

# FOR LEASE



1,200 - 9,500 SF Off Hwy 99

Between Vintage Faire Mall & Pelandale Ave (37k ADT)

3600 Sisk Rd | Modesto, CA

**NAI**Northgate

**CHRIS SANTANA**  
925.203.1106  
[csteam@ngcip.com](mailto:csteam@ngcip.com)  
Lic #01868378

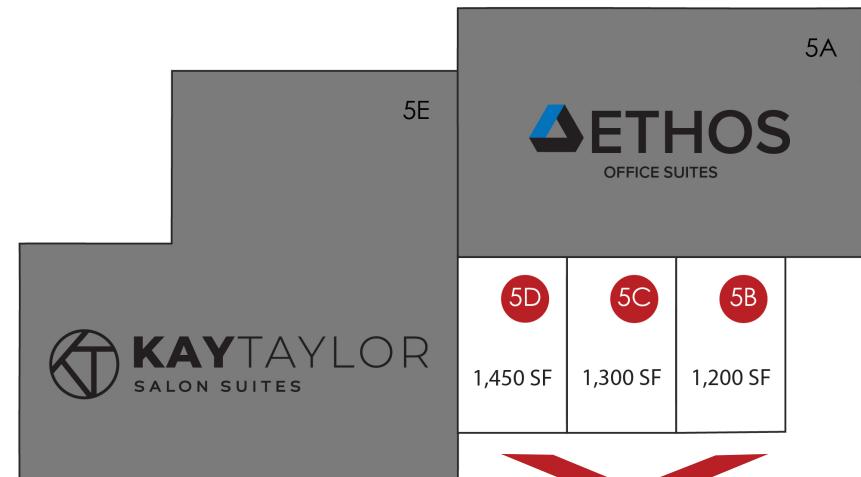
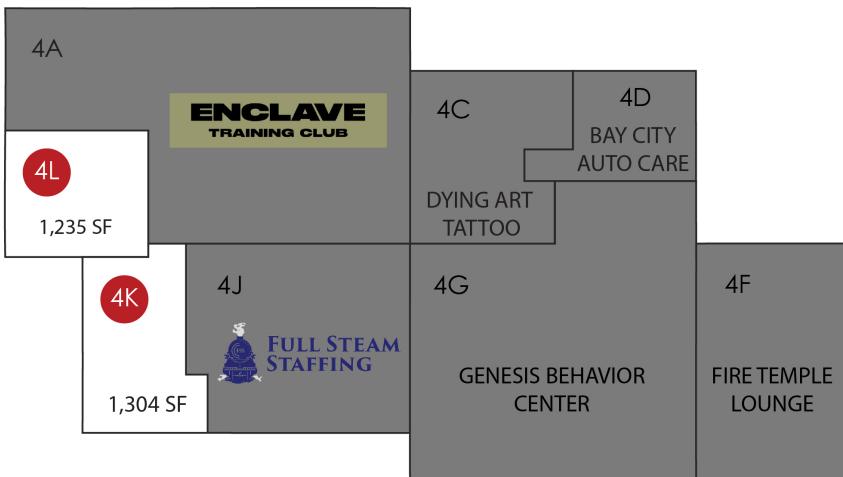
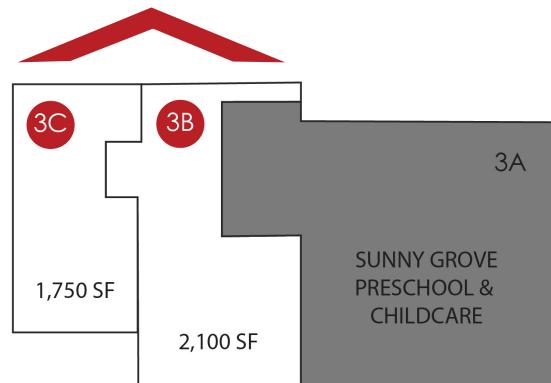
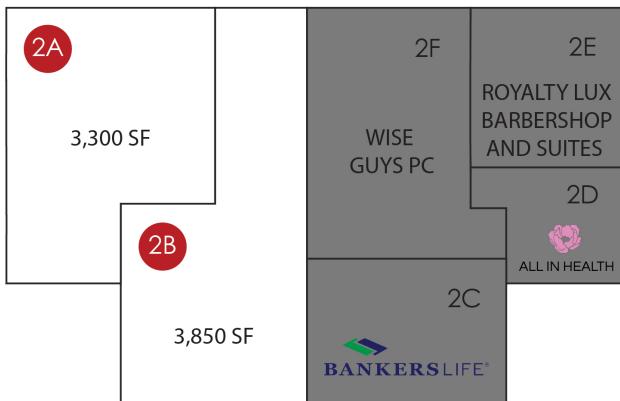
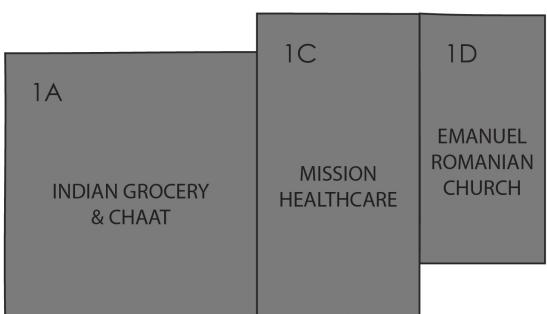
# SITE PLAN



AVAILABLE  
± 1,200 to 3,950 SF

OCCUPIED

**LEASE 2 UNITS – 3,850 SF**



**LEASE 2 UNITS – 2,500 SF**

**LEASE 3 UNITS – 3,950 SF**



## HIGHLIGHTS

- Highly trafficked location between Vintage Faire Mall & the Target Shopping Center, just off HWY-99.
- Abundant, onsite parking.
- Large, secure plaza.
- Office/Retail spaces available 1,200 SF – 9,500 SF.
- Local property ownership committed to supporting and growing local businesses.
- Excellent for beauty services, fitness, education, professional services and much more.

## PROPERTY OVERVIEW

ADDRESS	3600 Sisk Rd, Modesto, CA 95356		
PROPERTY TYPE	Retail / Office		
LEASE PRICE	Contact Broker		
AVAILABLE SPACE	*See Site Plan		
TRAFFIC	Sisk Rd	± 16,960 ADT	
	Hwy 99	± 120,137 ADT	

## OUR COMMUNITY

### JOIN OUR COMMUNITY

More than 80 Local Business Professionals

- Kay Taylor Salon Suites – Offering services from 40 plus beauty, barber, space and self care services
- Ethos Office Suites – Over 20 local companies offering professional services from accounting, therapy and more.
- Enclave Training Club – recently expanded space!
- Sunny Grove Preschool
- Genesis Behavioral Centers
- Bankers Life Insurance
- Dying Art Tatoo
- Barber Supply
- Wise Guys PC
- Full Steam Staffing
- Indian Grocery and deli
- California Community Credit Union
- Emmanuel Romanian Pentecostal Church
- And more!



## MARKET OVERVIEW



Sisk Rd + 16,960 ADT

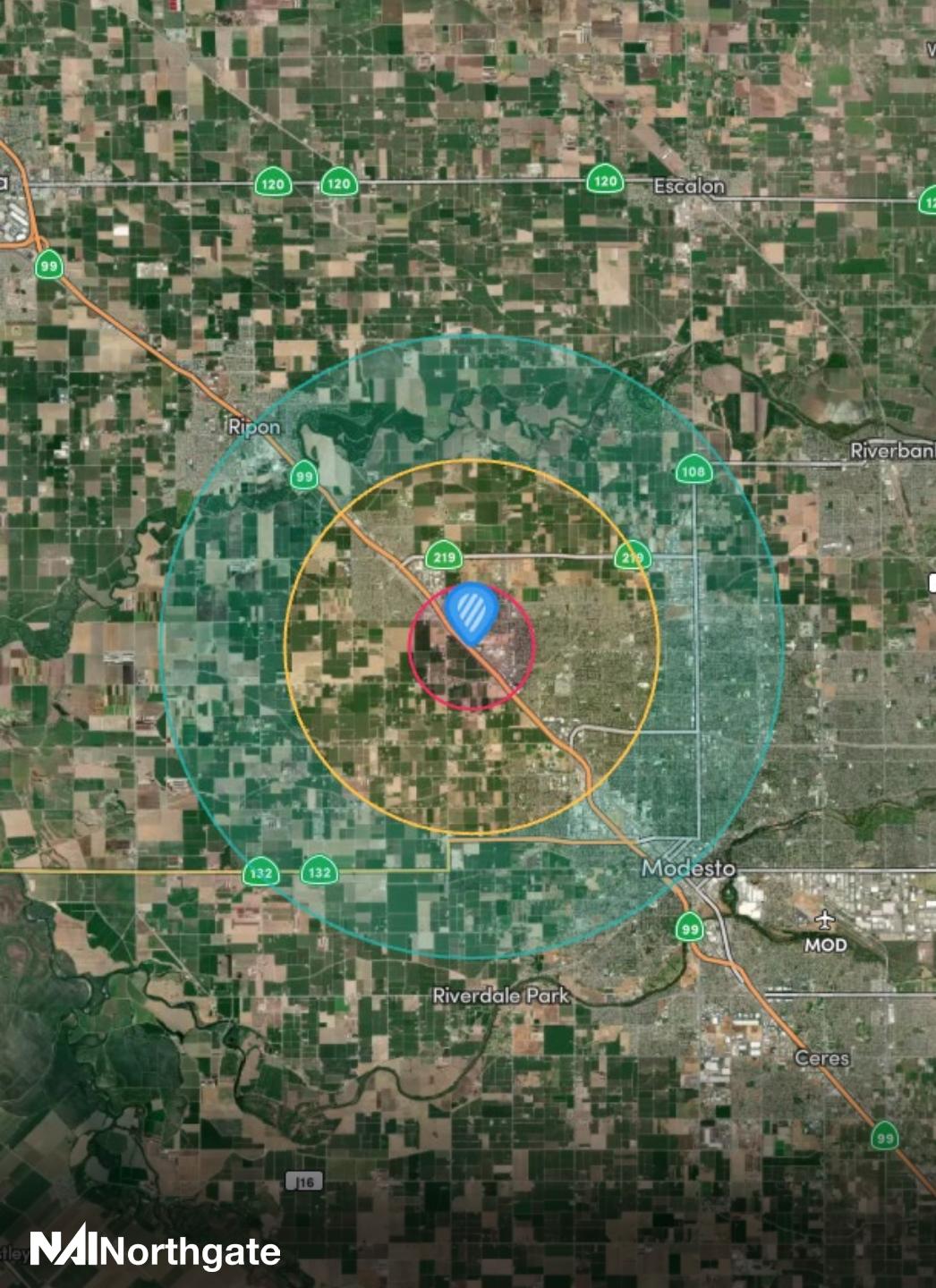
HWY 99 + 120,137 ADT

SITE



## MARKET OVERVIEW





## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,261	68,695	151,811
Projected Growth	9,436	69,968	153,823
Median Age	39	38	38
Households	3,374	22,621	51,306
White Population	3,786	26,437	61,222
Black Population	436	2,853	5,961
Am Indian Population	189	1,461	3,223
Asian Population	1,034	6,834	12,379
Other Population	3,991	32,383	71,038
Hispanic Population	45.56%	51.15%	51.44%
Average HH Income	\$115.1k	\$k	\$106k
Median HH Income	\$91.3k	\$k	\$84.7k
High School Graduates	5,395	38,342	83,612
College Graduates	2,428	13,497	28,973
Total Employees	4,716	31,903	67,448



Investment Sales | Leasing | Asset Management | Property Management



**CHRIS SANTANA**

President | CFO

P: 925.203.1106

[csteam@ngcip.com](mailto:csteam@ngcip.com)

Lic #01868378

DRE: #01910787