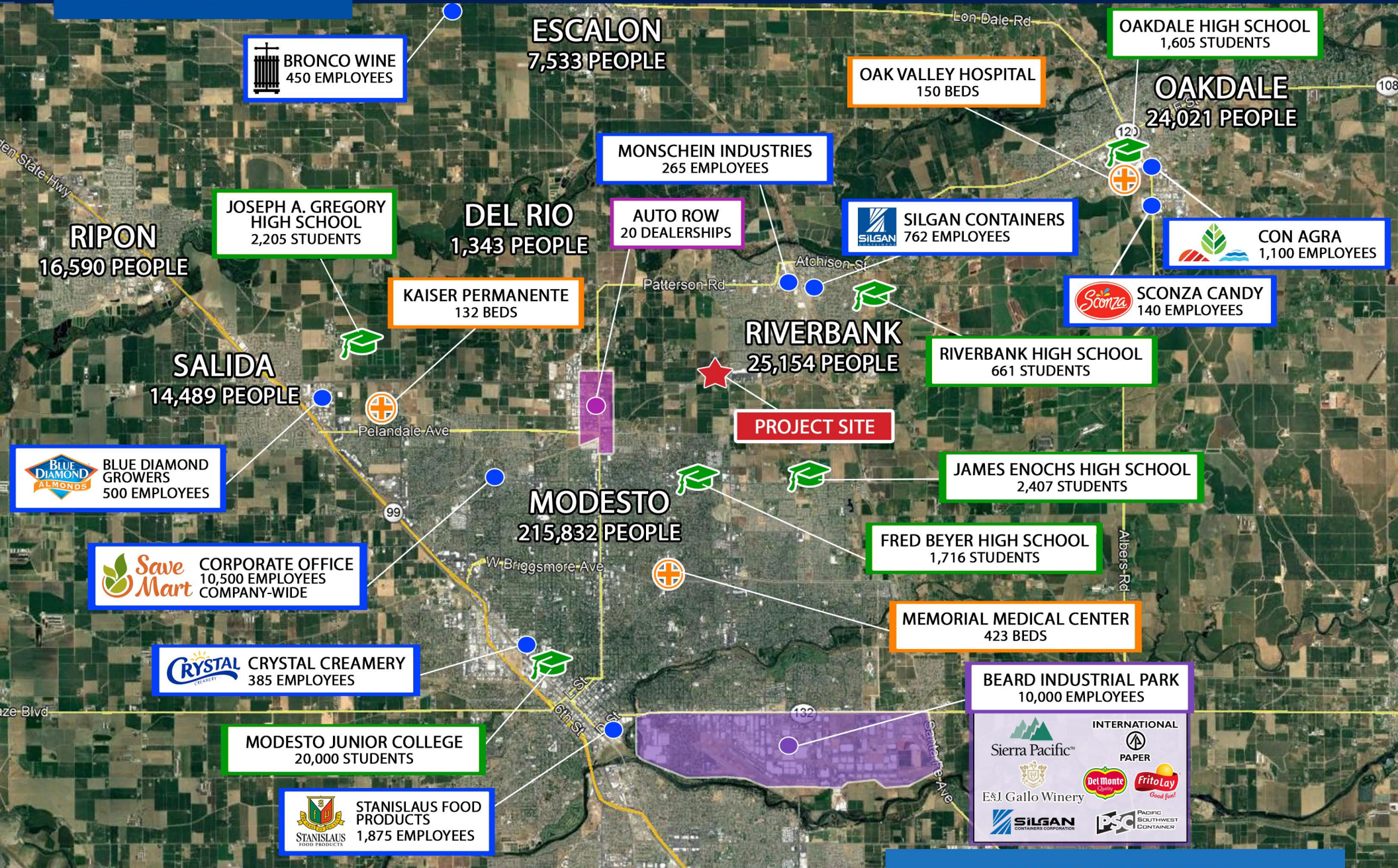
HOUSING ACTIVITY

- PRE-PLANNING/IN REVIEW
193 UNITS
- APPROVED
17 UNITS
- UNDER CONSTRUCTION
388 UNITS

CITY OF OAKDALE



CROSSROADS

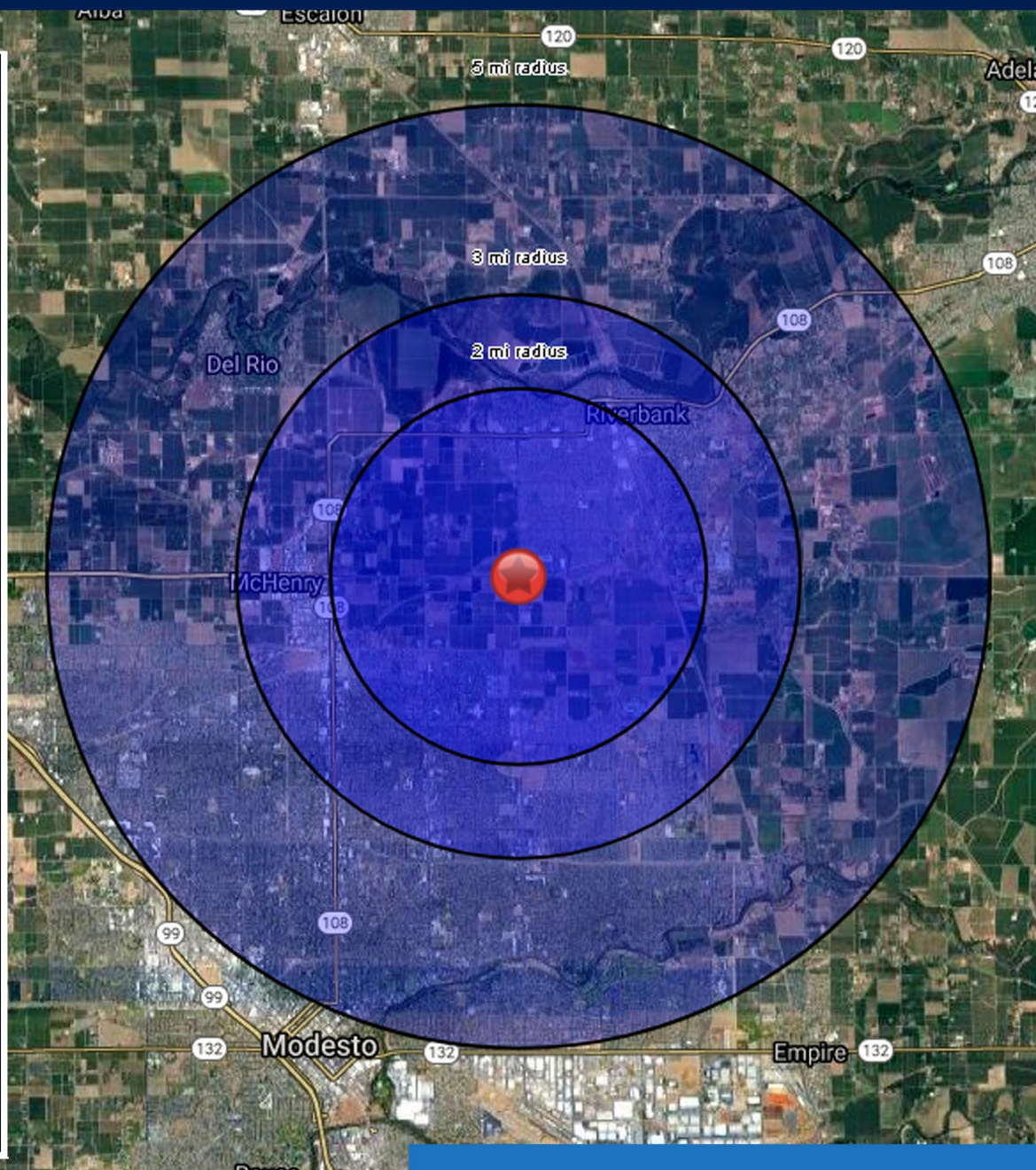


EMPLOYMENT

CROSSROADS

SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	35,785	82,867	193,659
2027 Projected Population	37,533	85,599	195,658
2020 Census Population	35,765	83,278	194,436
2010 Census Population	32,413	75,921	179,640
Projected Annual Growth 2022 to 2027	1.0%	0.7%	0.2%
Historical Annual Growth 2010 to 2022	0.9%	0.8%	0.7%
2022 Median Age	35.0	35.5	36.5
Households			
2022 Estimated Households	11,247	27,542	67,776
2027 Projected Households	12,038	29,025	69,824
2020 Census Households	11,225	27,657	67,992
2010 Census Households	10,264	25,461	63,640
Projected Annual Growth 2022 to 2027	1.4%	1.1%	0.6%
Historical Annual Growth 2010 to 2022	0.8%	0.7%	0.5%
Race and Ethnicity			
2022 Estimated White	49.9%	50.7%	52.2%
2022 Estimated Black or African American	2.6%	3.5%	3.7%
2022 Estimated Asian or Pacific Islander	9.0%	9.6%	8.9%
2022 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.6%
2022 Estimated Other Races	36.9%	34.7%	33.6%
2022 Estimated Hispanic	44.1%	40.8%	38.9%
Income			
2022 Estimated Average Household Income	\$98,776	\$91,631	\$88,014
2022 Estimated Median Household Income	\$84,454	\$77,215	\$72,974
2022 Estimated Per Capita Income	\$31,122	\$30,526	\$30,889
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	8.4%	6.7%	6.2%
2022 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.6%	7.2%
2022 Estimated High School Graduate	28.1%	27.9%	28.6%
2022 Estimated Some College	26.6%	28.7%	27.4%
2022 Estimated Associates Degree Only	9.8%	9.6%	9.6%
2022 Estimated Bachelors Degree Only	13.5%	14.1%	14.8%
2022 Estimated Graduate Degree	6.9%	6.4%	6.2%
Business			
2022 Estimated Total Businesses	676	2,125	5,094
2022 Estimated Total Employees	7,264	20,152	48,582
2022 Estimated Employee Population per Business	10.8	9.5	9.5
2022 Estimated Residential Population per Business	53.0	39.0	38.0



DEMOGRAPHICS