

VINTAGE FAIRE PROFESSIONAL OFFICES

2937 VENEMAN AVENUE • MODESTO, CALIFORNIA



SPACE AVAILABLE & RENT:

FIRST FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
A105:	2,187 sf	\$1.45 per sf

SECOND FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
B240:	625± sf	\$1.45 per sf

FULL SERVICE LEASES!

- Exceptional Rental Value
- Great North Modesto Location
- Abundant Parking
- Attractive Garden-Style Setting
- Close to Restaurants, Mall & Hospital
- Tenant Pays Increase in Operating Expenses Over Base Year
- Minutes from Hwy 99
- No Common Area Load
- Second Level Not Served by Elevator

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

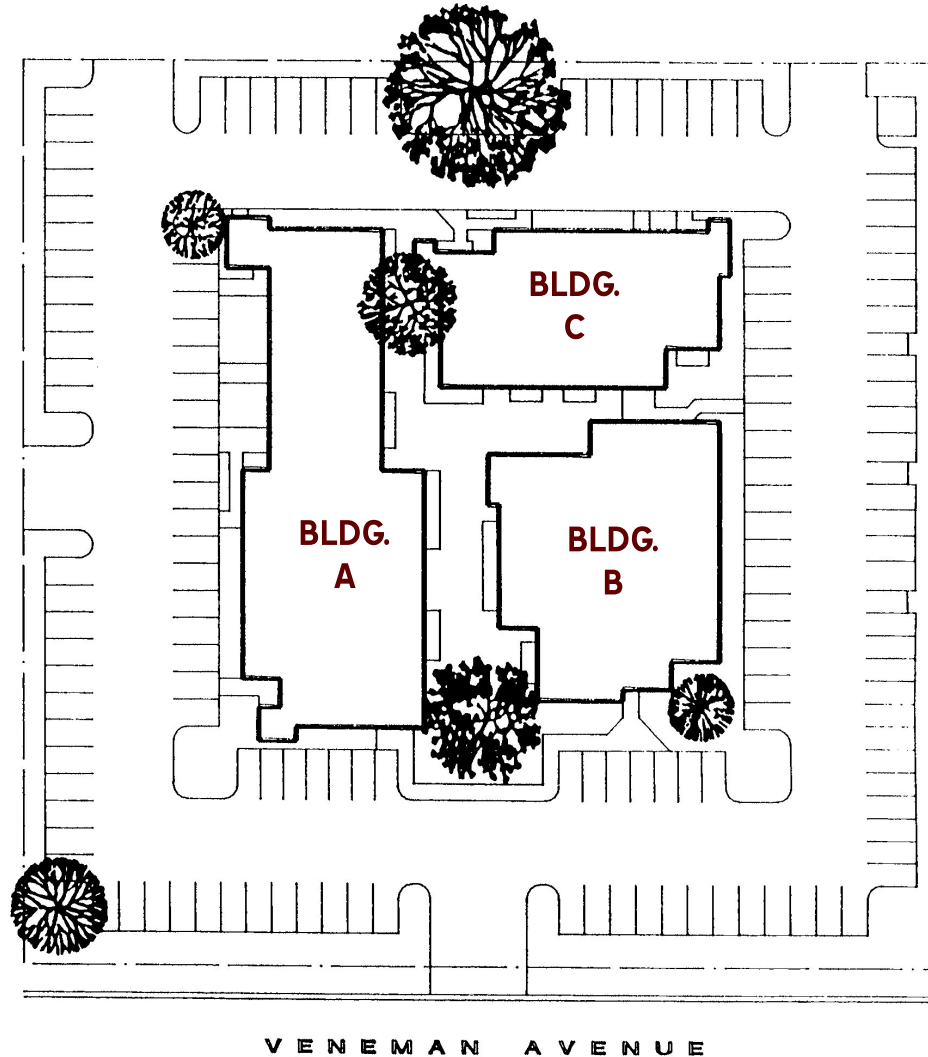
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SITE PLAN



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TRAFFIC COUNTS (Average Daily Total)

Dale Road..... 17,133 ADT
 Veneman Avenue 5,400 ADT

DISTANCES

To Hwy. 99 1.5 miles
 To Stockton..... 27 miles
 To Sacramento..... 75 miles
 To Tracy 27 miles
 To Turlock 19 miles
 To San Francisco 88 miles

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population			
2022	15,114	76,163	151,735
2026 (Projected)	15,468	78,263	156,149
Median HH Income	\$51,762	\$52,188	\$45,996
Median Age	35.5	35.5	36.0
Households			
2022	5,693	26,208	53,032
2026 (Projected)	5,933	26,954	54,591

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