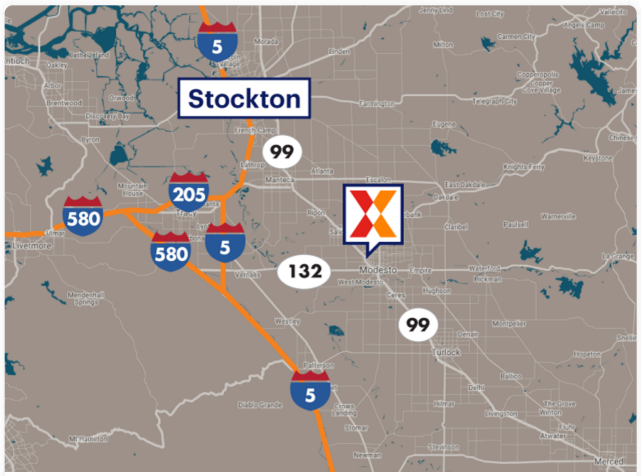
Briggsmore Plaza

Stanislaus County | Modesto, CA | 86,689 Sq Ft

1800 Prescott Road | Modesto, CA 95350

37.6722, -121.0301





Demographics	1 Mile	3 Miles	5 Miles
Population	18,017	106,552	224,828
Daytime Pop.	12,970	160,370	273,342
Households	5,817	37,444	75,021
Income	$97,133	$114,134	$112,195

Source: Synergos Technologies, Inc. 2024

Grocery Outlet anchored center drawing an estimated 2.9M+ annual visits (Placer.ai 2025)

Ranked within the top 10% of shopping centers within its class in the market in terms of traffic (Placer.ai 2025)

High tenant stability as 62% of the tenants have been in the center for 10+ years

Surrounded by a dense population of 106K+ that swells to a daytime population of 160K+ within 3-miles

High visibility from 50K+ VPD on W Briggsmore Ave and 25K+ VPD on Prescott Rd with nearby accessibility to Hwy 99 (Kalibrate, 2025)



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Current Tenants

Space size listed in square feet

01A	California Check Cash	2,500
1B	Prescott Liquors	3,500
02	Grocery Outlet	23,200
03	Ross Dress for Less	21,685
04	dd's DISCOUNTS	18,510
10	Laundry Day	2,700
11	Cigarette Outlet	900
12	Taqueria San Jose	2,000
13	Akitaca Juicy Seafood Rest	5,175
15	City Nails	1,170
16	La Michoacana Meat Market	3,250
FS2	Mister Car Wash	2,464
FS3	Bottoms Up Espresso	70
NAP01	In Shape	0
NAP02	Modest Oriental Grocery	0
NAP03	NAP	0
NAP04	McDonald's	0
NAP05	Taco Bell	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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