

# Ideal Freeway Visible Retail Site For Sale or Lease

2800 Sisk Rd, Modesto CA 95350



**Sale Price: \$6,495,000 (\$158.41/SF) | Lease Rate: \$1.05/SF NNN**

**Size: 41,000 SF | Lot Size: 5.31 AC (231,304 SF)**



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## EXECUTIVE SUMMARY

2800 Sisk Rd  
Modesto CA 95350



## 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

178,920

Population

60,828

Households

\$92,008

Average  
Household  
Income



## EXECUTIVE SUMMARY

ADDRESS	2800 Sisk Rd Modesto CA 95350
NUMBER OF BUILDINGS	2 Building 1 – 34,400 SF Building 2 – 6,600 SF
TOTAL BUILDING SIZE	41,000 SF
LOT SIZE	5.31 AC (231,304 SF)
ZONING	P-D (General Plan – Mixed Use)
YEAR BUILT	1979

## HIGHLIGHTS

- Just South of Vintage Faire Mall, and adjacent to CA State Hwy 99
- Consists of 2 buildings:
- One 34,400 SF former hardware store
- One 6,600 SF storage warehouse
- 5.31 AC (231,304 SF) lot
- Gated receiving area with docks
- Excellent freeway visibility, with approximately 141,419 ADT
- Immediate freeway access
- Could be an ideal size for re-development
- Close to nearby retailers, retail centers, and a shopping mall

## AERIAL VIEW





## Retail Trade Area



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,590	83,601	178,920
Growth 2024-2029	0.68%	0.47%	0.24%
Growth 2020-2024	3.72%	2.49%	1.26%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	0.71%	0.45%	0.23%
Growth 2020-2024	4.00%	2.48%	1.26%
2024 Average HH Income	\$89,500	\$97,665	\$92,008

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
W Rumble Rd	Hahn Dr	2024	4,000	0.18
W Rumble Rd	Hahn Dr	2025	4,001	0.18
Sisk Rd	W Rumble Rd	2024	18,535	0.18
Sisk Rd	W Rumble Rd	2025	18,547	0.18
Standiford Ave	Dale Rd	2024	32,954	0.33
Standiford Ave	Dale Rd	2025	32,986	0.33
Standiford Ave	State Hwy 99	2025	141,914	0.35
CA 99		2022	136,000	0.36



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