

FOR LEASE

RETAIL

3600 Sisk Rd, Modesto, CA 95356

Prime Retail Hub | 120 - 8,600 SF Off Hwy 99



EXCLUSIVELY LISTED BY

NORTHGATE

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SITE PLAN

-  AVAILABLE
-  OCCUPIED

AVAILABLE JAN 2027
8,600 SF





HIGHLIGHTS

- Highly trafficked location between Vintage Faire Mall & the Target Shopping Center, just off Hwy 99
- Abundant, onsite parking
- Large, secure plaza
- 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 (pg 2)	
TRAFFIC	Sisk Rd	± 16,960 ADT
	Hwy 99	± 120,137 ADT

MARKET OVERVIEW

TARGET T.J. Maxx BevMo!
Burlington ROSS
DRESS FOR LESS
PETSMART Applebee's DSW
MATTRESSFIRM sleep number

VINTAGE FAIRE MALL
DAVE & BUSTER'S M/W CHIPOTLE DQ
MEN'S WEARHOUSE JCPenney
STARBUCKS STAR macy's
COLD STONE CREAMERY
SEPHORA
BUFFALO WILD WINGS GRILL & BAR
BJ's RESTAURANT BREWHOUSE KAY JEWELERS DICK'S SPORTING GOODS

THE SERPENTARIUM INC
YOUR TRUE REPTILE SPECIALISTS
LA-Z-BOY
MAD MONK
SHERWIN WILLIAMS SalonCentric

SITE

Sisk Rd ± 16,960 ADT

Hwy 99 ± 120,137 ADT

MARKET OVERVIEW



Pelandale Ave ± 37,082 ADT



SITE

VINTAGE FAIRE MALL

Dale Rd ± 16,114

HWY 99 ± 120,137 ADT

COSTCO WHOLESALE **COLD STONE CREAMERY** **LOWE'S**
AutoZone **jamba**
Save Mart **STARBUCKS**
PANDA EXPRESS GOURMET CHINESE FOOD **BABA FRESH** **ROUND TABLE PIZZA ROYALTY**
WORLD MARKET **Cost Plus** **Cane's CHICKEN FINGERS**
IN-N-OUT BURGER **TACO BELL** **Chevron** **SUBWAY** **WINGSTOP** **Carls Jr.**

chili's **Wendy's**
Panera BREAD **BIG 5 SPORTING GOODS**
TRADER JOE'S **five BELOW**
Sizzler **Mim's Cafe**

RED LOBSTER FRESH FISH - LIVE LOBSTER **CVS pharmacy**
BR BASKIN-ROBBINS **CHUCK E. CHEESE** **Smart & Final**
TEXAS ROADHOUSE **Wienerschnitzel** **Chevron** **TOGO'S TRUE 18 SANDWICH**

KT KAY TAYLOR

— Luxury Salon Suites —



111 – 215 SF Suites Available

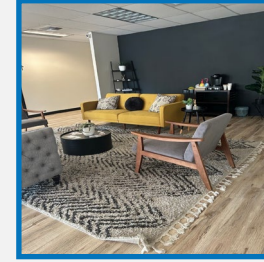
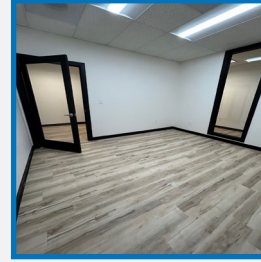
- Create your own schedule, set your prices & keep your profits
- In-house marketing team available to help grow your business
- 24/7 access to the facility with combination locks
- Month-to-month membership suites for up-and-coming artists
- Long term leases available for artists seeking customizable suites
- Luxury décor and professional amenities

[View Full Brochure](#)

[360° Virtual Tour](#)

ETHOS

OFFICE SUITES



110 – 500 SF Suites Available

- Customize your private office suite, or select one of our stylish pre-furnished options
- Secure, business grade Wi-Fi internet access
- 24/7 access to the facility with combination locks
- Modern & comfortable lobby with coffee station
- Professional conference room & breakroom with kitchen
- Secure landscaped courtyard area

[View Full Brochure](#)

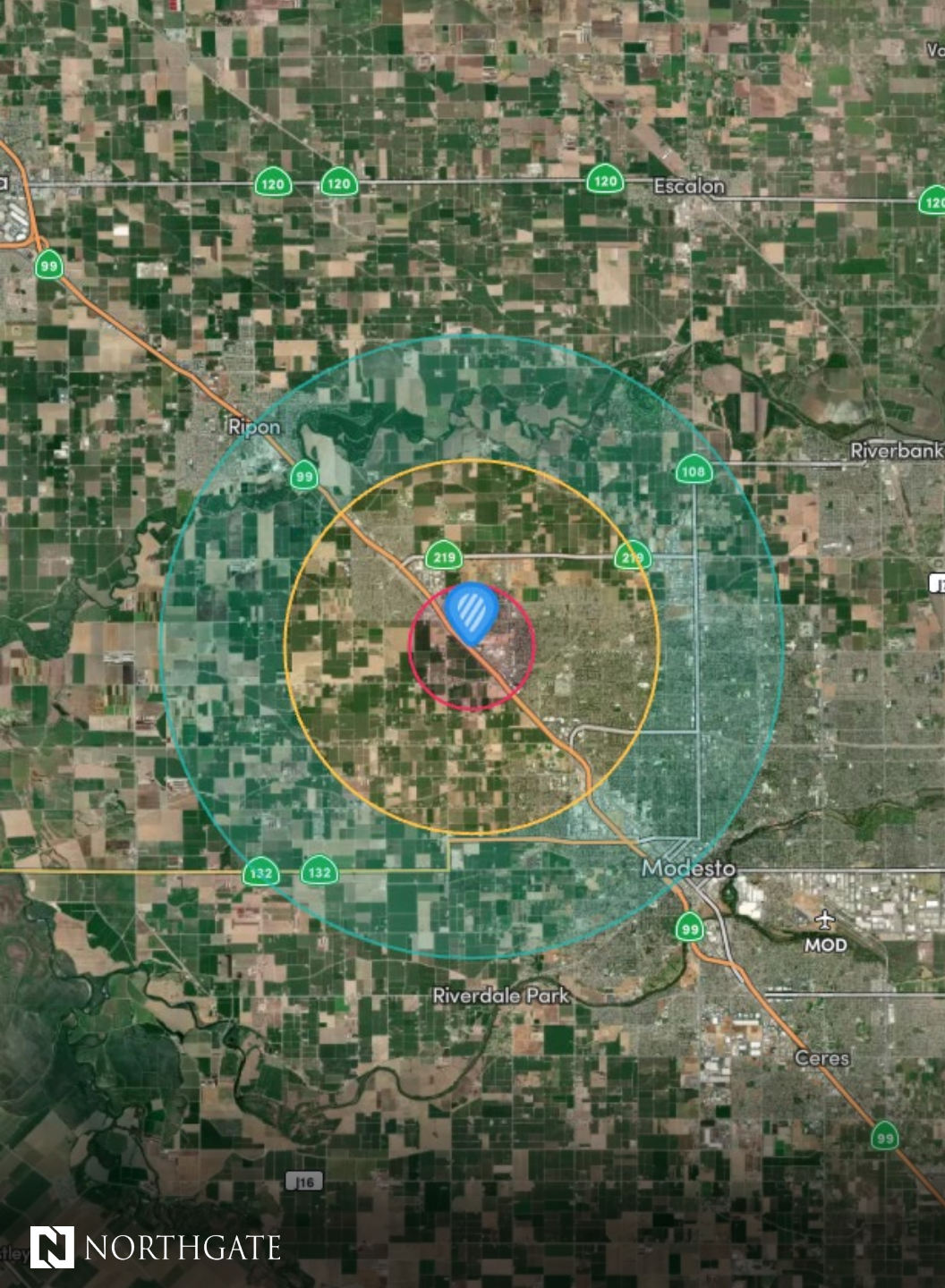
OUR COMMUNITY

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 Tattoo
- Wise Guys PC
- Full Steam Staffing
- Indian Grocery and deli
- California Community Credit Union
- Emmanuel Romanian Pentecostal Church
- And more!





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	9,261	68,695	151,811
Projected Population (5 Yr)	9,436	69,968	153,823
Average Age	40	39	39
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	3,816	31,110	69,026
Hispanic Population	45.56%	51.16%	51.45%
Average HH Income	\$115.0k	\$108.2k	\$105.9k
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



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