

AVAILABLE FOR LEASE

Brenden THEATRES

1021 10th Street
MODESTO, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

Brenden
THEATRES



LOCATION:
1021 10th Street
Modesto, CA



- **Brenden THEATRES**: not just on “date night”



- Approximately **387,200** people travel to the site annually



- Modesto is packed with unique visitor attractions along with a year round schedule of intriguing events & festivals



- **14% increase in visits** year over year



- **112 minute average visit time**

Source: Placer.ai

Brenden
THEATRES

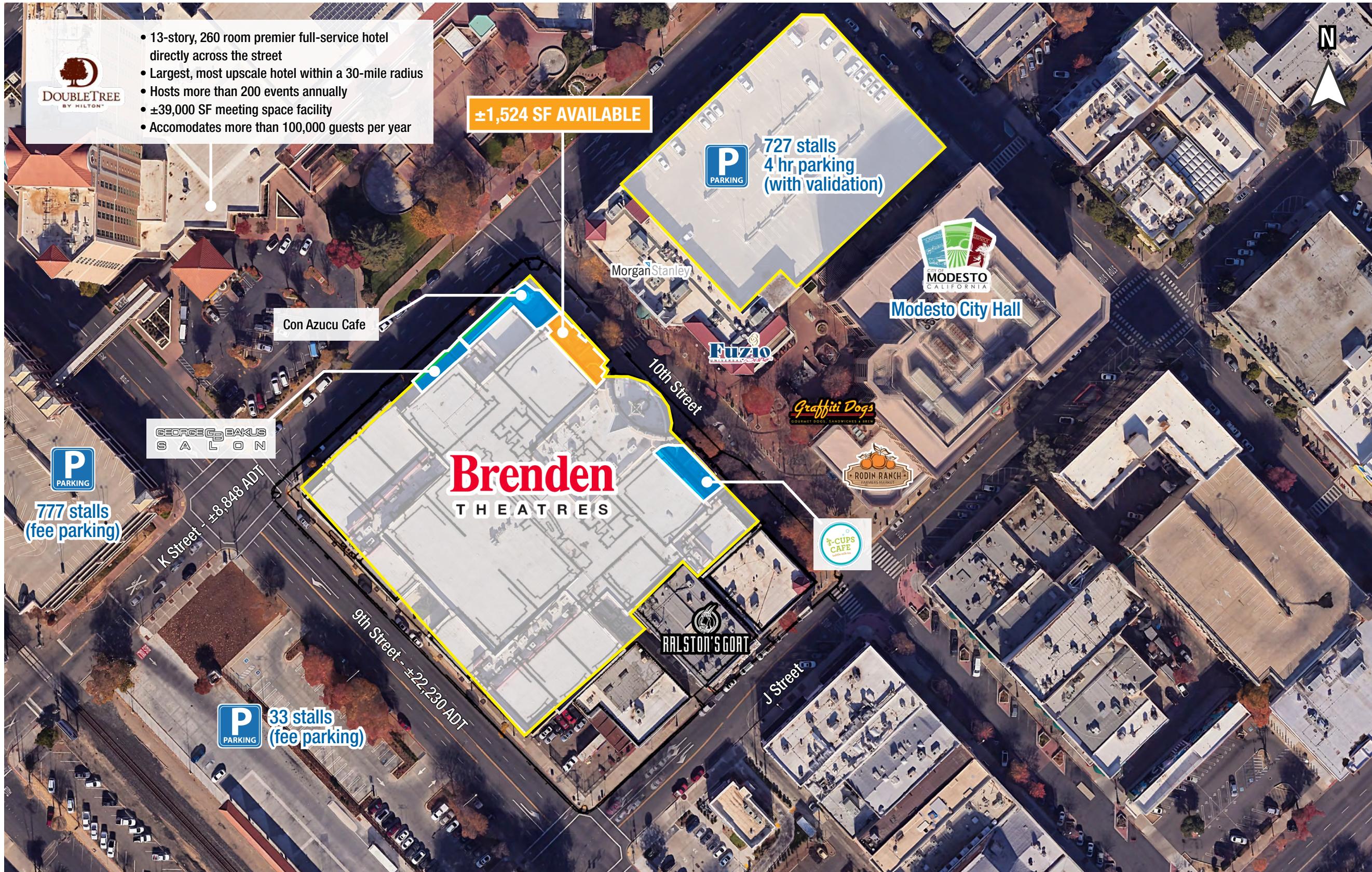
GEORGE G BAKUS
S A L O N



Notable traffic generators & restaurants in close proximity

	1-MILE	3-MILE	5-MILE
2024 TOTAL POPULATION	12,830	136,401	289,393
2024 DAYTIME POPULATION	23,910	146,927	275,629
2024 TOTAL EMPLOYEES	16,617	61,828	105,035
2024 TOTAL HOUSEHOLDS	4,757	44,203	94,590
2024 AVERAGE HOUSEHOLD INCOME	\$89,089	\$90,014	\$102,991
TRAFFIC COUNTS	9th Street (at K Street) ±22,230 ADT		
	K Street (at 11th Street) ±8,848 ADT		

SITE PLAN & LEASING



Gary B. Gallelli, Broker
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GALLELLI RETAIL TEAM

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MARKET OVERVIEW

Brenden
THEATRES

MARKET OVERVIEW

Situated in the heart of Downtown Modesto, **Shops at The Brenden** is located at **1021 10th Street** and is part of the ongoing resurgence of the urban landscape of Downtown Modesto, California.

Constructed in 1999, the 18-screen Brenden Theater is a pedestrian-friendly, primary traffic generator that draws all of Modesto's residents Downtown. The Brenden Theater is the busiest movie theater in the overall Modesto trade area and is the center piece of Downtown Modesto's entertainment district.

There are more than 1,500 parking stalls within close proximity of the theater; two four-story parking garages, multiple flat parking lots and ample on-street parking.

This high visibility retail leasing opportunity is $\pm 1,524$ square foot space located next to the entrance of the Brenden Theaters. The space is within walking distance from the Double Tree Hotel, Modesto City Hall, the Greyhound Bus Station and many other Downtown businesses and benefits from excellent visibility and accessibility.

TRAFFIC GENERATORS IN DOWNTOWN MODESTO CENTRAL BUSINESS DISTRICT

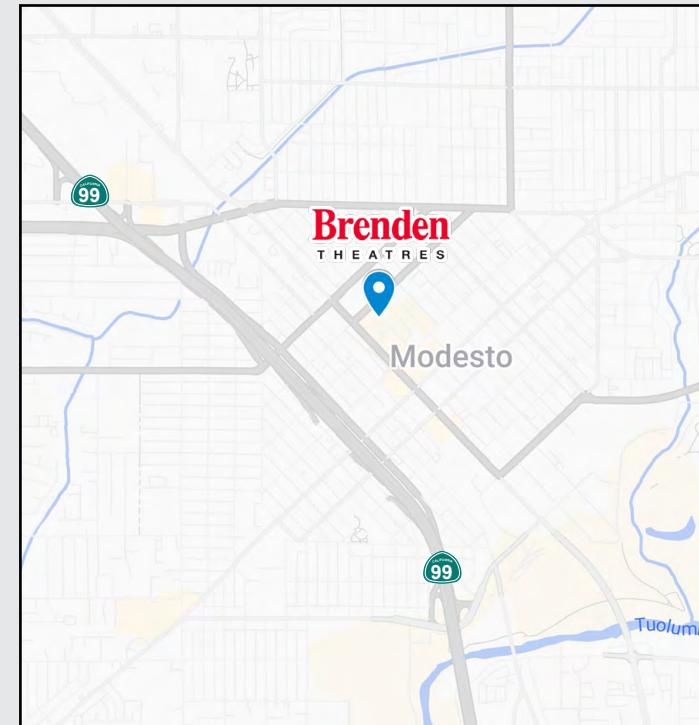
The Shops at the Brenden are ideally situated across the street from Hilton's Double Tree Hotel. A 260-room, 13-story hotel and convention center, the Double Tree is the most upscale hotel in a 30 mile radius. The Double Tree has 39,000 square feet of meeting space, hosts more than 300 events annually and draws more than 183,000 guests per year.

Opened in 2007, the Gallo Center for the Arts is a 1,248 seat regional arts venue with two live performance theaters. The theater hosts more than 7,000 events and has had more than 1.8M visitors since its opening.



Top 5 Major Employers in Modesto (2023/24 CAFR)

E & J Gallo Winery	7,000
Modesto City Schools	3,200
Doctors Medical Center	2,000
Memorial Medical Center	2,000
Del Monte Foods Inc.	1,200



INTERSECTION AERIAL

Brenden
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RETAIL TRADE AREA



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