

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

Under Construction!

Delivery Scheduled Spring 2025

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

SUBJECT →



Oakdale Rd – 19,136 ADT

Claribel Rd – 25,553 ADT

Freddy Ln

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

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PARTNER **XTEAM**
RETAIL ADVISORS

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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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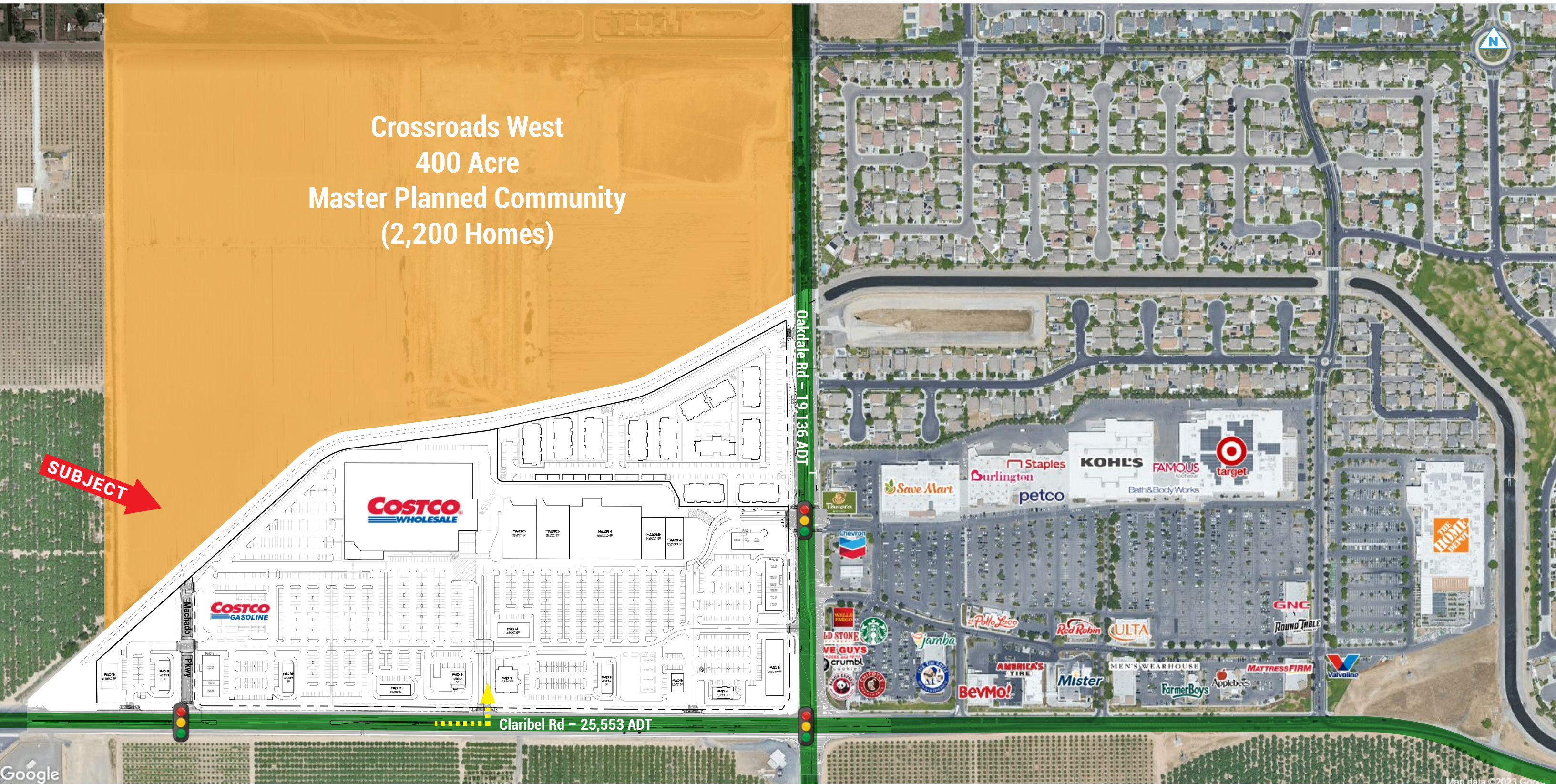
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Low Altitude Aerial

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

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CROSSROADS WEST

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Strong Retail Draw

SUBJECT

COSTCO
WHOLESALE

400 ACRE MASTER PLANNED COMMUNITY (2,200 HOMES)

Claribel Rd – 25,553 ADT

KOHL'S



CROSSROADS REGIONAL CENTER



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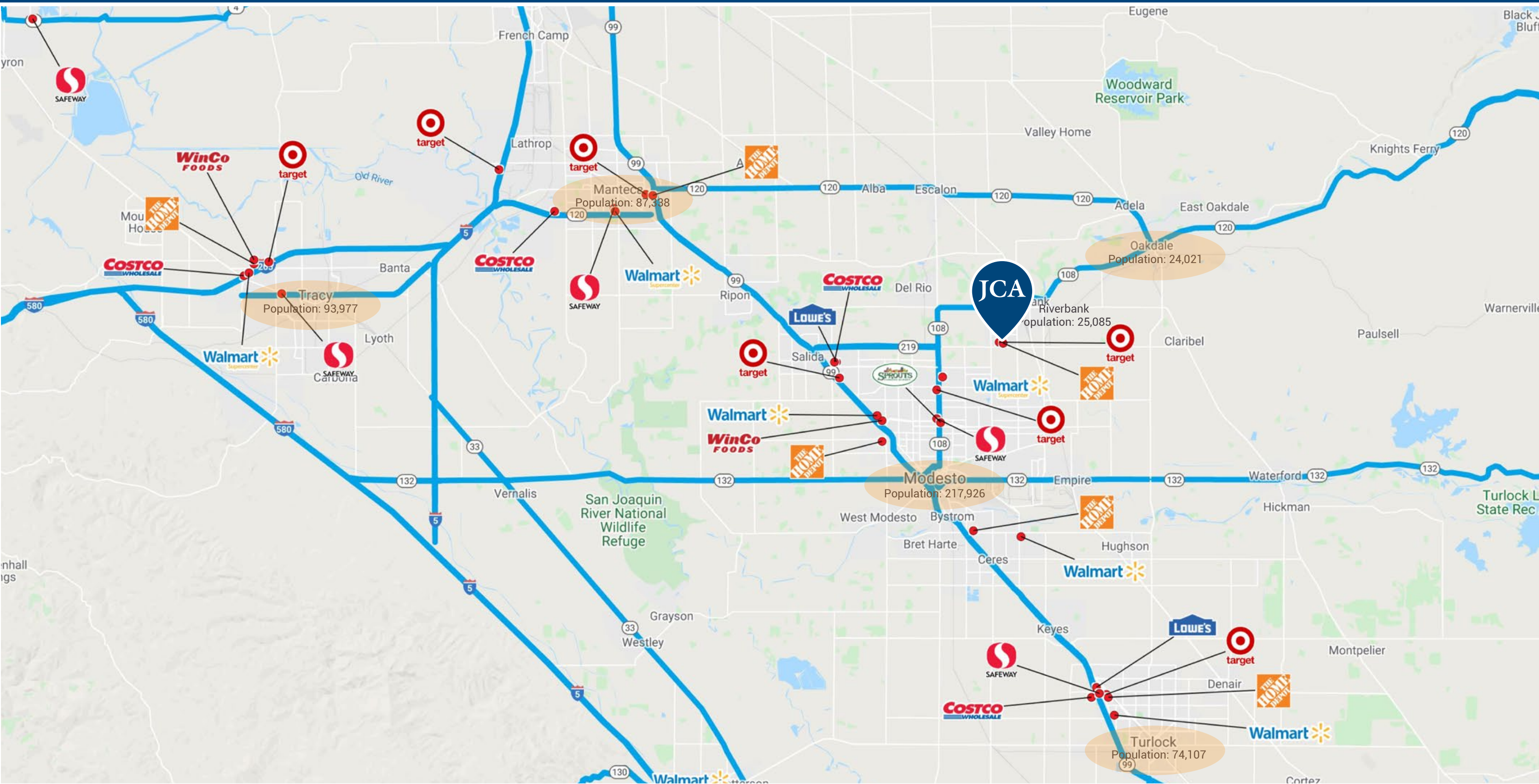
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High Altitude Map



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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	14,000	
6	10,000	

Pad 1		
Suite 100	2,500	
Suite 110	1,500	
Suite 120	3,000	

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		
	13,500	

Pad 4		
	3,320	

Pad 5		
	3,500	

Pad 6		
	4,500	

Pad 7		
	7,850	

Pad 8		
	3,500	Raising Cane's

Pad 9		
	4,500	

Pad 10		
	4,500	

Pad 11		
Suite 120	6,000	
Suite 110	1,350	
Suite 100	2,650	

Pad 12		
	4,500	Wendy's

Pad 13		
	6,500	

STATUS

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



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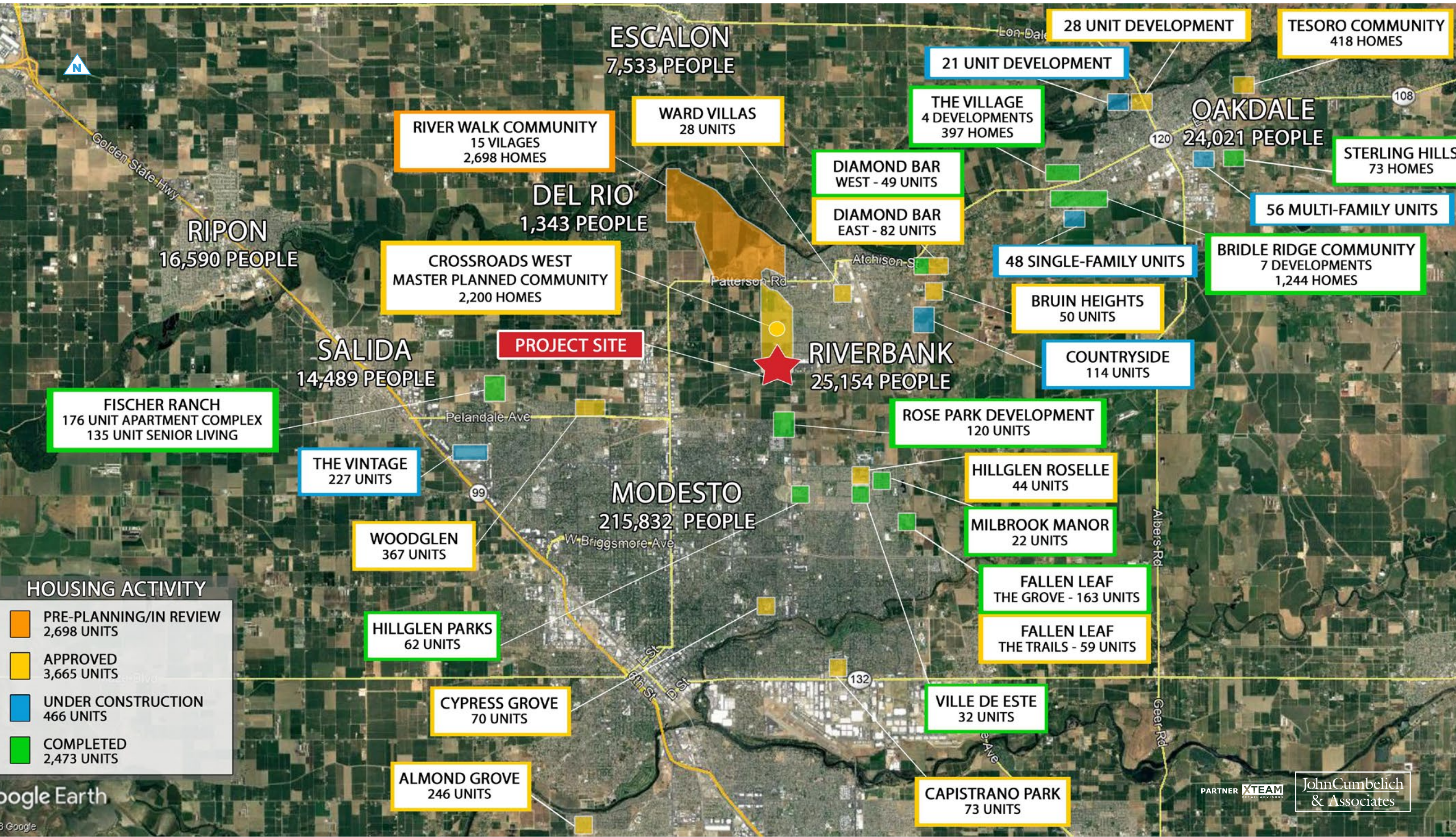
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Strong Residential Growth



ESCALON
7,533 PEOPLE

RIVER WALK COMMUNITY
15 VILLAGES
2,698 HOMES

WARD VILLAS
28 UNITS

21 UNIT DEVELOPMENT

TESORO COMMUNITY
418 HOMES

THE VILLAGE
4 DEVELOPMENTS
397 HOMES

OAKDALE
24,021 PEOPLE

STERLING HILLS
73 HOMES

DIAMOND BAR WEST - 49 UNITS

DIAMOND BAR EAST - 82 UNITS

56 MULTI-FAMILY UNITS

DEL RIO
1,343 PEOPLE

CROSSROADS WEST MASTER PLANNED COMMUNITY
2,200 HOMES

48 SINGLE-FAMILY UNITS

BRIDLE RIDGE COMMUNITY
7 DEVELOPMENTS
1,244 HOMES

RIPON
16,590 PEOPLE

BRUIN HEIGHTS
50 UNITS

PROJECT SITE

RIVERBANK
25,154 PEOPLE

COUNTRYSIDE
114 UNITS

SALIDA
14,489 PEOPLE

FISCHER RANCH
176 UNIT APARTMENT COMPLEX
135 UNIT SENIOR LIVING

ROSE PARK DEVELOPMENT
120 UNITS

THE VINTAGE
227 UNITS

HILLGLEN ROSELLE
44 UNITS

MODESTO
215,832 PEOPLE

WOODGLEN
367 UNITS

MILBROOK MANOR
22 UNITS

FALLEN LEAF THE GROVE - 163 UNITS

FALLEN LEAF THE TRAILS - 59 UNITS

HILLGLEN PARKS
62 UNITS

CYPRESS GROVE
70 UNITS

VILLE DE ESTE
32 UNITS

ALMOND GROVE
246 UNITS

CAPISTRANO PARK
73 UNITS

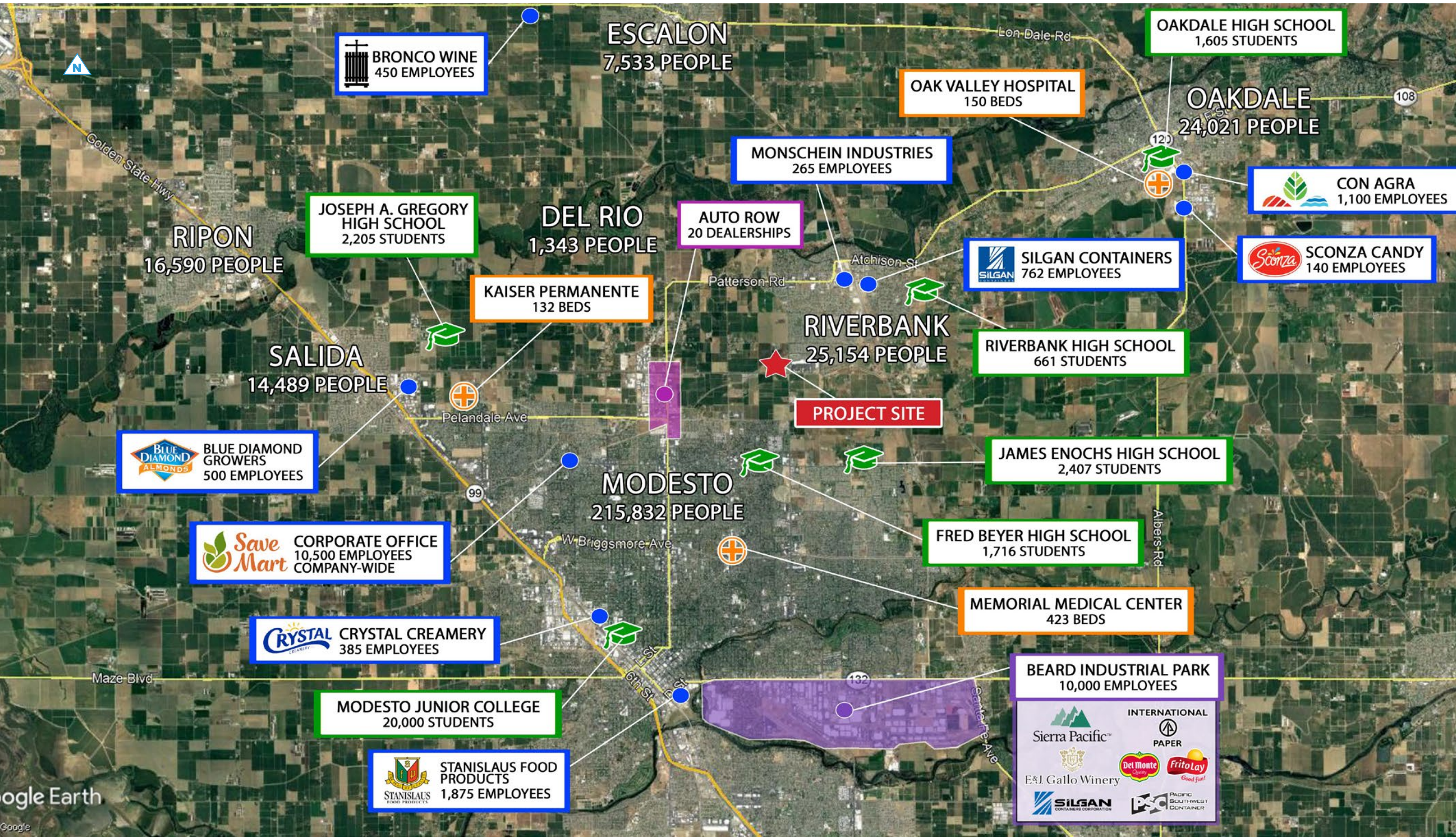
HOUSING ACTIVITY

- PRE-PLANNING/IN REVIEW
2,698 UNITS
- APPROVED
3,665 UNITS
- UNDER CONSTRUCTION
466 UNITS
- COMPLETED
2,473 UNITS

CROSSROADS WEST

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Large Employment Base

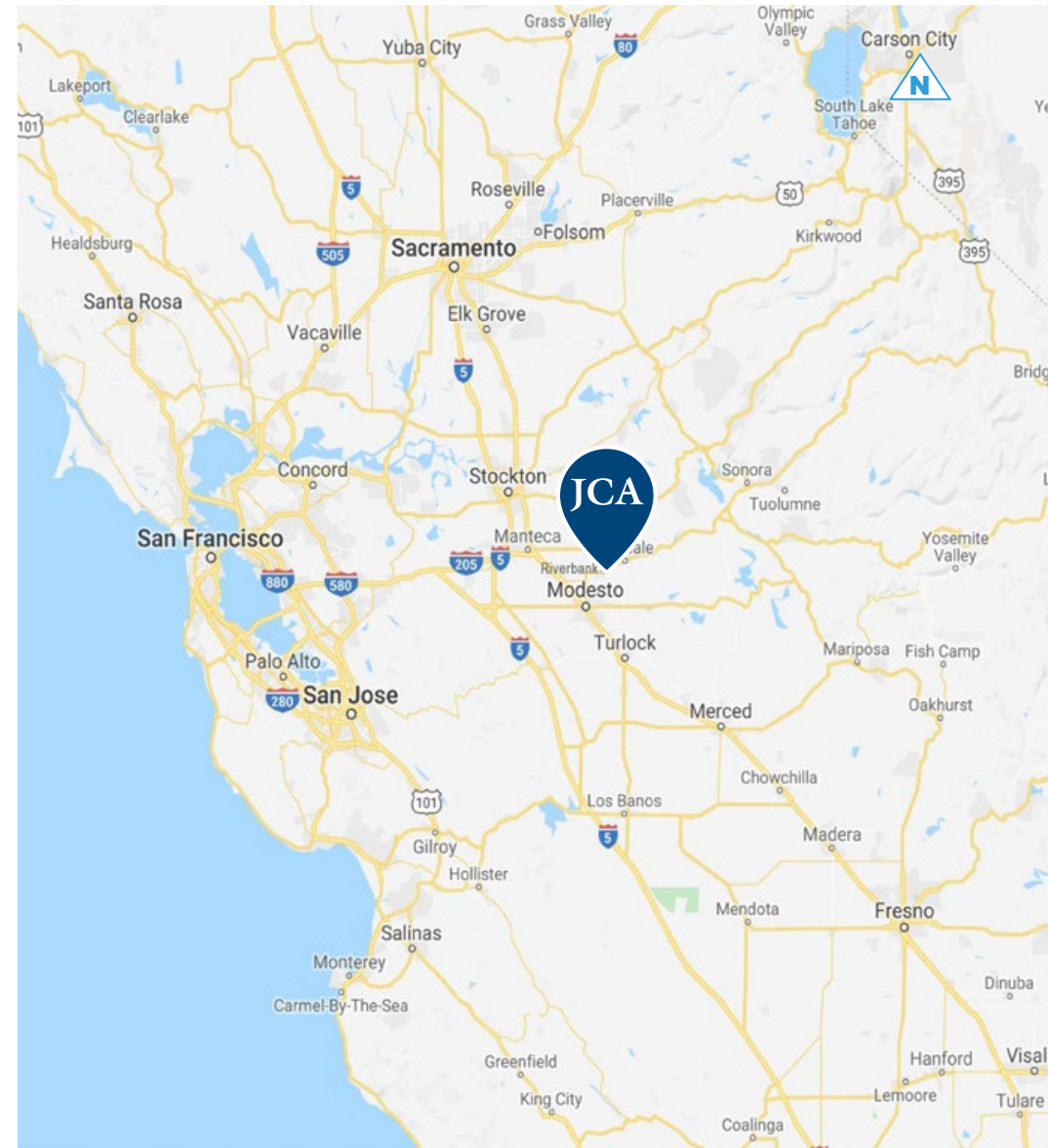


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Location Map

		1-Mile	3-Mile	5-Mile
POPULATION	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
HOUSEHOLDS	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%
RACE & ETHNICITY	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%
	INCOME	2023 Estimated Average Household Income	\$156,036	\$114,825
2023 Estimated Median Household Income		\$135,445	\$89,519	\$84,325
2023 Estimated Per Capita Income		\$47,697	\$38,715	\$39,371
EDUCATION	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%
BUSINESS	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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