

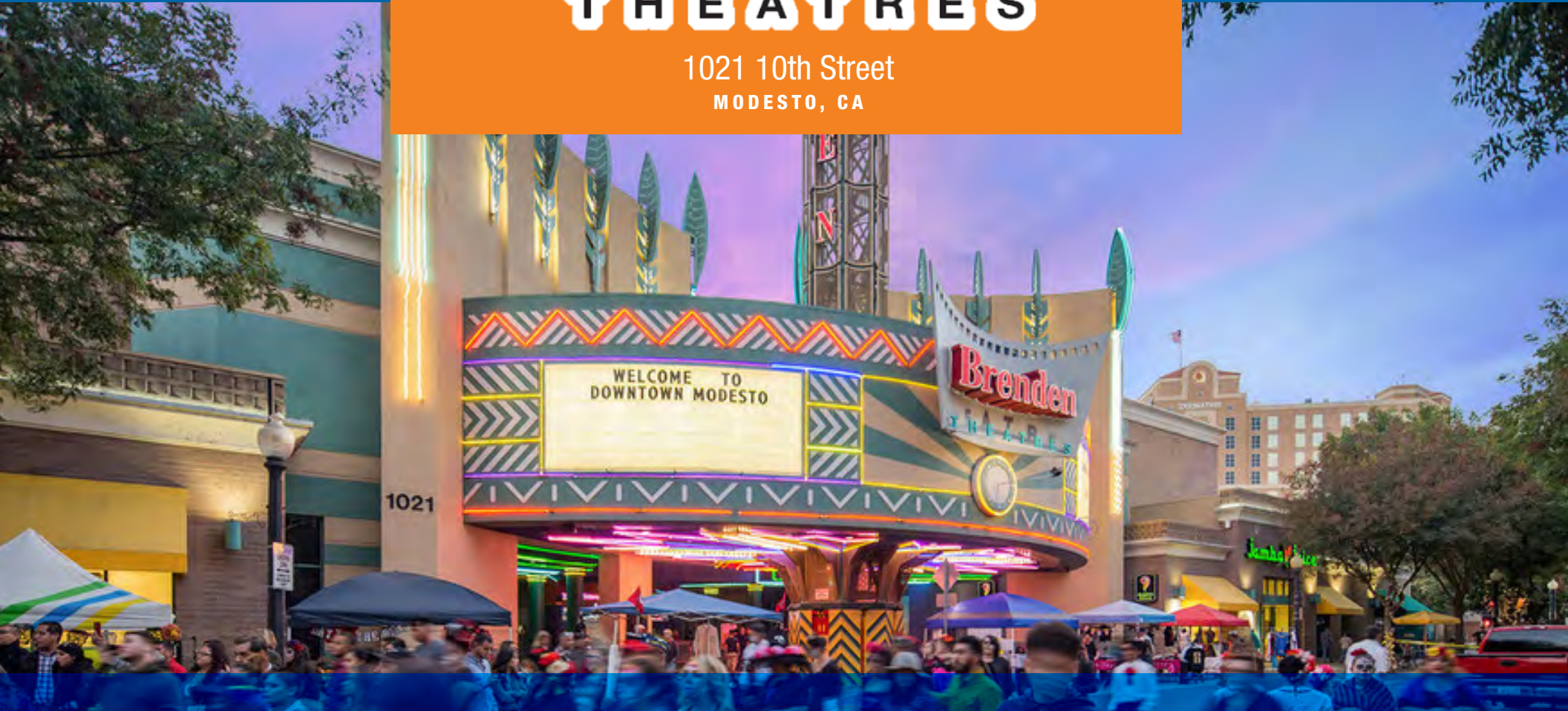


AVAILABLE FOR LEASE

# Brenden THEATRES

1021 10th Street  
MODESTO, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
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# PROPERTY HIGHLIGHTS & DEMOGRAPHICS



## 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

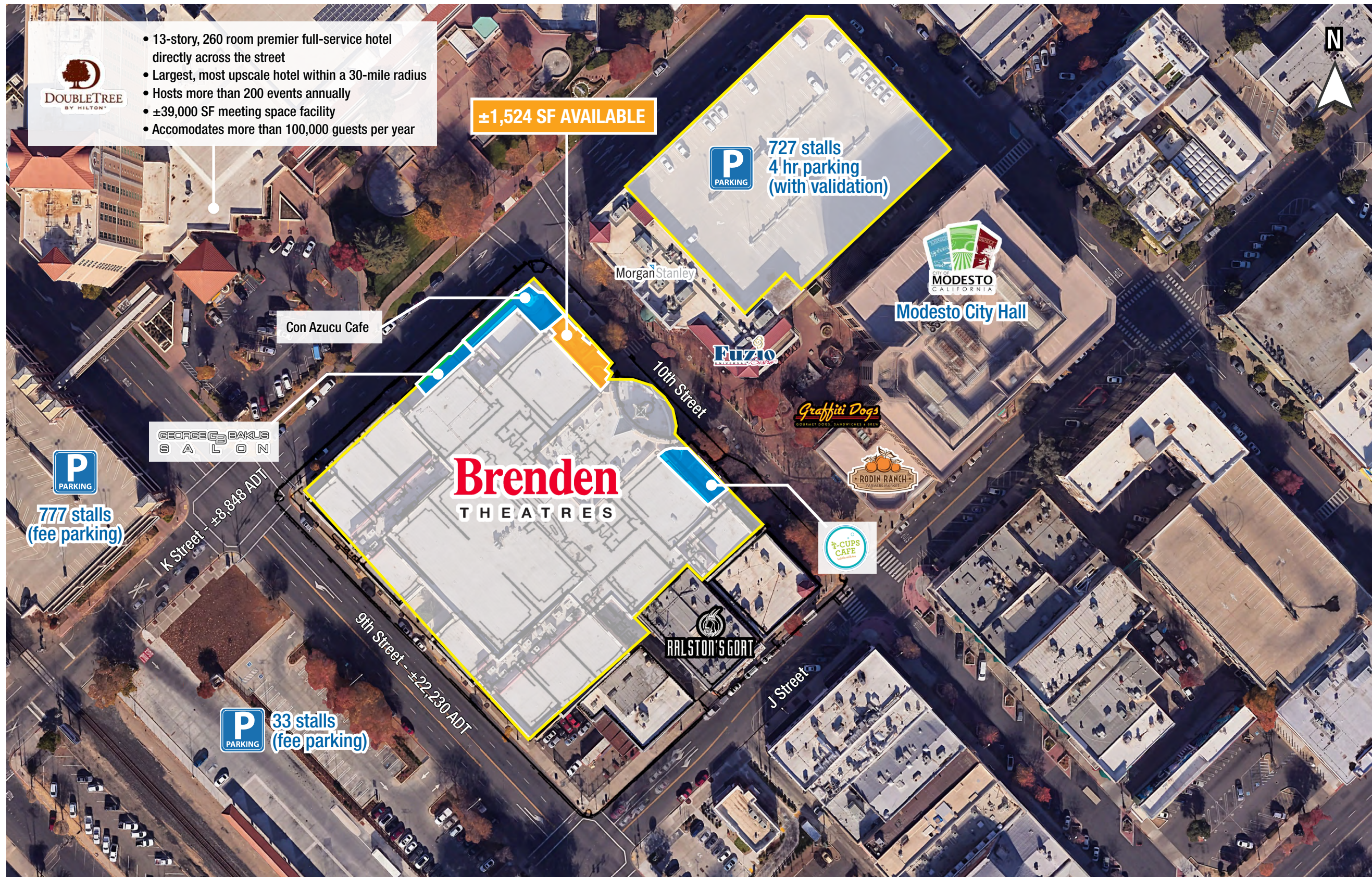
Source: Placer.ai



Notable traffic generators & restaurants in close proximity

|                                      | 1-MILE                      | 3-MILE      | 5-MILE    |
|--------------------------------------|-----------------------------|-------------|-----------|
| <b>2024 TOTAL POPULATION</b>         | 12,830                      | 136,401     | 289,393   |
| <b>2024 DAYTIME POPULATION</b>       | 23,910                      | 146,927     | 275,629   |
| <b>2024 TOTAL EMPLOYEES</b>          | 16,617                      | 61,828      | 105,035   |
| <b>2024 TOTAL HOUSEHOLDS</b>         | 4,757                       | 44,203      | 94,590    |
| <b>2024 AVERAGE HOUSEHOLD INCOME</b> | \$89,089                    | \$90,014    | \$102,991 |
| <b>TRAFFIC COUNTS</b>                | 9th Street<br>(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



## 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

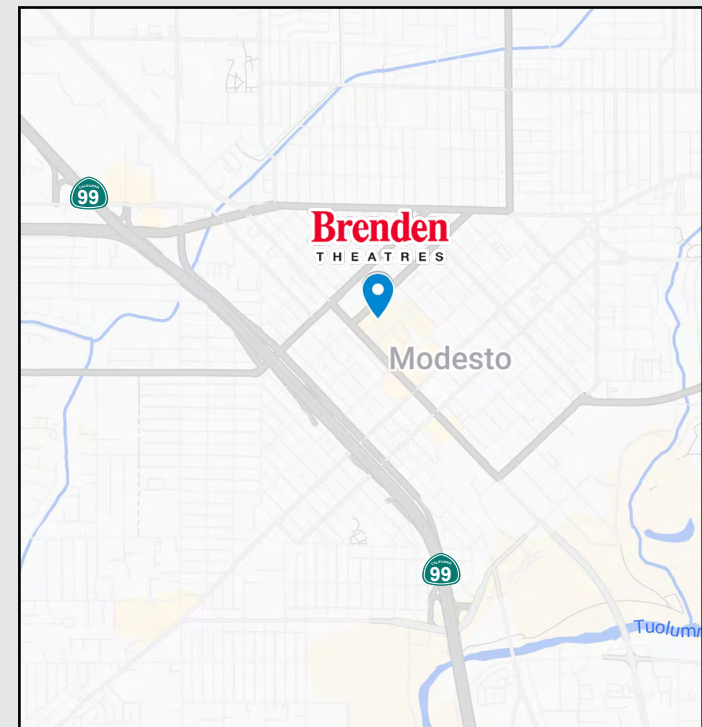
The Shops at the Brenden are ideally situated across the street from Hilton's Double Tree Hotel. A 260-room, 13-story hotel and convention center, the Double Tree is the most upscale hotel in a 30 mile radius. The Double Tree has 39,000 square feet of meeting space, hosts more than 300 events annually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



777 stalls  
(fee parking)



33 stalls  
(fee parking)

**Brenden**  
THEATRES

1021 10th Street

Con Azucu Cafe

±1,524 SF AVAILABLE



727 stalls  
4 hr. parking  
(with validation)



148 stalls  
(fee parking)

**WELLS  
FARGO**

K Street - ±8,848 ADT

9th Street - ±22,230 ADT

10th Street

J Street

11th Street - ±7,222 ADT

GEORGE C. BAKUS  
SALON



# RETAIL TRADE AREA



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