

Village Corners

3948 SYLVAN AVE, BLDG 200
MODESTO, CALIFORNIA



NOW LEASING!

- Up to 7,700± sf
- Divisible from 1,300 up to 2,500± sf
- Flexible Floor Plan

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

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





- 7,700[±] sf (divisible from 1,300 up to 2,500[±] sf)
- Flexible suite sizes to fit requirements
- \$1.95 psf/mo. (NNN)
- Busy signalized intersection
- Monument sign panel
- Attractive storefronts with large glass frontage
- Master grease interceptor for food users
- Fire sprinkler(s)
- Strong tenant mix
- Ample parking available

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ENOCHS
HIGH SCHOOL

GROGAN
COMMUNITY PARK

FOR LEASE



BLDG. 100

BLDG. 300

SYLVAN AVE.

CLAUS ROAD

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GREAT TENANT MIX



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BUILDING 300 TENANTS

- Gusto Italiano
- Massage
- Pizza Factory
- Hairtivity Salon
- The Tap Room

FOR LEASE

BUILDING 100 TENANTS

- Platinum Liquor
- Traditions Barbershop
- Taqueria Carolina



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THE TAP ROOM PUB & GRUB



WINE & SPIRITS



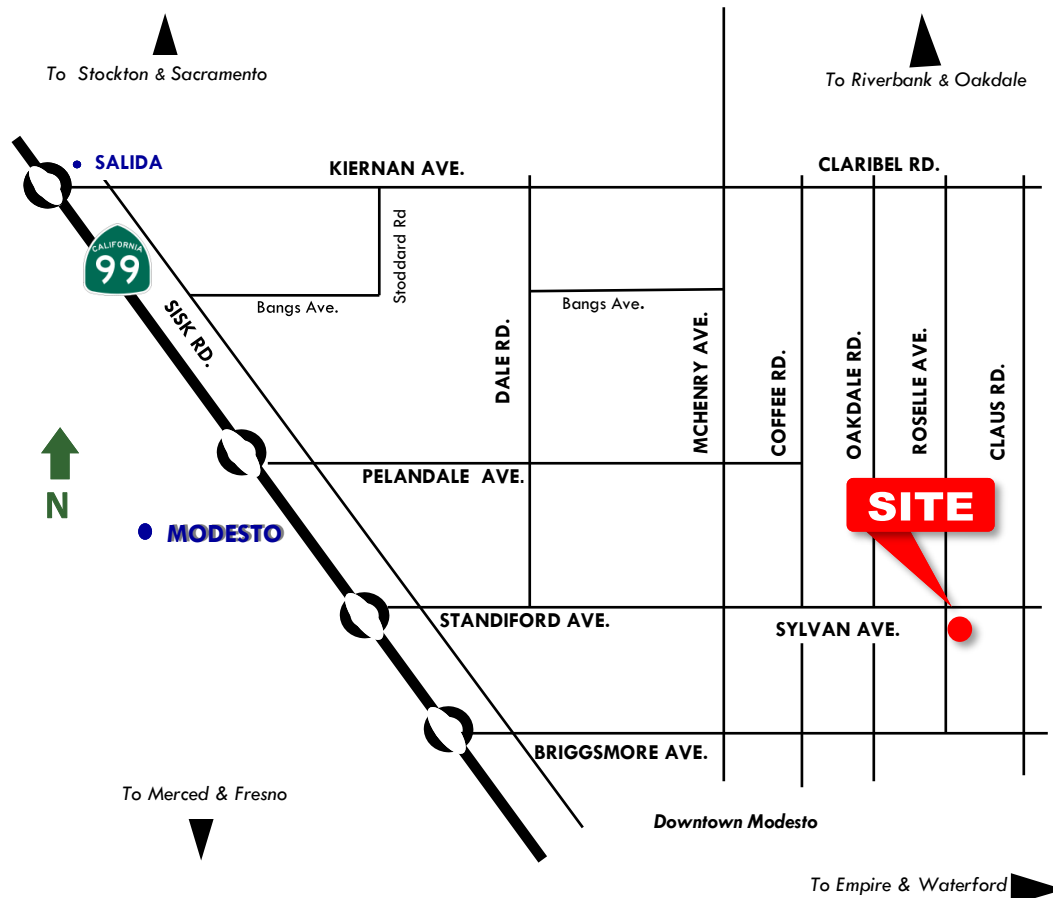
TAQUERIA CAROLINA



AM PM / ARCO

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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

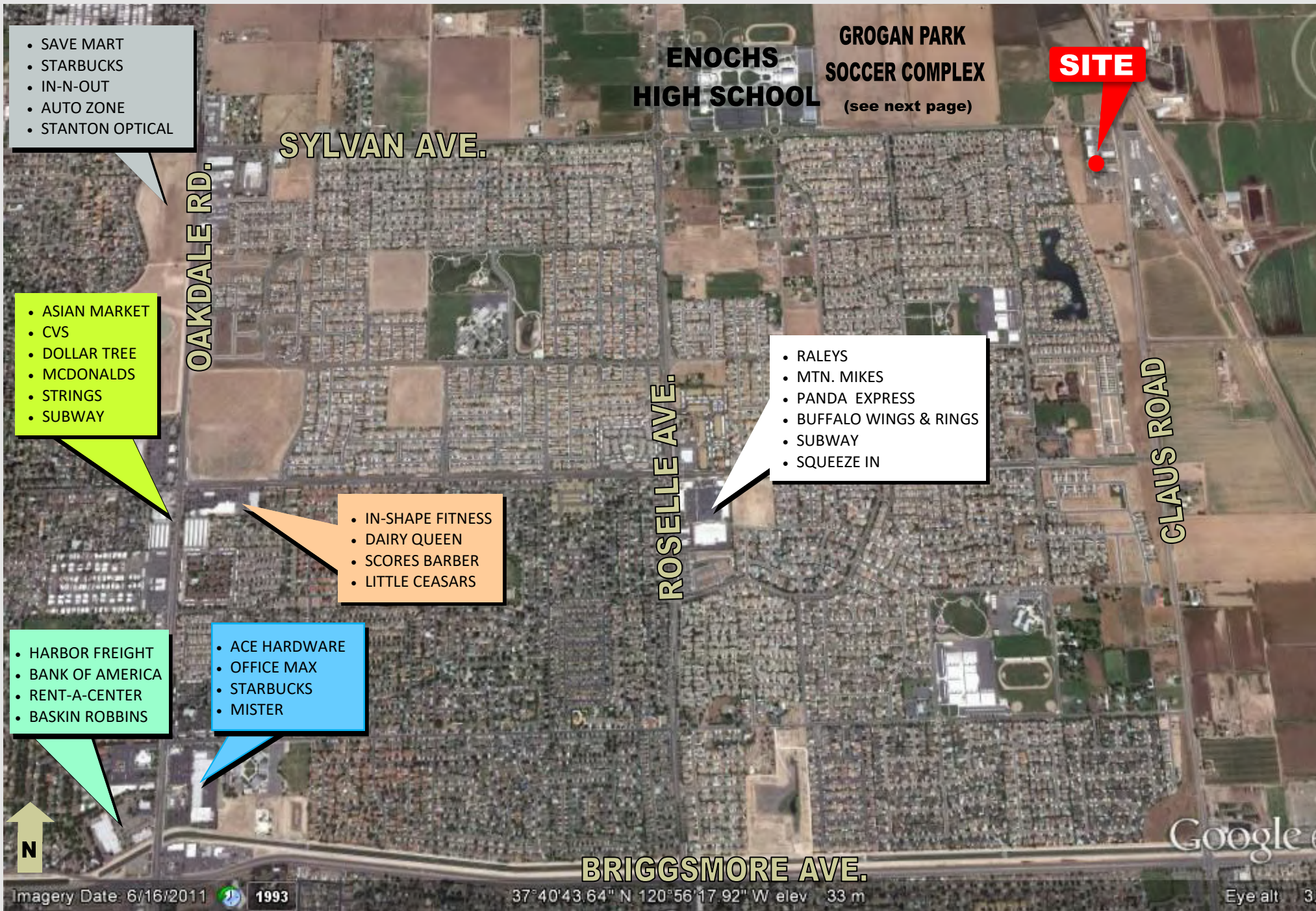
| | <u>1-Mile</u> | <u>3-Miles</u> | <u>5-Miles</u> |
|----------------------------------|---------------|----------------|----------------|
| Total Population | 6,168 | 80,450 | 166,628 |
| 2029 Projected Population | 6,302 | 80,602 | 166,751 |
| Population Growth (2024–2029) | +2.17% | +0.19% | +0.07% |
| 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



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