



KAY TAYLOR

— Luxury Salon Suites —

PRIVATE SUITES FOR SALON PROFESSIONALS

3600 Sisk Rd | Modesto, CA

JOHN VALENZUELA

General Manager

P: 209.471.3488

john.valenzuela@ngcip.com



 **NORTHGATE**

LEASING TEAM



LEASING

Create your own schedule, set your prices & keep your profits.

- ✓ Suites from 111 – 215 sq ft
- ✓ Suites with full plumbing
- ✓ Sharable leases
- ✓ Month to month leases
- ✓ Variety of plans
- ✓ Customizable spaces
- ✓ Flexible lease terms
- ✓ Low start-up costs
- ✓ In-house marketing team





AMENITIES

- ✓ Safety and security; cameras, combination locks, etc.
- ✓ Onsite laundry facilities, breakroom and conference room





COMMON AREAS



MARKET OVERVIEW

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

KT KAY TAYLOR
— Luxury Salon Suites —
SITE

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 -
LABOY
MAD MONK
SHERWIN WILLIAMS SalonCentric

MARKET OVERVIEW



Pelandale Ave ± 37,082 ADT



KT KAY TAYLOR
— Luxury Salon Suites —

SITE

Doile Rd ± 16,114

VINTAGE FAIRE MALL

99 HWY 99 ± 120,137 ADT

COSTCO WHOLESALE **COLD STONE CREAMERY** **LOWE'S**

AutoZone **jamba**

Save Mart **STARBUCKS**

PANDA EXPRESS GOURMET CHINESE FOOD **BANANA FRESH** **ROUND TABLE PIZZA ROYALTY**

COST PLUS WORLD MARKET **Cane's CHICKEN FINGERES**

IN-N-OUT BURGER **TACO BELL** **Chevron** **SUBWAY** **WINGSTOPS** **Carl's Jr.**

chili's **Wendy's**

Panera BREAD **BIG 5 SPORTING GOODS**

TRADER JOE'S **five BELOW**

Sizzler **Mimi'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 19 SANDWICH**

LOCATED IN **VINTAGE FAIRE NORTH**



KAY TAYLOR

— Luxury Salon Suites —

Empowering Modesto's beauty entrepreneurs
with luxurious salon suites.

This beautiful shopping center is conveniently located between
Vintage Faire Mall and the **Target Shopping Center** off Sisk Rd
attracting clients from Turlock, Modesto, Ripon and Manteca.

JOHN VALENZUELA

General Manager

P: 209.471.3488

john.valenzuela@ngcip.com