



Village Corners

3948 SYLVAN AVE. | BLDG. 200
MODESTO, CA

FOR SALE
9,000 SF BLDG.

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044
randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350
www.brekkere.com



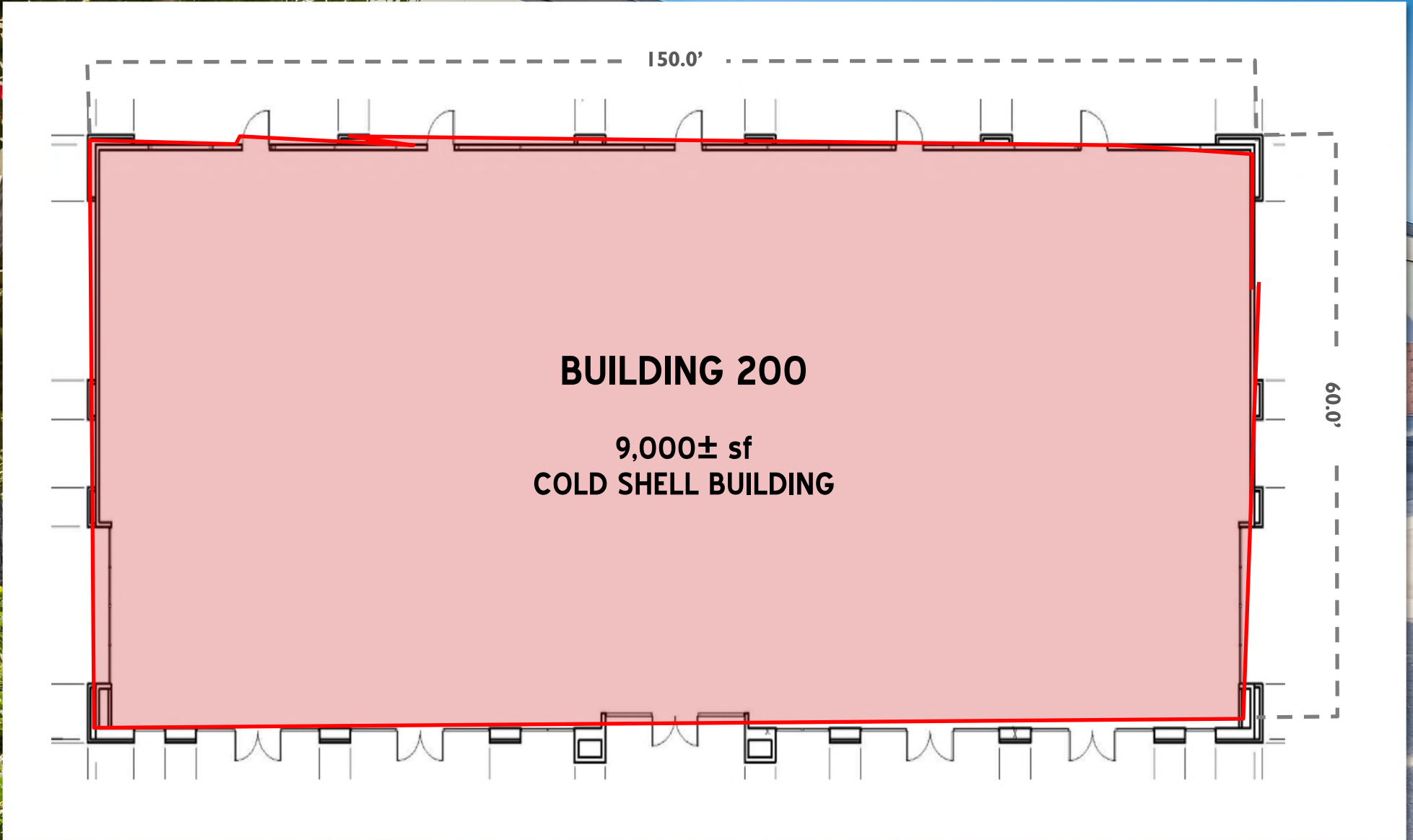
DETAILS & HIGHLIGHTS

PRICE:	\$1,350,000 (\$150 psf)
BLDG. SIZE:	9,000 sf (150'W X 60' D)
STATUS:	Vacant; Cold Shell
LAND AREA:	32,680 sf
APN:	085-062-003
PARKING:	133 ± spaces (5/1,000)
YEAR BUILT:	2006
ZONED:	Specific Plan (SP-H)
CONSTRUCTION:	Wood frame; stucco & masonry veneer
ROOF:	Built-up roofing system over plywood deck
INSULATION:	R-30 under roof deck
FIRE SPRINKLER:	6" fire service; Attic system installed
SLAB:	4" concrete over sand & rock, except 8' wide section at rear of building
WATER:	2" domestic service
SEWER:	4" stubbed to building

GREASE:	4" line stubbed; connects to 2500 gal. interceptor
ELECTRIC:	1200 Amp 120/208 V 3 Phase
GAS:	2" stubbed to building
HVAC:	None, but 10 roof curbs in place
CEILING:	Finished height of 10' - 11'
STOREFRONT:	Anodized aluminum frames & mullions

HIGHLIGHTS:

- Ideal for owner/occupant
- Attractive architectural design
- Located in growing area of Northeast Modesto and Riverbank
- Minutes from Modesto's largest soccer field complex & high school
- On commute route to/from Oakdale & Riverbank
- Near expanding, major industrial park in south Riverbank
- Located at busy, signalized intersection
- Easy ingress & egress from two adjacent public streets
- Monument signage
- Prepaid sewer connection fees
- Well-maintained and professionally managed center
- Recorded CC&R's and Reciprocal Access Agreement



SYLVAN AVENUE



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CENTER TENANTS INCLUDE:

Building 100:

- Suite 101: Taqueria Carolina
- Suite 103: Barber Shop (coming soon)
- Suite 104: Platinum Liquor & More

Building 200:

9,000 sf - FOR SALE

Building 300:

- Suite 301: Tap Room Pub & Grub
- Suite 303: Pizza Factory (coming soon)
- Suite 304: Hairtivity Salon
- Suite 305: Sun Massage
- Suite 306: Yeti Pet Accessories

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SUBJECT

- Tap Room Pub & Grill
- Pizza Factory
- Hairtivity Salon
- Sun Massage
- Yeti Pet Accessories
- Gusto Italiano Restaurant

Enochs High School

- Taqueria Carolina
- Barber Shop
- Platinum Liquor & More

Grogran Community Park & Soccer Complex

BLDG. 100

BLDG. 300

ampm

ARCO

SYLVAN AVE.
9,365 ADV

CLAUS ROAD

17,466 ADV

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THE TAP ROOM PUB & GRUB



GUSTO ITALIANO RESTAURANT



PLATINUM LIQUOR & MORE

TAQUERIA CAROLINA



AM PM / ARCO

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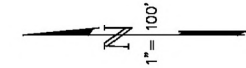


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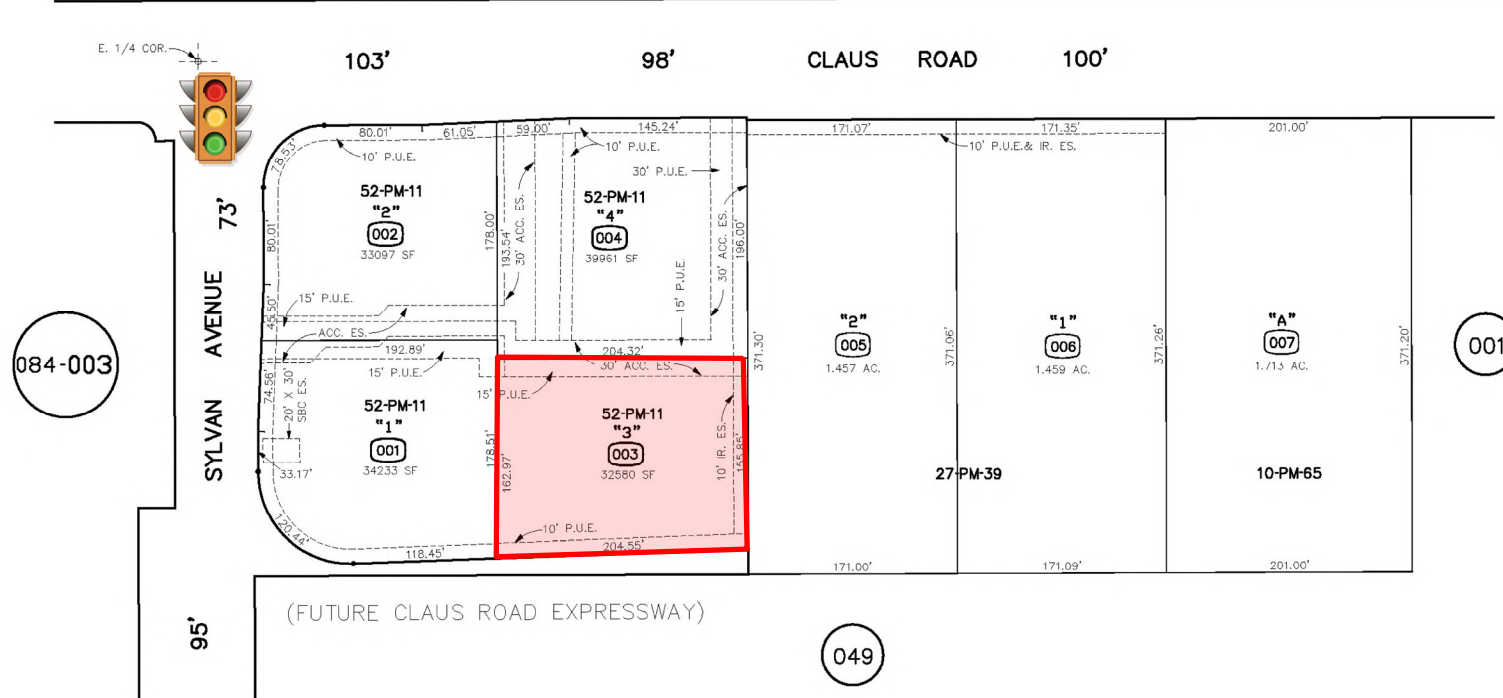
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THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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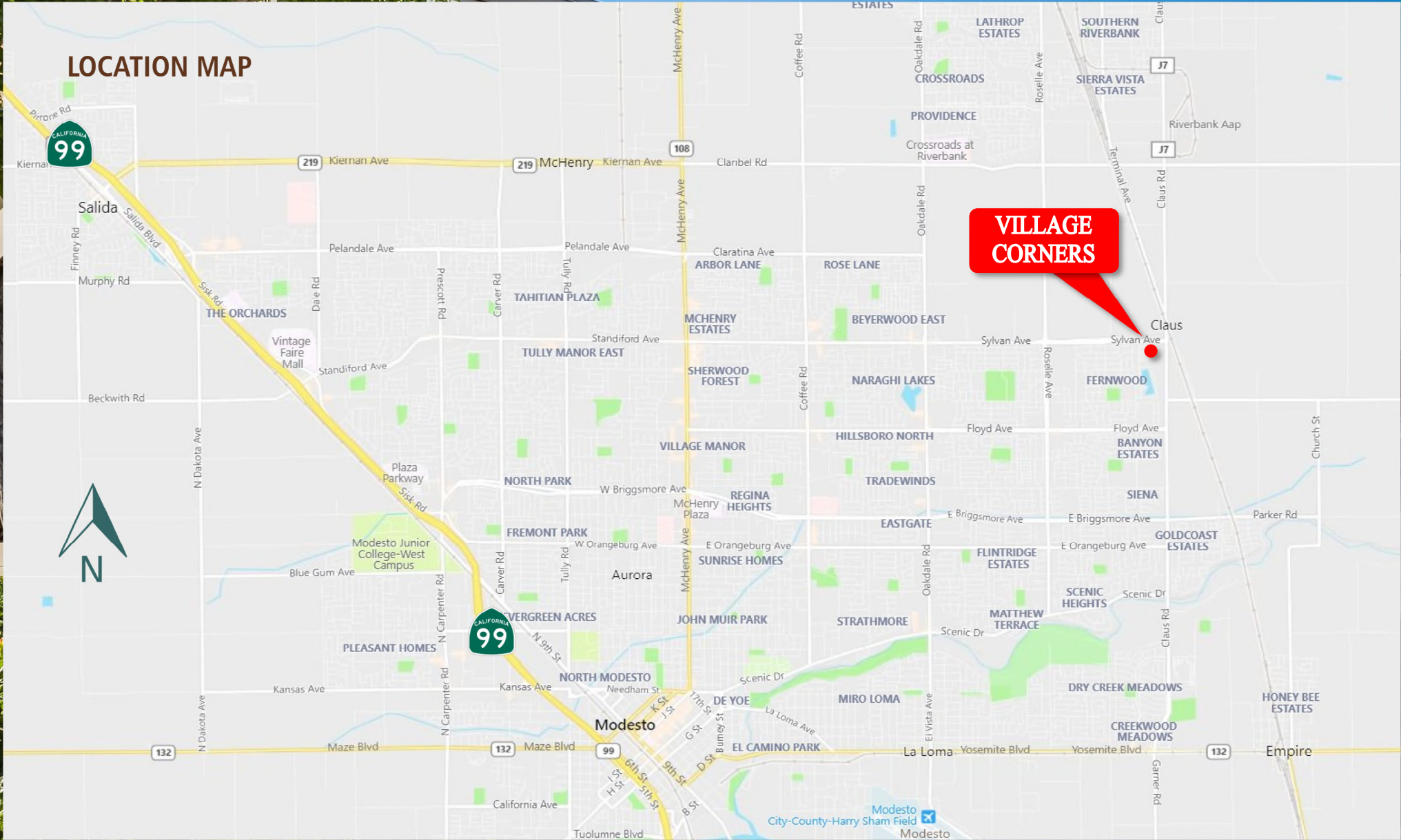
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TRAFFIC COUNTS

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>2 miles</u>	<u>3 miles</u>
<u>Population</u>			
2018	5,735	76,453	160,828
2023 (Projected)	5,973	79,430	167,129
<u>Median HH Income</u>			
	\$78,353	\$62,744	\$54,136
<u>Median Age</u>			
	33.3	34.6	35.6
<u>Households</u>			
2018	1,736	25,465	56,282
2023 (Projected)	1,808	26,455	58,499



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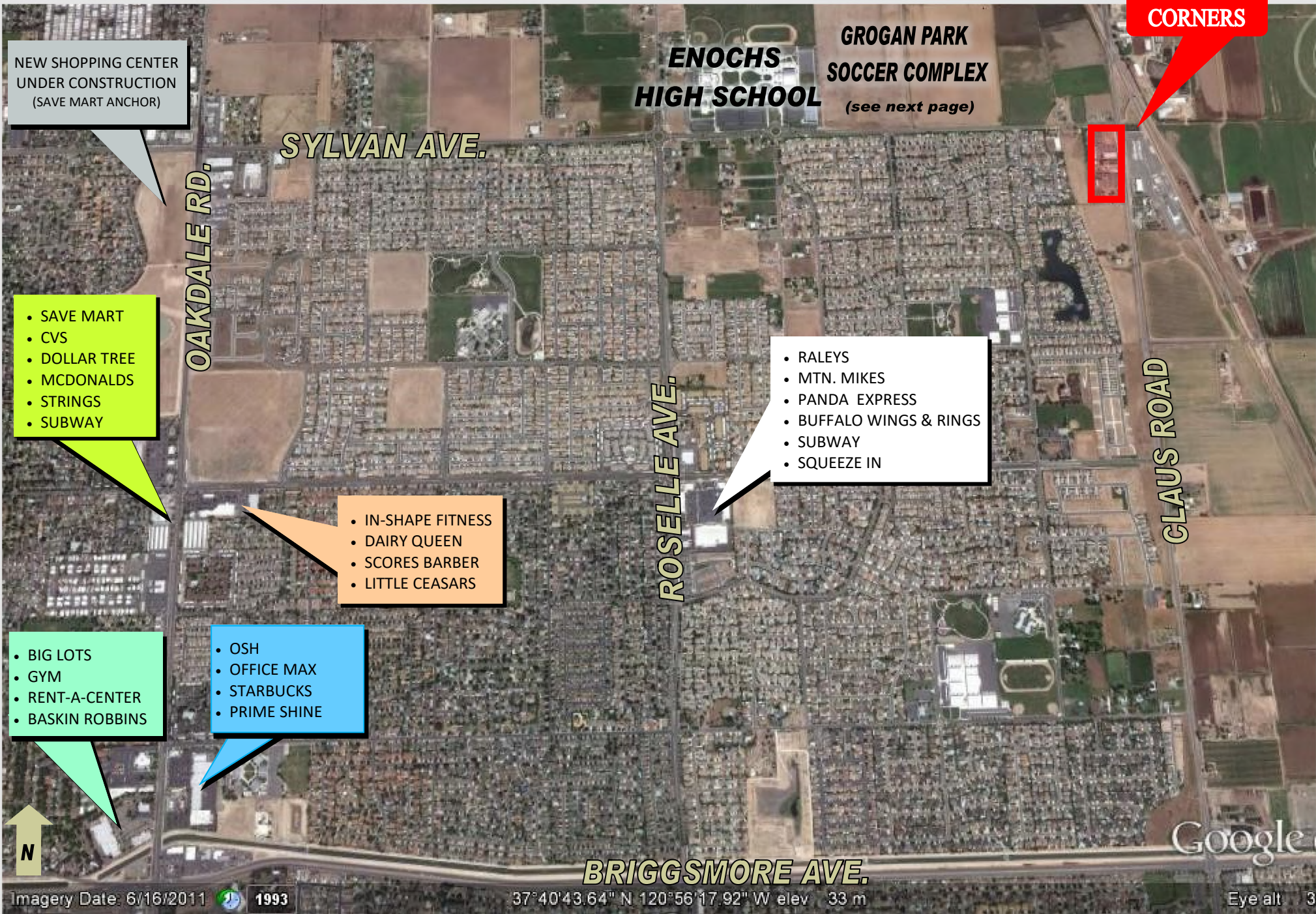
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AERIAL PHOTO - SURROUNDING AREA



VILLAGE CORNERS

NEW SHOPPING CENTER UNDER CONSTRUCTION (SAVE MART ANCHOR)

ENOCHS HIGH SCHOOL

GROGAN PARK SOCCER COMPLEX
(see next page)

SYLVAN AVE.

OAKDALE RD.

- SAVE MART
- CVS
- DOLLAR TREE
- MCDONALDS
- STRINGS
- SUBWAY

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

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

- BIG LOTS
- GYM
- RENT-A-CENTER
- BASKIN ROBBINS

- OSH
- OFFICE MAX
- STARBUCKS
- PRIME SHINE

CLAUS ROAD

ROSELLE AVE.

BRIGGSMORE AVE.



Imagery Date: 6/16/2011 1993

37°40'43.64" N 120°56'17.92" W elev 33 m

Google

Eye alt 3

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AERIAL PHOTO - GROGAN COMMUNITY PARK



Mary Grogan Park Soccer Complex is a 43-acre park bound by Sylvan Ave. to the south, future Village One residential development to the north, Enochs High School to the west and Litt Road to the east. Following are some of the park features (current & planned):

- 7 lighted & gated soccer fields (projected completion Summer '13)
- 25,000 sq. ft. community center
- Family aquatic recreation area
- Planned 20,500 sq. ft. Police precinct & 8,000 sq. ft. Fire station
- 487± parking stalls (including RV spaces)
- Future 1,200 sq. ft. concession building in soccer area
- One adult softball field (backstop, dugouts & bleachers)
- Individual picnic areas, with BBQs
- Group picnic areas with shade structures
- Walking/jogging path at perimeter of park

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