

# Village Corners

3948 SYLVAN AVENUE  
MODESTO, CA



Enhanced Photo

**RESTAURANT  
SPACE FOR LEASE**

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**FOR LEASE**  
Suites 306 & 307  
2,493± sf

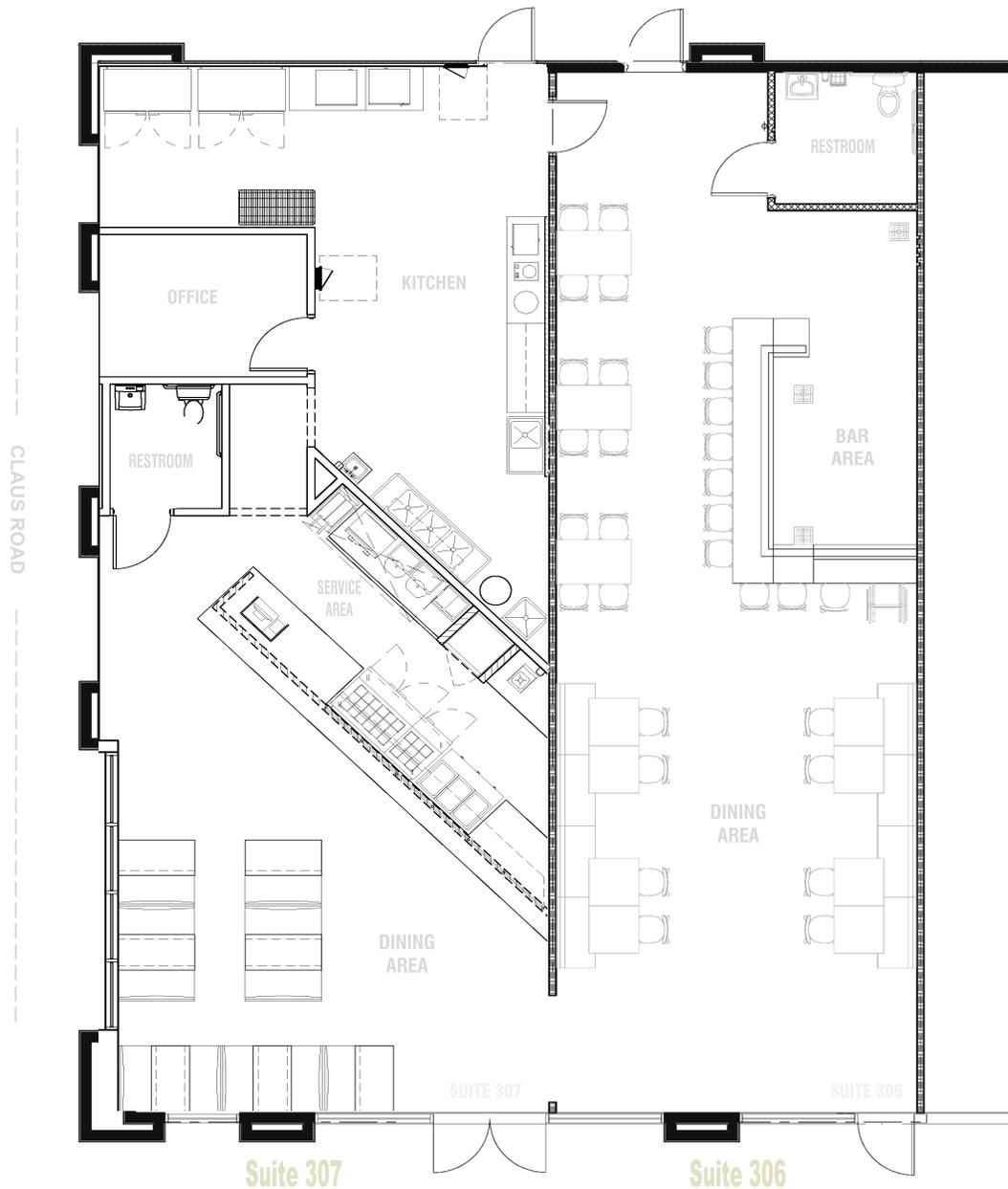


## AVAILABLE SPACE & RENT

- Restaurant Space for Lease (former Italian restaurant)
- Suites 306 & 307: 2,493± sf
- Leased together; NNN Lease
- Call for Rent Details
- Available Now!

## KEY HIGHLIGHTS & FEATURES

- Located in Northeast Modesto, surrounded by established residential neighborhoods
- Exceptional street visibility at a high-traffic, signalized intersection
- Ample on-site parking for customer convenience
- Distinctive architecture with prominent signage opportunities (monument & fascia)
- Prime corner location at Sylvan Avenue & Claus Road offering excellent exposure and access
- Steady daily traffic from nearby neighborhoods, schools, and park visitors
- Serves a growing trade area supported by strong nearby housing and community development
- Anchored by ARCO AM/PM, The Tap Room, Taqueria Carolina, Platinum Wine & Spirits, Hairtivity Salon, Traditions Barbershop, & more!

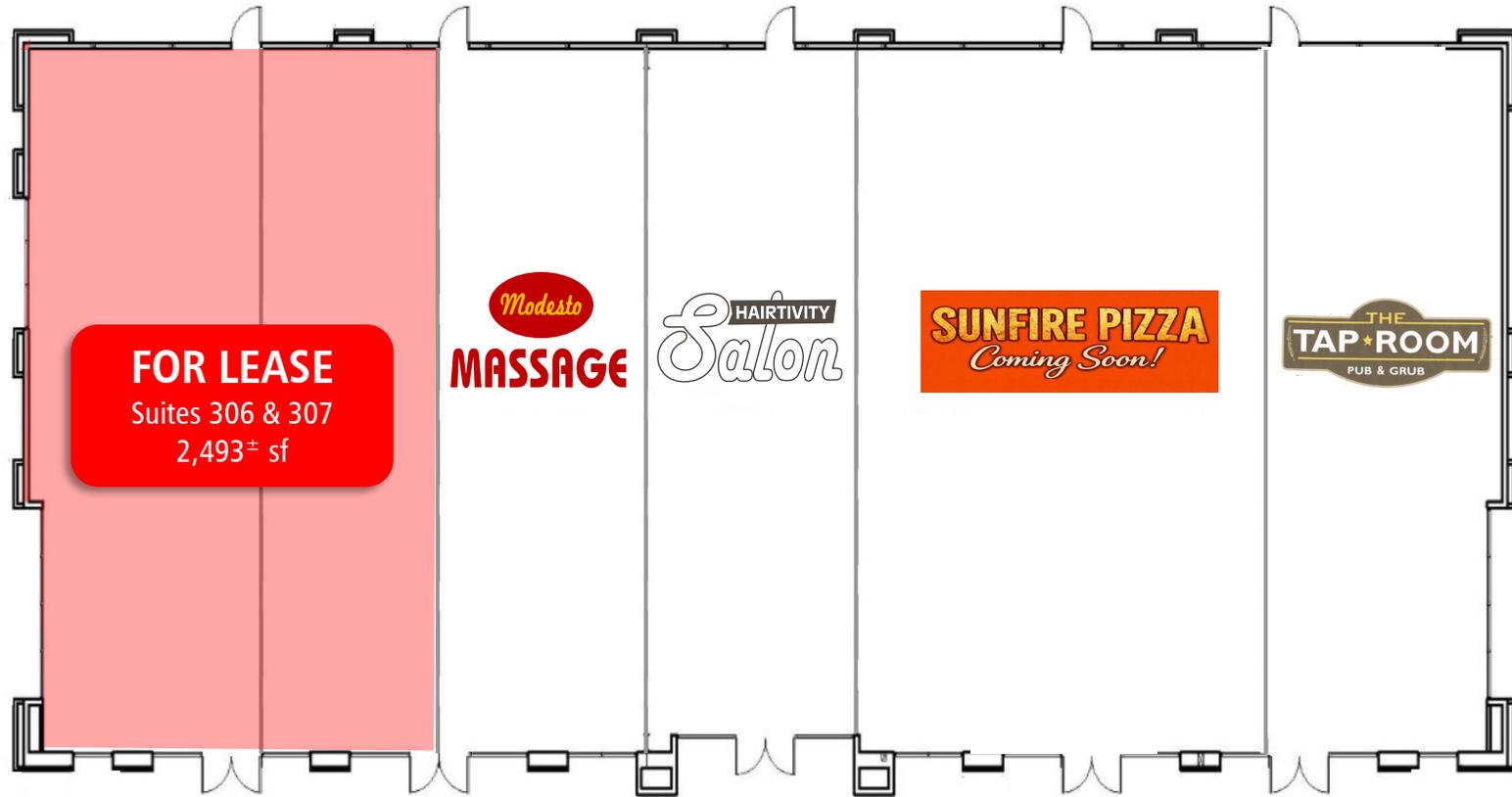


## SUITE DETAILS & FEATURES

Suite 306: 1,075 sf = Total 2,493± sf  
Suite 307: 1,418 sf

- End-cap space; Suites leased together
- Two interior openings connecting both suites within the kitchen & dining areas
- Kitchen & Service Area in Suite 307
- Dining areas in both suites with a large dining area in Suite 306
- Bar area with 3 compartment & hand sink in Suite 306
- 2 ADA restrooms (one in each suite)
- Unique interior finishes throughout
- Limited outdoor area adjacent to Suite 307
- Excellent visibility from Claus Road
- Available Now!

# Building 300



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ENOCHS  
HIGH SCHOOL

GROGAN  
COMMUNITY PARK

**FOR LEASE**  
Suites 306 & 307  
2,493± sf



BLDG. 200

BLDG. 100

BLDG. 300

SYLVAN AVE.

CLAUS ROAD

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THE TAP ROOM PUB & GRUB



PLATINUM WINE & SPIRITS

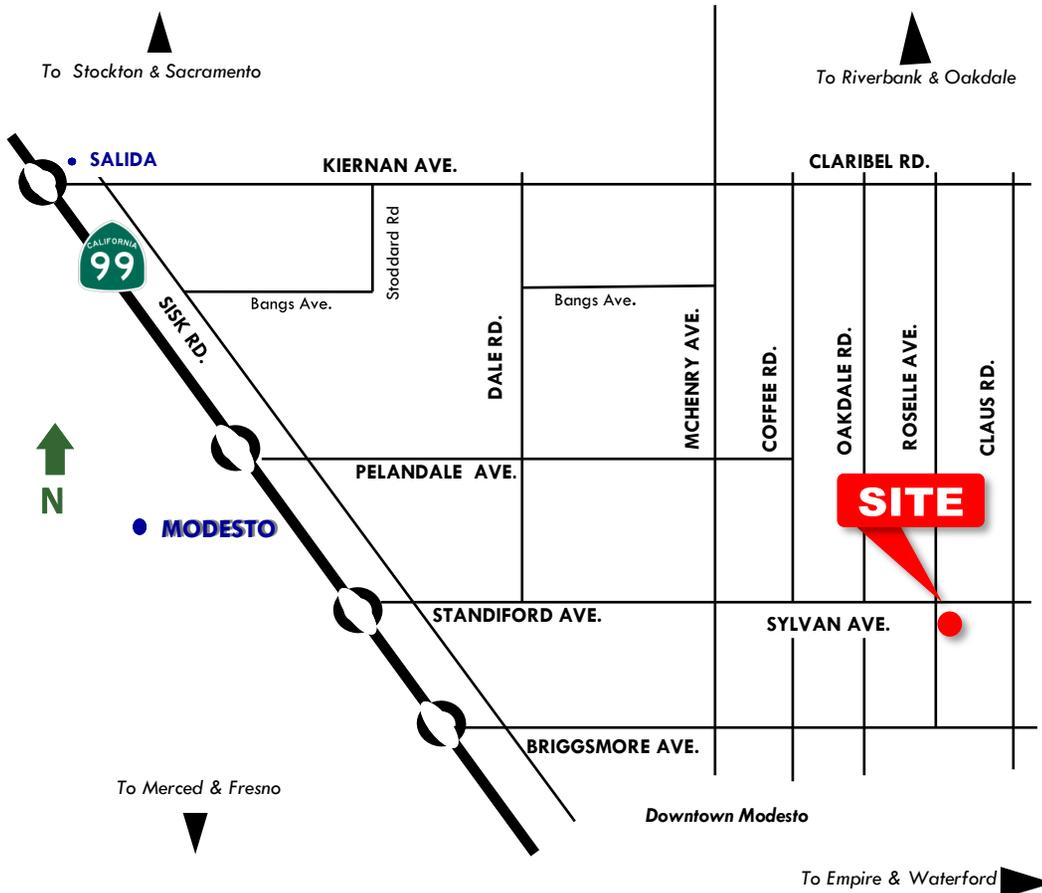


TAQUERIA CAROLINA



AM PM / ARCO

## LOCATION MAP



## TRAFFIC COUNTS

Claus South of Sylvan.....	17,466 vehicles/day
Claus North of Sylvan .....	19,026 vehicles/day
Sylvan West of Claus .....	9,365 vehicles/day

## DISTANCES

To Riverbank .....	5.0 miles
To Oakdale .....	8.0 miles
To Hwy. 99 .....	9.5 miles

## DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Total Population	6,168	80,450	166,628
2029 Projected Population	6,302	80,602	166,751
Population Growth (2024–2029)	+2.17%	+0.19%	+0.07%
Median Household Income	\$107,710	\$89,740	\$77,795
Average Household Size	3.10	2.90	2.80
Median Home Value	\$493,850	\$423,086	\$411,486
Median Year Built	2004	1987	1977

# SURROUNDING RETAIL CENTERS



- SAVE MART
- STARBUCKS
- IN-N-OUT
- AUTO ZONE
- STANTON OPTICAL

- ASIAN MARKET
- CVS
- DOLLAR TREE
- MCDONALDS
- STRINGS
- SUBWAY

- HARBOR FREIGHT
- BANK OF AMERICA
- RENT-A-CENTER
- BASKIN ROBBINS

- ACE HARDWARE
- OFFICE MAX
- STARBUCKS
- MISTER CAR WASH

- IN-SHAPE FITNESS
- DAIRY QUEEN
- SCORES BARBER
- LITTLE CEASARS

- RALEYS
- MTN. MIKES
- PANDA EXPRESS
- BUFFALO WINGS & RINGS
- SUBWAY
- SQUEEZE IN

**SITE**

**ENOCHS HIGH SCHOOL**  
**GROGAN PARK SOCCER COMPLEX**  
(see next page)

**SYLVAN AVE.**

**OAKDALE RD.**

**ROSELLE AVE.**

**CLAUS ROAD**

**BRIGGSMORE AVE.**

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# NEARBY RESIDENTIAL DEVELOPMENT



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# GROGAN COMMUNITY PARK



Mary Grogan Community Park Soccer Complex is Modesto’s premier outdoor sports and recreation facility, providing a top-tier experience for athletes, families, and the local community. Spanning 28 acres and soon to expand, the complex offers everything you need for league play, tournaments, fitness, and family fun—all in a convenient and well-maintained setting.

**Current Features:**

- 7 lit soccer fields, including three all-weather synthetic turf fields
- Modern restroom facilities and ample parking
- Perimeter fencing and walking/jogging trails
- Open green spaces for events and gatherings

**Exciting Expansion Coming:**

- New irrigation system, landscaping, and lighting
- Additional restrooms and shaded seating areas
- Enhanced security features with cameras
- Children’s playground and open grass activity areas
- Brand-new cricket pitch for even more recreation options

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