

FOR LEASE

3507 Tully Road, Ste 10, Modesto CA

Suite information

- Approximately 3,700 sq ft
- Potential restaurant, office, retail use
- Premier end cap suite with high visibility and both building and monument signage available
- Direct frontage on Standiford Ave.
- Negotiable Tenant Improvement allowance
- Modified gross lease

Shopping center information

- Rare opportunity in the highly coveted Frontier Town Shopping Center
- Ideal location at the Standiford Ave./Tully Rd intersection, Modesto's premier east/west commuter corridor with direct access to Hwy 99
- High daily traffic counts exceeding 40,000 cars per day
- More than 219,000 people live in Modesto and the average household income is nearly \$100,000
- Multiple ingress and egress points with dedicated turn lanes on both Standiford Ave. and Tully Rd. with adjacent bus stop
- Centrally located within half a mile of McDonald's, Taco Bell, Jack in the Box, Starbucks, Raley's, Domino's Pizza, US Bank and many more.
- Neighborhood center layout with a well-lit parking lot and ample parking providing a low hassle shopping and dining experience





Standford Ave.

Tully Road



Frontier Town and Frontier West Shopping Center

Type:	Neighborhood Center	Year Built:	1977
Land Acres:	9.82 ac	Year Renovated:	2006
GLA:	71,457 sf	Levels:	1
Available spaces:	2	Location Score:	Excellent Location
% Leased:	93.35%	Frontage:	Standiford Ave. 269', Tully Rd. 213'
Parking:	416 Surface spaces are available; Ratio of 5.82/1000 sf		
Features:	24 hour access, bus line, property manager on site, multiple restaurants, signage		

Shopping Center Properties

Property Name/Address	Yr Blt/Renov	Bldg SF	Spes	Availability	
				Sp Avail	SF Avail
1 Frontier Town 3507 - 3543 Tully Rd.	1977/2006	36,869	20	1	3,700
2 Frontier West 1367 - 1427 Standiford Ave.	1977/2006	34,588	26	1	1,050

Available Spaces

3507 Tully Rd., Suite 10: 3,700 sf

1409 Standiford Ave. Ste 2: 1.050 sf



DEMOGRAPHICS

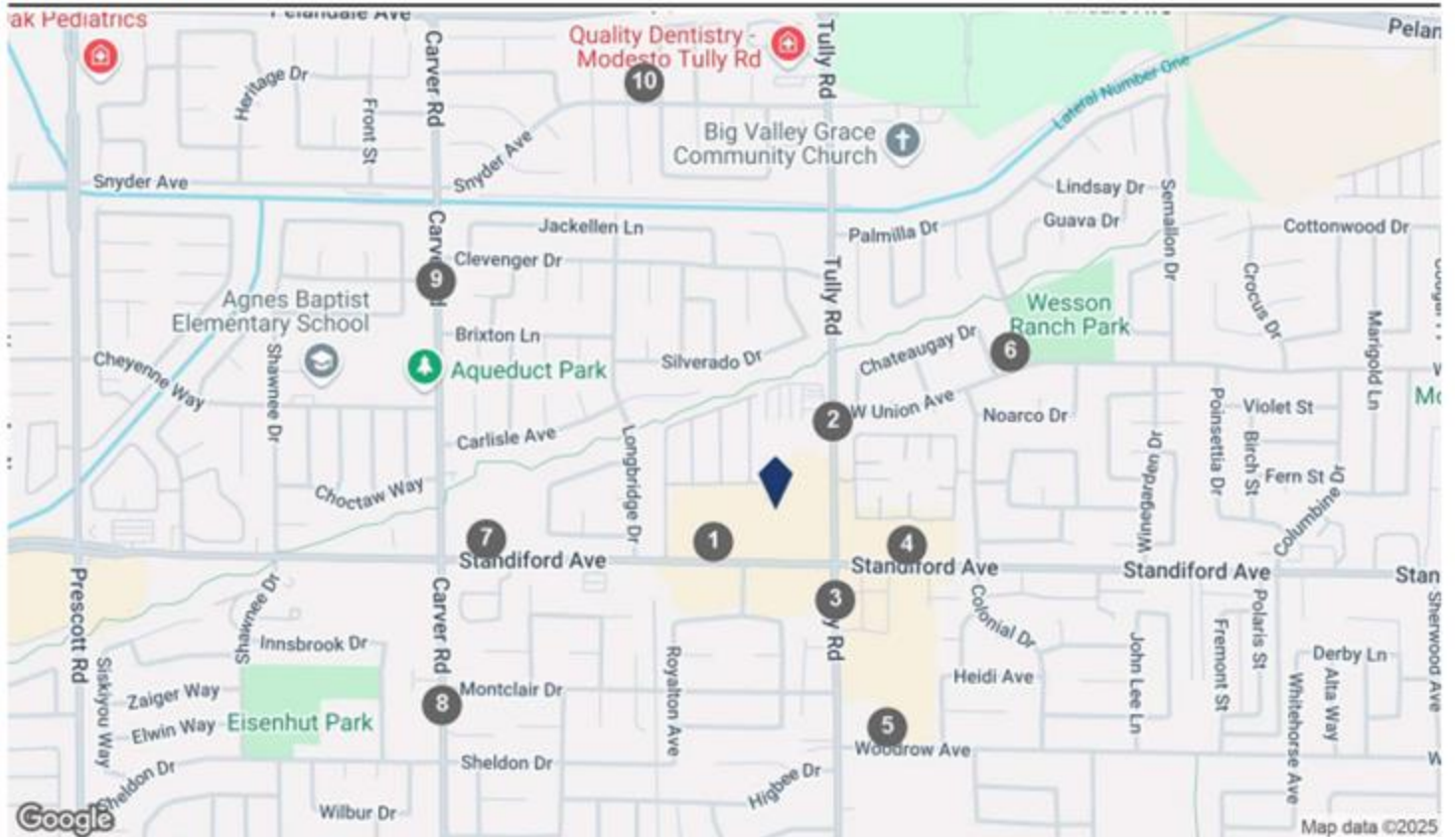


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	21,773	109,194	232,831	400,985	350,462
Median Age	38	38	37	36	36
White / Black / Hispanic	46% / 4% / 39%	48% / 3% / 38%	44% / 3% / 44%	41% / 3% / 50%	40% / 3% / 50%
Employment	4,096	48,465	106,489	148,598	155,614
Buying Power	\$548.7M	\$2.9B	\$6B	\$9.7B	\$8.4B

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	7,791		38,963		78,716		113,384	
<\$25,000	1,080	13.86%	5,514	14.15%	11,407	14.49%	17,089	15.07%
\$25,000 - \$50,000	1,297	16.65%	6,583	16.90%	12,850	16.32%	19,051	16.80%
\$50,000 - \$75,000	1,808	23.21%	7,464	19.16%	14,514	18.44%	20,935	18.46%
\$75,000 - \$100,000	920	11.81%	5,126	13.16%	9,839	12.50%	14,509	12.80%
\$100,000 - \$125,000	874	11.22%	4,698	12.06%	10,014	12.72%	14,168	12.50%
\$125,000 - \$150,000	545	7.00%	3,037	7.79%	6,210	7.89%	8,526	7.52%
\$150,000 - \$200,000	692	8.88%	3,525	9.05%	7,511	9.54%	10,117	8.92%
\$200,000+	575	7.38%	3,016	7.74%	6,371	8.09%	8,988	7.93%
2024 Avg Household Income	\$92,961		\$95,672		\$97,473		\$95,632	
2024 Med Household Income	\$70,433		\$74,699		\$76,491		\$74,523	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$257.2M		\$1.3B		\$2.7B		\$3.9B	
Total Food and Alcohol	\$71.1M	27.66%	\$360.6M	27.57%	\$745.9M	27.43%	\$1.1B	27.57%
Food At Home	\$38.2M	14.84%	\$191.7M	14.66%	\$398.9M	14.67%	\$584.3M	14.97%
Food Away From Home	\$28.5M	11.09%	\$145.8M	11.15%	\$299.8M	11.03%	\$426.3M	10.92%
Alcoholic Beverages	\$4.5M	1.73%	\$23.1M	1.77%	\$47.2M	1.74%	\$65.4M	1.68%

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Standiford Ave	Chancellor Ave - E	32,413	2022	0.11 mi
2 Tully Rd	W Union Ave - N	19,610	2022	0.12 mi
3 Tully Rd	Standiford Ave - N	23,582	2022	0.17 mi
4 Standiford Ave	Colonial Dr - E	41,504	2022	0.20 mi
5 Woodrow Ave	Tully Rd - W	4,969	2022	0.36 mi
6 W Union Ave	Noor Way - SW	4,030	2022	0.37 mi
7 Standiford Ave	Carver Rd - W	35,013	2022	0.40 mi
8 Carver Rd	Montclair Dr - N	7,719	2022	0.55 mi
9 Carver Rd	Volendam Ave - N	6,578	2022	0.55 mi
10 Snyder Ave	Lamarck Ave - E	4,742	2022	0.59 mi

Frontier Town & Frontier West



Available for lease:

1 3507 Tully Rd., Suite 10— 3,700 sf

2 1409 Standiford Ave., Suite 2— 1,050 sf

Frontier Town & Frontier West



1 Frontier Town Tenants

Tenant Name	Store type	SF Occupied	Move In
Allstate Insurance	Insurance	2,000.00	Sep 2024
My Garden Cafe'	Restaurant	2,700.00	Mar 2007
Frontier Dental	Health Care	1,250.00	Apr 2011
CalPrime Realty	Realty	1,825.00	Mar 2013
West Coast Karate	Service	5,000.00	Jun 1999
Pet's Choice	Retail	4,995.00	Mar 1995
Hobby Town	Retail	1,500.00	Aug 2017
Silva Insurance	Insurance	1,200.00	Mar 2009
Threads Consignment	Retail	1,650.00	Sep 2009
Abby's Dog & Cat Spa	Service	1,000.00	Jul 1996
Modesto Sukiyaki	Restaurant	1,000.00	Jun 1986
Nails By David	Beauty	2,075.00	Dec 1998
Red River Construction	Service	1,200.00	Mar 2021
B. Ashby Salon	Beauty	750.00	Dec 2020
Early Chiropractic, Inc.	Health Care	840.00	Aug 2007
Dapper Man	Retail	1,800.00	Jun 2022
Mr. T's Delicate Donut Shop	Restaurant	1,200.00	Feb 1990
Frontier Liquor	Retail	1,184.00	Dec 1981

2 Frontier West Tenants

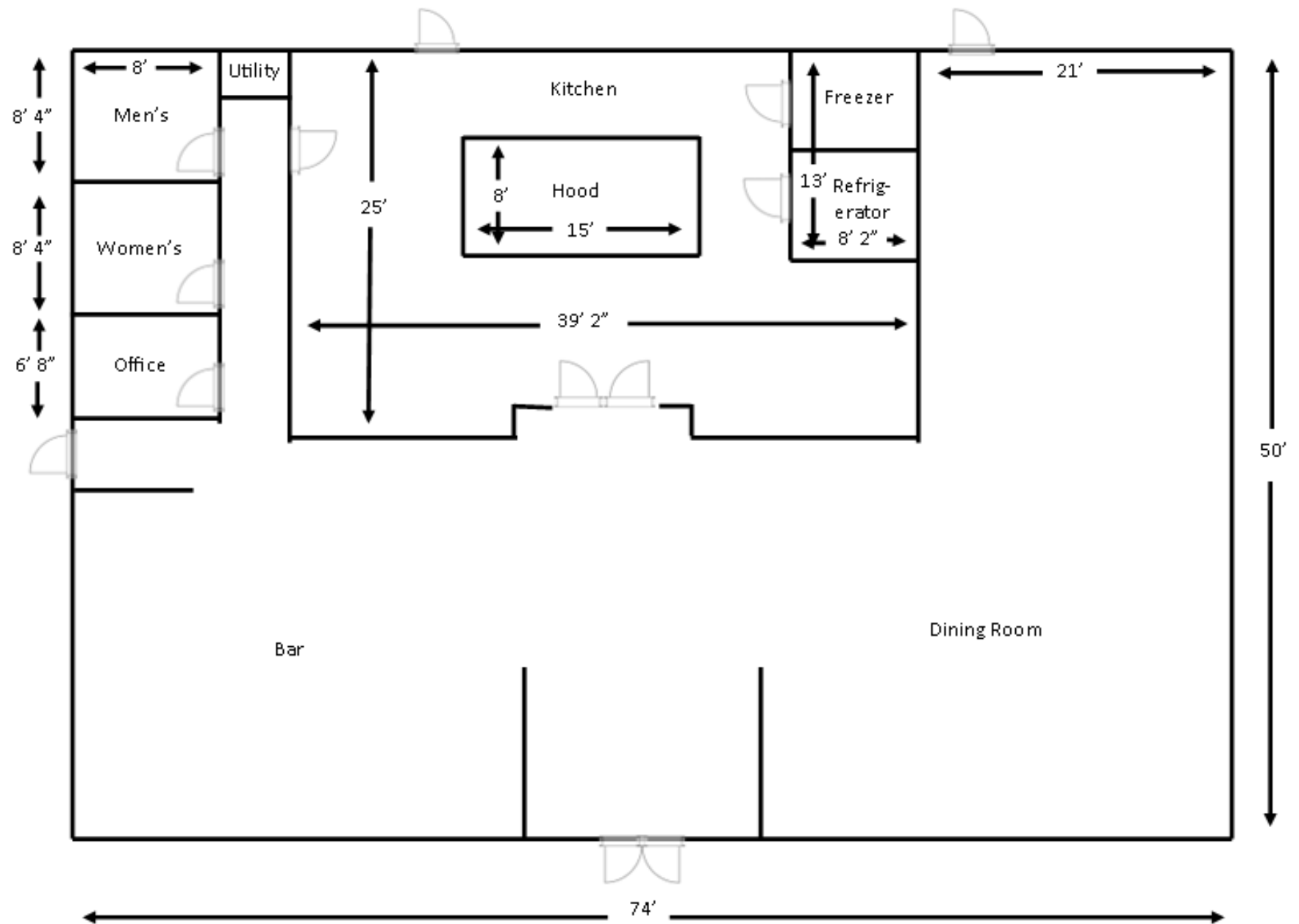
Tenant Name	Store type	SF Occupied	Move In
Lamoure Insurance Services	Insurance	1,088.00	Sep 1992
Top Notch Cutz	Beauty	612.00	Sep 2024
Logan Sports Chiropractic	Health Care	965.00	Oct 2019
Ecosource Refillery	Retail	748.00	June 2023
5-6-7-8 Dance	Service	5,560.00	May 2002
Pura Vida	Restaurant	1,696.00	Mar 2011
Cigar Club	Retail	1,800.00	Sep 2012
Arivett R.E.	Realty	850.00	Aug 2023
Grace River Church	Other	1,060.00	Jan 2025
Simplicity Skin, Spa & Boutique	Beauty	1,240.00	Apr 2023
Modesto Kumon Center	Service	1,020.00	Sep 2018
The Hive	Beauty	450.00	Dec 2015
Samurai Ink	Service	612.00	Jun 2022
Domino's Pizza	Restaurant	1,512.00	Mar 2017
Specialty Beauty	Beauty	843.00	Feb 2024
Stone Fox Salon	Beauty	1,000.00	Nov 2024
Gossip Gowns	Retail	830.00	Dec 2024
Streaks Salon	Beauty	2,100.00	May 2008
Michael Taylor Chiropractic	Health Care	1,932.00	Apr 2008
New Beginnings	Other	2,100.00	Feb 2021
Womb's View	Service	2,100.00	Apr 2008
Fleet Feet Modesto	Retail	2,400.00	Jan 2016
Dave's Bookkeeping	Service	510.00	May 2016
G. Ellis & Co.	Service	510.00	May 2004

FRONTIER TOWN SITE MAP

Suites

- 10: Available 3,700 sq ft
- 20: Allstate Insurance
- 40: My Garden Café
- 50: Frontier Dental
- 60: CalPrime Realty
- 70: West Coast Karate
- 80: Pet's Choice
- 90: Hobby Town
- 100: Silva Insurance
- 110: Threads Consignment
- 120: Abby's Dog & Cat Spa
- 130: Modesto Sukiyaki
- 150: Nails by David Lee
- 210: Red River Construction
- 220: B. Ashby Salon
- 300: Early Chiropractic
- 310 & 320: Dapper Man
- 330: Mr. T's Delicate Donut
- 3543: General Store





3507 Tully Road, Suite 10

3,700 sq ft

