

# Village Corners

3948 SYLVAN AVE, BLDG 200  
MODESTO, CALIFORNIA

ONLY 3 SPACES LEFT!



## FOR LEASE

Established Location • 1,500 - 5,790 $\pm$  sf • Flexible Floor Plan

**RANDY BREKKE** DRE# 00856863

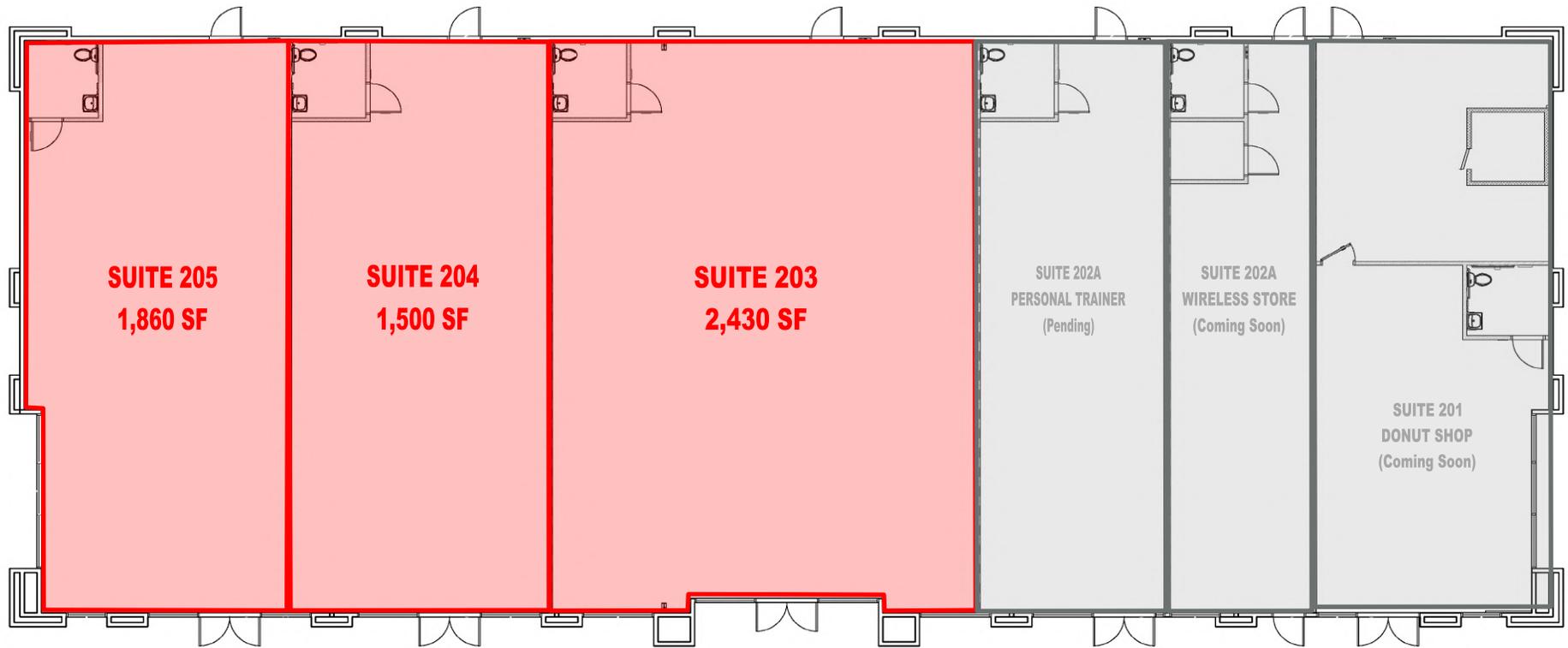
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**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

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## DETAILS & FEATURES

- 1,500 sf - 5,790 sf
- Attractive storefronts with large glass frontage
- Strong tenant mix
- Busy signalized intersection
- Monument sign panel
- Ample parking available

## AVAILABLE SPACE & RENT

- Suite 203 - 2,430 sf @ \$1.95 per sf/mo (NNN)
  - Suite 204 - 1,500 sf @ \$1.95 per sf/mo (NNN)
  - Suite 205 - 1,860 sf @ \$1.95 per sf/mo (NNN)
- ADA Compliant; single restroom per suite  
- Fire Sprinklered  
- Master grease interceptor for food users

ENOCHS  
HIGH SCHOOL

GROGAN  
COMMUNITY PARK

FOR LEASE



BLDG. 100

BLDG. 300

SYLVAN AVE.

CLAUS ROAD

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## BUILDING 300 TENANTS

- Sunfire Pizza
- Massage
- Hairtivity Salon
- The Tap Room

**SUBJECT**

## BUILDING 100 TENANTS

- Platinum Liquor
- Traditions Barbershop
- Taqueria Carolina

ARCO  
ampm

SYLVAN AVE.

CLAUS ROAD

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THE TAP ROOM PUB & GRUB



WINE & SPIRITS

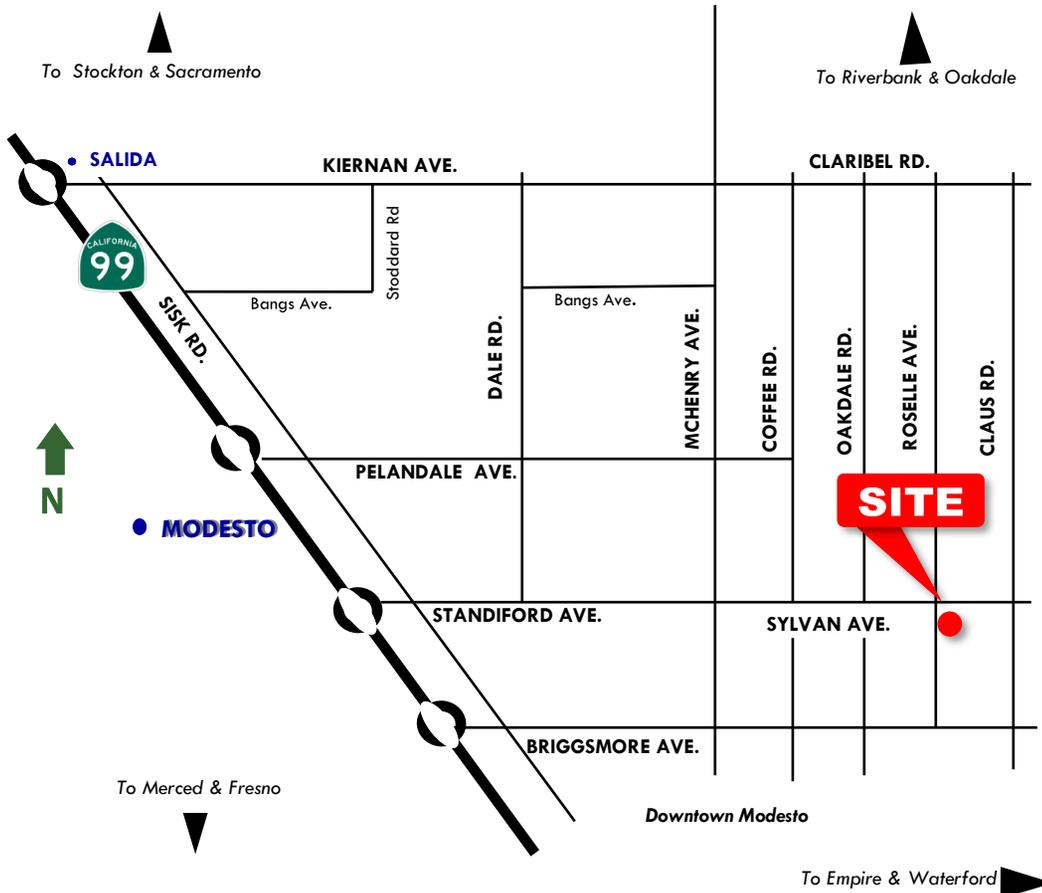


TAQUERIA CAROLINA



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

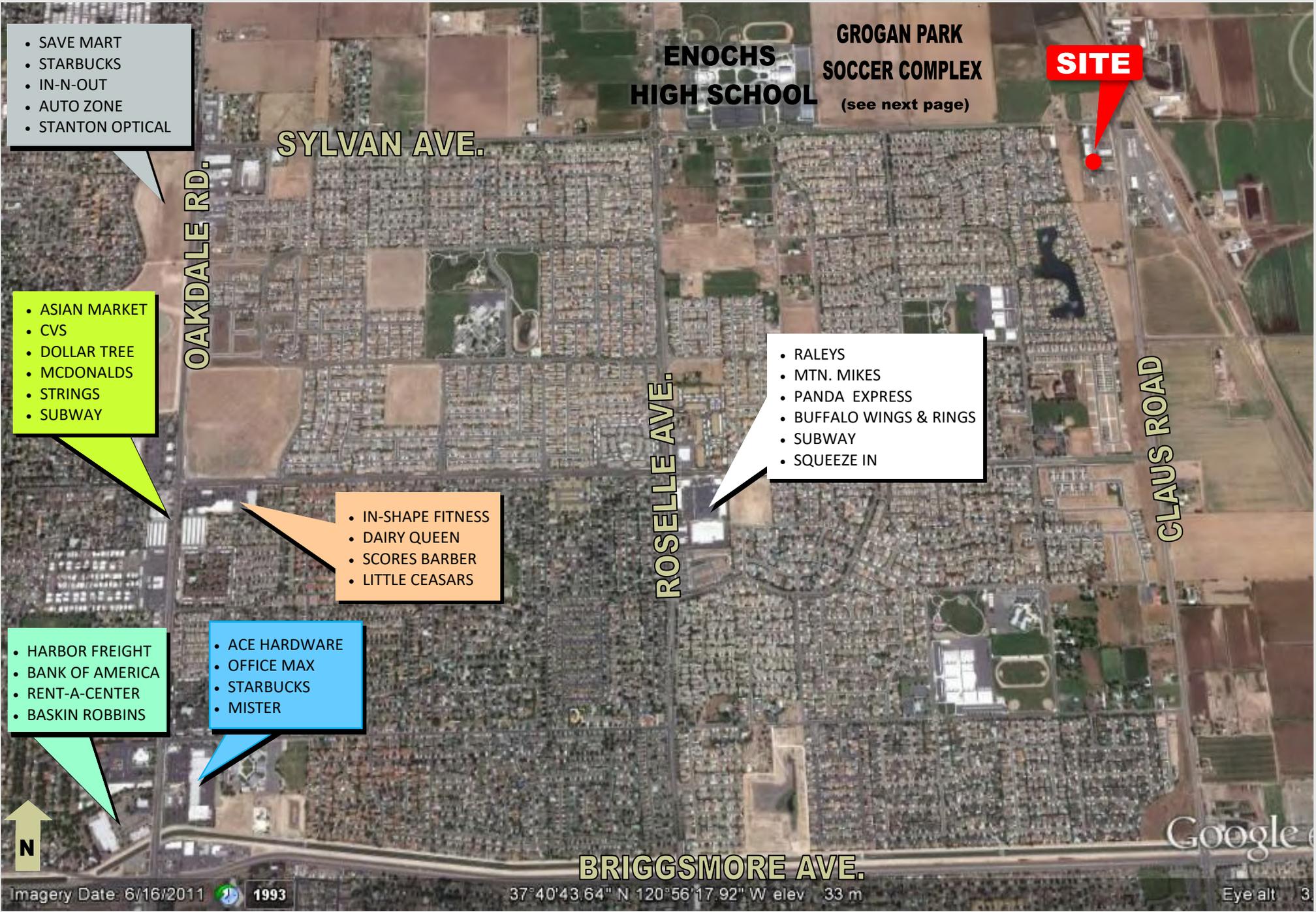
	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Total Population	6,168	80,450	166,628
2029 Projected Population	6,302	80,602	166,751
Population Growth (2024–2029)	+2.17%	+0.19%	+0.07%
Median Household Income	\$107,710	\$89,740	\$77,795
Average Household Size	3.10	2.90	2.80
Median Home Value	\$493,850	\$423,086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

# NEARBY RESIDENTIAL DEVELOPMENT



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# 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

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

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

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

**SITE**

**SYLVAN AVE.**

**OAKDALE RD.**

**ROSELLE AVE.**

**CLAUS ROAD**

**BRIGGSMORE AVE.**

Imagery Date: 6/16/2011 1993

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

Eye alt 3

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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