

FOR LEASE | ±46,011 SF

Anchor Commercial Space

2700 Sisk Road | Modesto, CA



360° VIRTUAL TOUR LAUNCH VIRTUAL TOUR



Nicole Key Executive Director | (209) 290-0857 | nkey@theconiccompany.com | DRE Lic #01907567

theconiccompany.com

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LEASING PRICE

Contact Broker

AVAILABLE SPACE

±46,011 SF

PARCEL SIZE

±4.22 Acres

PARKING

295 Spaces

TRAFFIC COUNTS

Sisk Rd | 18,929 ADT

Standiford Ave | 20,500 ADT

CA Hwy 99 | 118,000 ADT

PROPERTY HIGHLIGHTS

- ±46,011 SF retail space with freeway visibility along Sisk Road
- Close access to CA Hwy 99 to the north and south of the property
- Centrally located within Modesto’s retail corridor with national tenant support, including Vintage Faire Mall, Vintage Commons, and Central Valley Plaza
- Open showroom allows for flexible floor configurations

AREA CO-TENANTS

Target, Best Buy, Petsmart, Ashley Furniture, Vintage Faire Mall, Macy’s, Dick’s Sporting Goods, BJ’s Brewhouse, Trader Joe’s, Smart & Final, CVS, Chase, Walmart, WinCo, In-N-Out Burger + more



NEIGHBORHOOD DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
POPULATION	12,281	81,608	177,270
AVERAGE HOUSEHOLD INCOME	\$78,753	\$92,955	\$87,918
DAYTIME POPULATION	7,236	32,853	76,793

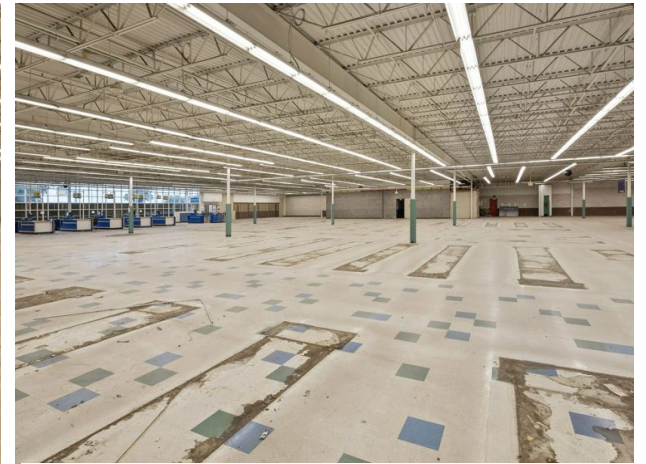
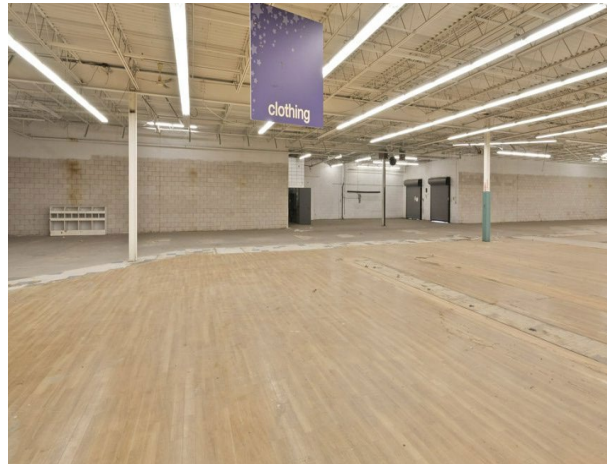
Source: 2022 Esri.

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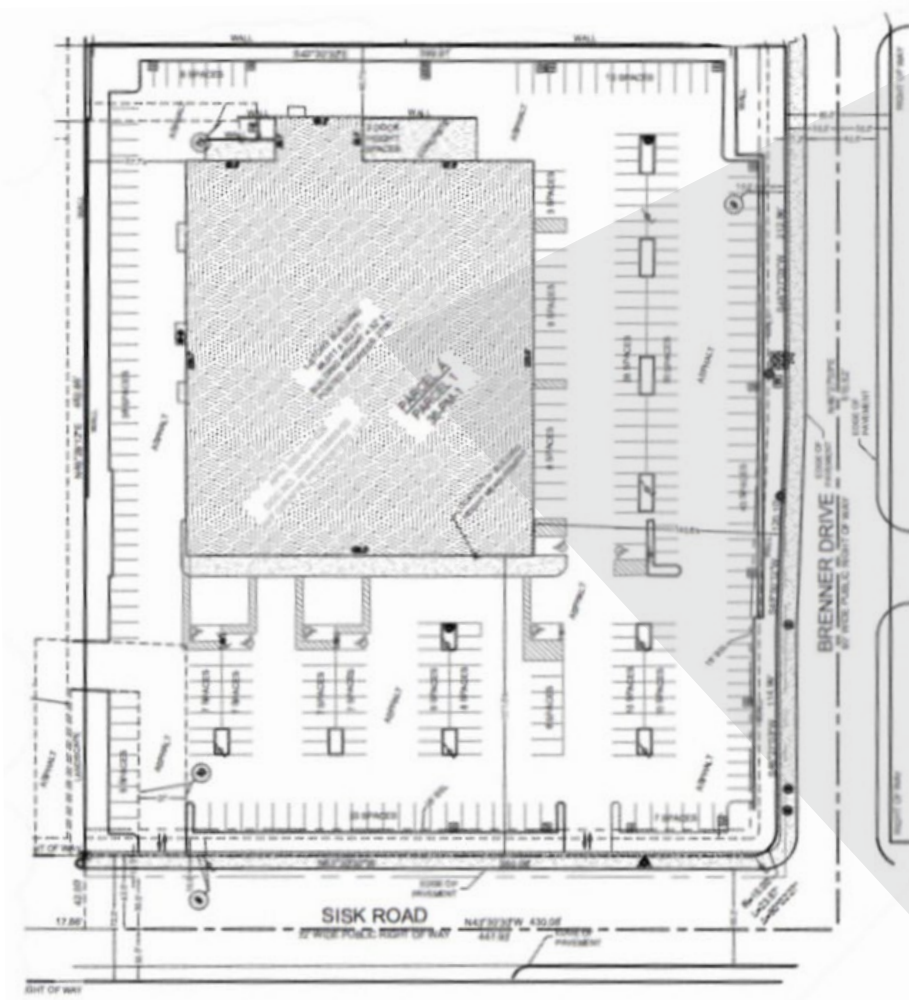


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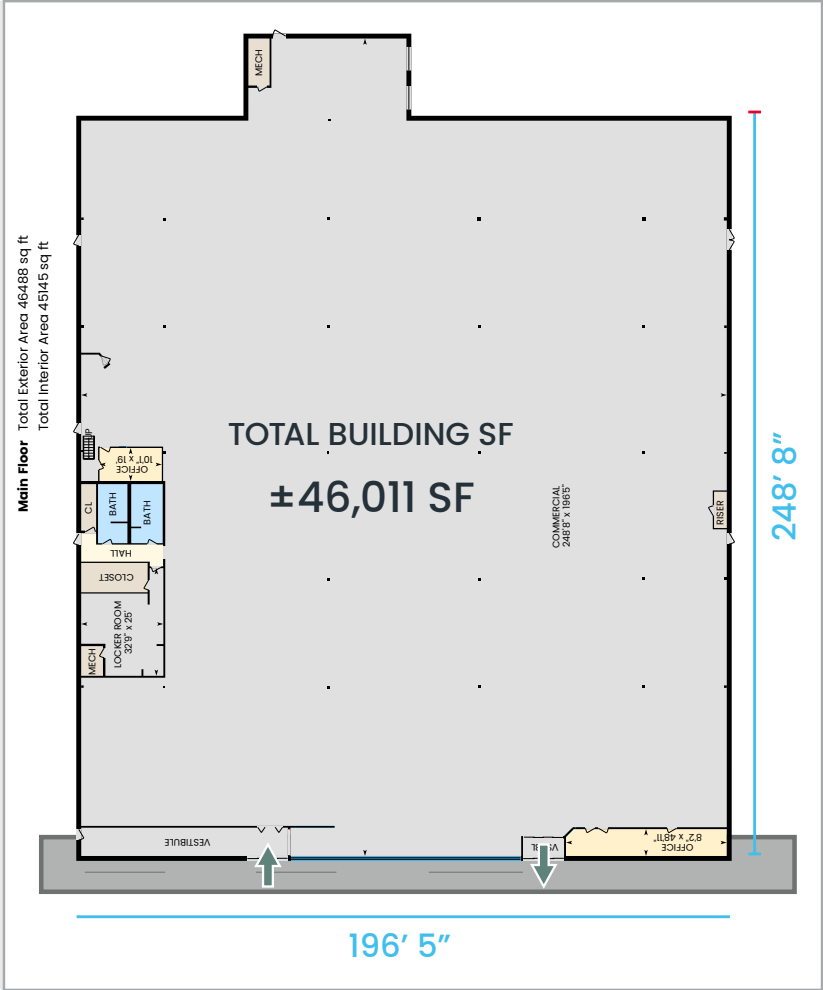
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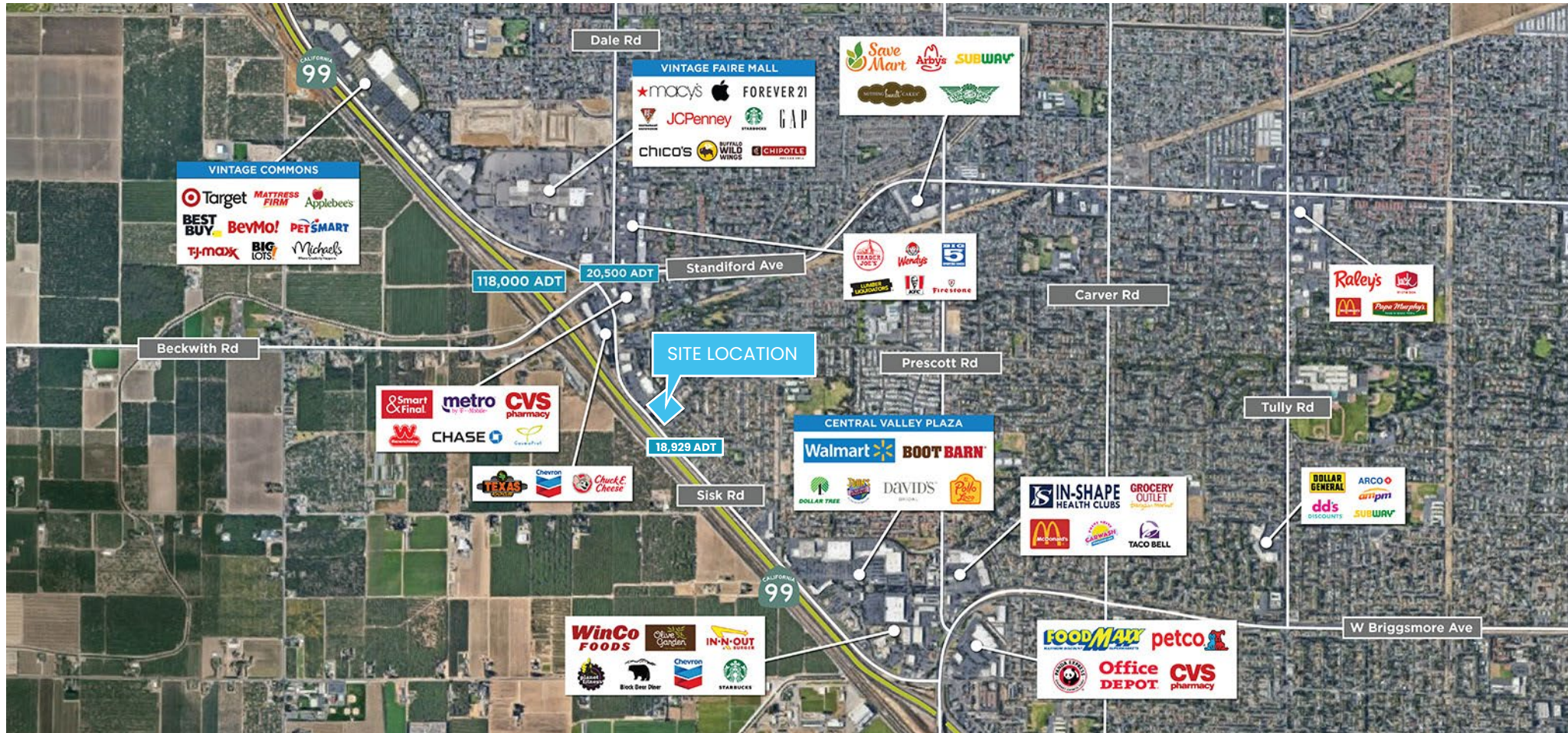
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Main Floor Total Exterior Area 46488 sq ft
Total Interior Area 45145 sq ft



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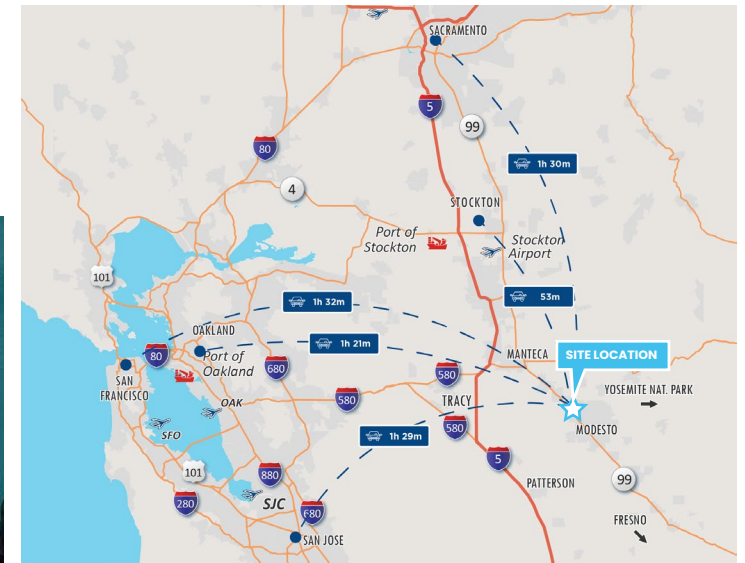
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City Profile: Modesto

The City of Modesto lies at the heart of Stanislaus County and has a population base in excess of 210,000 people and 13,000 businesses. Modesto is surrounded by rich farmland with many of the top employers focused around supporting these industries, such as: E & J Gallo Winery, SaveMart Supermarkets, Foster Farms Dairy, Del Monte Foods and Frito-Lay. As a result of the prospering local economy, the population of Modesto has grown at a rate of 5% over the last 5 years and has a median annual income of approximately \$64,000.

The incorporated areas of Modesto are comprised of 36 square miles with a greater reach of 66 square miles of the overall General Plan - leading to an even greater draw for retail businesses. Modesto is centrally located between Sacramento & Fresno and serves as a gateway to Yosemite National Park. Modesto serves as a popular stopping point for highway travelers - 68 miles south of Sacramento, 90 miles north of Fresno, 92 miles east of San Francisco, 66 miles west of Yosemite National Park, and 24 miles south of Stockton.



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