



FOR SALE / FOR LEASE

2800 SISK RD | MODESTO, CA



6,600 – 41,000 SF AVAILABLE
FORMER ORCHARD SUPPLY

CHRIS SANTANA
President, CFO
T 925.203.1106

XAVIER C SANTANA
CEO, Managing Director
T 925.226.2455
xcs@ngcip.com
LIC# 01317296

NAINorthgate



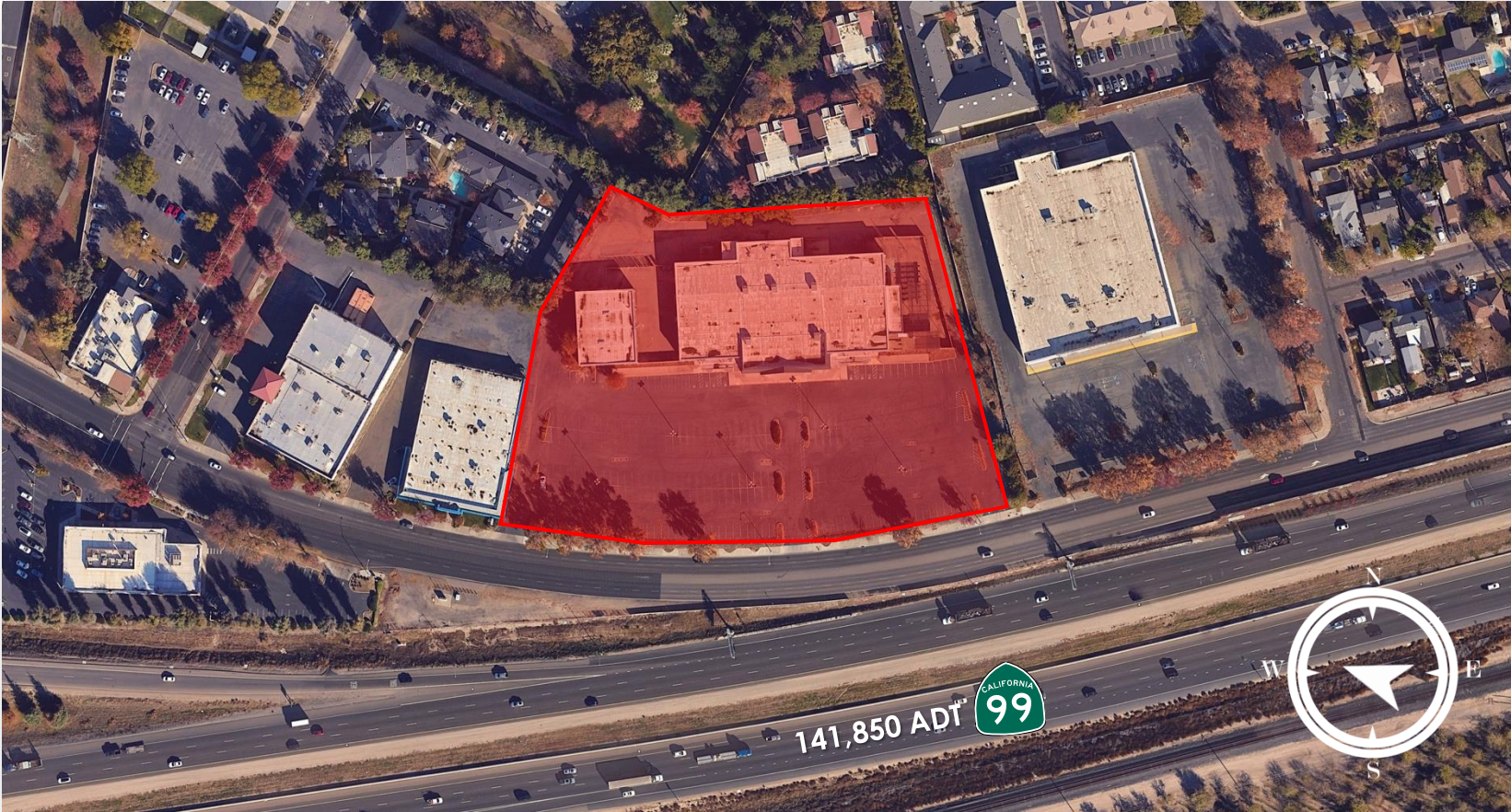
AVAILABLE	Sale or Lease
ADDRESS	2800 Sisk Rd, Modesto, CA
BUILDING SIZE	± 34,400 Retail Building ± 6,600 "Lumber" Building
PARCEL SIZE	5.31± Acres
PARKING	290 Spaces
ZONING	P-D - Planned Development Zone

HIGHLIGHTS

- Located just south of Vintage Faire Mall, which attracts over 10 million visits annually
- Growing population (+6.03% within 3 miles) with healthy demographics (average household income of \$79,458 within 3 miles)
- Excellent visibility from Highway 99 with over 140,000 vehicles per day (VPD)
- Strong population growth and healthy household income demographics in the surrounding area
- Main Retail Building includes dock high delivery
- "Lumber" Building has multiple roll up doors



AERIAL VIEW



MARKET OVERVIEW



CITY OVERVIEW



Location & Population:

- Modesto is strategically located in California's Central Valley, serving as a vital link between major cities like Sacramento, San Francisco, and Fresno. With a population of over 218,000 and strong growth in surrounding areas, Modesto offers a robust consumer base for retail ventures. The city's central location, along with easy access to Highway 99 and Interstate 5, ensures a steady flow of both local customers and regional visitors.

Economy:

- Modesto's economy is diversified, with strong sectors in agriculture, food processing, manufacturing, and logistics. Major employers like E. & J. Gallo Winery, Foster Farms, and Save Mart Supermarkets contribute to a stable economic foundation. Retail demand is supported by a median household income of \$63,995, offering favorable spending power. The growing population, combined with steady demand for consumer goods, makes it an ideal market for single retail space investment.

Retail Potential:

- Modesto's retail sector benefits from a strategic location near Vintage Faire Mall, a regional shopping center with over 10 million visitors annually. This mall, along with the surrounding retail corridors, attracts high foot traffic and creates opportunities for spillover business to neighboring retail spaces. Single retail spaces are well-positioned to benefit from this dynamic environment, particularly in high-visibility locations like Sisk Road or McHenry Avenue, where retail hubs thrive.

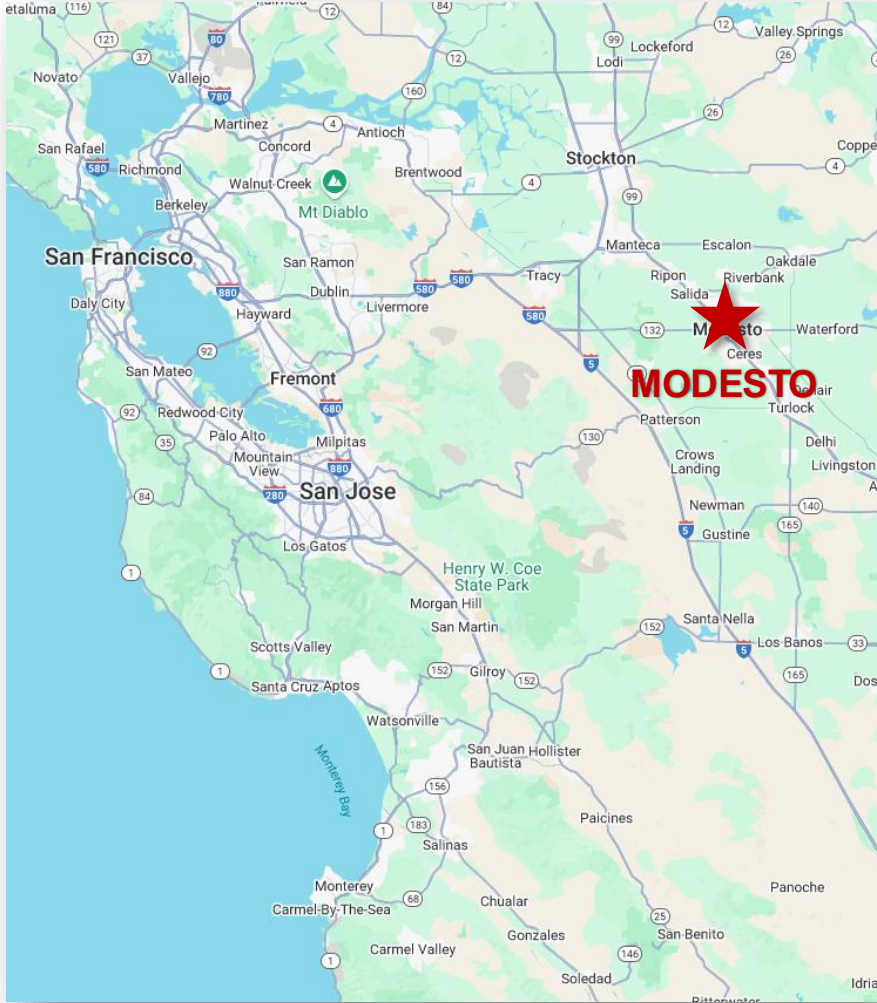
Transportation:

- Modesto's excellent connectivity enhances retail potential. Major highways, including Highway 99 and 132, bring in customers from across the Central Valley, while the Modesto City-County Airport and Amtrak services ensure accessibility for out-of-town visitors. The city's public transportation system, Modesto Area Express (MAX), further supports customer flow, making retail spaces easy to access.

Quality of Life & Consumer Market:

- Modesto enjoys a growing, diverse population, with a mix of young professionals, families, and retirees. The pleasant climate, with over 260 sunny days per year, fosters year-round shopping opportunities. Modesto's recreational and cultural offerings, such as the Graffiti Summer Festival, also draw visitors from across the state, providing a boost to local retail businesses. The relatively affordable cost of living, compared to major metropolitan areas, encourages discretionary spending, making it an ideal place for retail investments.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	10,422	125,452	229,112
Projected Growth	4.10%	3.80%	3.70%
Median Age	35.8	34.9	35.2
Households	3,581	42,387	76,021
Projected Growth	4.00%	3.60%	3.50%
White Population	56.40%	59.20%	60.10%
Black Population	6.80%	5.00%	4.60%
Asian Population	8.70%	7.60%	6.90%
Native Am Population	0.80%	1.20%	1.10%
Pacific Isle Population	0.70%	1.10%	1.00%
Mixed Population	8.90%	8.10%	7.90%
Other Population	2.30%	2.50%	2.40%
Hispanic Population	44.20%	40.70%	39.30%
Average HH Income	\$63,520	\$65,380	\$66,890
Median HH Income	\$58,200	\$61,420	\$63,350
High School Graduates	87.10%	86.30%	85.70%
College Graduates	24.60%	26.10%	27.00%
Total Businesses	248	2,814	5,198
Total Employees	1,903	23,129	41,820



DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in investment advisory and brokerage on commercial properties (office, retail, industrial), multi-family, and commercial farms.

The Northgate XCS Team provides real estate solutions that help investors navigate the complex real estate market.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+

YEARS OF COMMERCIAL
BROKERAGE

\$4 BILLION

IN SALES TRANSACTIONS
FROM COAST TO COAST

300K

ACTIVE INVESTORS IN OUR
PROPRIETARY DATABASE

16

STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.



CHRIS SANTANA

President, CFO

T 925.203.1106

LIC# 01868378



XAVIER C SANTANA

CEO, Managing Director

T 925.226.2455

LIC# 01317296

