



3900 Pelandale Ave - Pelandale Plaza

Modesto, California 95356 (Stanislaus County) - Modesto Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	133,000 SF (85.9%)
Built	1992
Tenancy	Multiple
Available	2,000 - 18,777 SF
Max Contiguous	12,477 SF
Asking Rent	\$18.00 - 24.00 SF/Year/NNN
Frontage	789' on Pelandale Ave
Frontage	822' on Sisk Rd
Parking Spaces	3.00/1,000 SF; 290 Surface Spaces



Property Details

Land Area	10.91 AC (475,240 SF)	Zoning	P-D
Building FAR	0.28	Parcel	078-39-06

For Lease Summary

Number of Spaces	4	Asking Rent	\$18.00 - 24.00 SF/Year
Smallest Space	2,000 SF	Service Type	Triple Net
Max Contiguous	12,477 SF	CAM	\$6.00 - 7.20/SF
Vacant	25,733 SF	Retail Available	18,777 SF
% Leased	85.9%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	500	Retail	Direct	12,477	12,477	12,477	\$18.00 NNN	Vacant	Negotiable
P 1	315	Retail	Direct	2,300	2,300	2,300	\$24.00 NNN	Vacant	Negotiable
P 1	180	Retail	Direct	2,000	2,000	2,000	\$24.00 NNN	Vacant	Negotiable
P 1	175	Retail	Direct	2,000	2,000	2,000	\$24.00 NNN	Vacant	Negotiable

Amenities

- Corner Lot
- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign
- Signalized Intersection

Transportation

Parking Details	3.00/1,000 SF; 290 Surface Spaces		
Traffic Volume	33,681 on Sisk Rd (2025); 22,237 on Pelandale Ave (2025); 1,997 on Woodglen Dr (2025); 12,666 on Greenleaf Ct (2025); 39,002 on Hwy 99 (2025); 138,684 on Pelandale Ave (2025); 17,066 on Salida Blvd (2025); 120,502 on Pelandale Ave (2025); 1,480 on Pumphouse Ct (2025)		
Frontage	789' on Pelandale Ave; 822' on Sisk Rd		
Airport	Stockton Metro		27 min drive
Walk Score ®	Car-Dependent (48)		

Transportation (Continued)

Transit Score [®]

Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Planet Fitness	1	19,082	-	Sep 2024	Aug 2034
Vicki's Nails	1	4,543	5	Aug 2013	-
Vista Paint	1	4,543	12	Mar 2019	-
Me-n-ed's Pizzeria	1	2,200	15	Oct 2005	-
Poke Bowl	1	2,000	-	Mar 2020	-

Showing 5 of 14 Tenants

PELANDALE AVENUE
(PUBLIC - WIDTH VARIES)



-  AVAILABLE
-  PYLON SIGNS











- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Sritical 600.6 (A)(1) of the National Electrical Code

	5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965	JOB #: 000 CLIENT: PELANDALE PLAZA CONTACT: DATE: 9-14-22 PROJECT LOCATION: WOOD COLONY PLAZA, 3900 PELANDALE AVE MODESTO, CA 95356	SALESPERSON: MIKE NOORDEWIER DRAWN BY: IDV PROJECTED BY: <i>Brian David Dole</i> Jan 25, 2026 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	REVISIONS: 9-19-22 IDV 01-20-23 IDV 02-26-11-23 IDV 09-14-23 IDV 09-29-23 IDV 10-11-23 IDV 10-20-23 IDV	SCALE: NOTED FILE NAME: Pelandale Plaza	120 VOLT ☐ 277 VOLT ☐ Other one box above MUST be checked prior to any mfg.	See Drawing for Specifications
	DESIGN MANUFACTURING INSTALLATION MAINTENANCE						

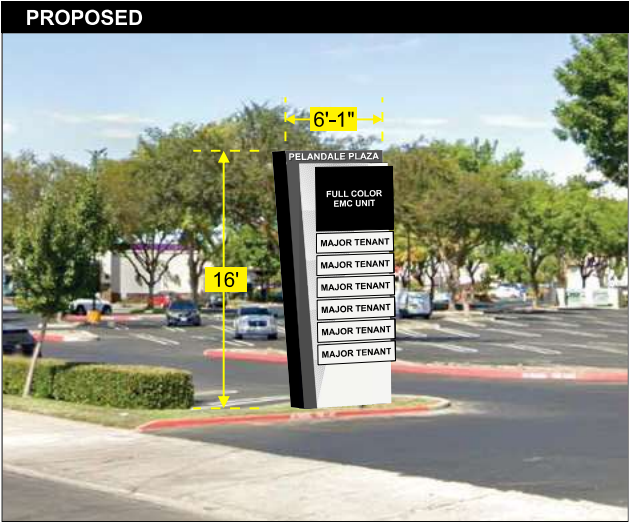
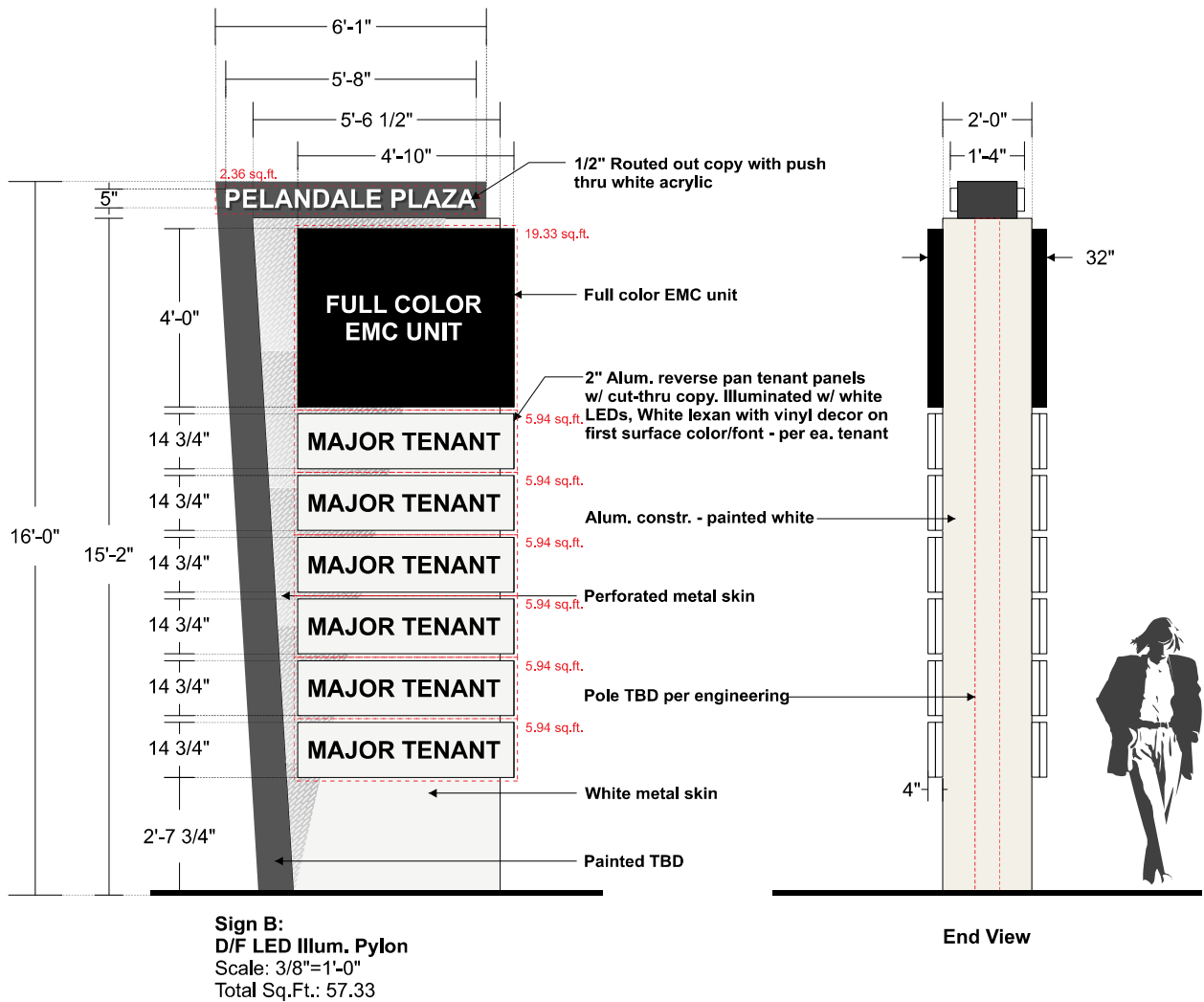


Photo Elevation (new pylon sign location)



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USS UNITED SIGN SYSTEMS C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326	JOB INFO JOB #: 000 CLIENT: PELANDALE PLAZA CONTACT: DATE: 9-14-22 PROJECT LOCATION: WOOD COLONY PLAZA, 3900 PELANDALE AVE MODESTO, CA 95356	SALESPERSON: MIKE NOORDEWIER DRAWN BY: IDV PAGE: 2 OF 2 <i>Brian David Dole</i> DATE: Jan 25, 2024 CLIENT APPROVAL: [Signature] LANDLORD APPROVAL: [Signature]	REVISIONS: 9-19-22 IDV 11-24-22 IDV 01-12-23 IDV 05-11-23 IDV 09-14-23 IDV 09-29-23 IDV 10-11-23 IDV 10-20-23 IDV 12-22-23 IDV	SCALE: NOTED FILE NAME: Pelandale Plaza	ELECT. 120 Volt ☐ 277 Volt ☐ Other ☐ one box above MUST be checked prior to any mfg.	SPECIFICATIONS See Drawing for Specifications This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems. This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of USS United Sign Systems.
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