

# RESTAURANT SPACE FOR LEASE

2985 Renzo Lane • Patterson, California



Archival Photo

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

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BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekke.com](http://www.brekke.com)



**BREKKE**  
REAL ESTATE INC

# RESTAURANT SPACE FOR LEASE

2985 Renzo Lane | Patterson, California



- Suite A: 3,040<sup>±</sup> sq. ft. fully equipped & furnished restaurant space
- Call for Rent Details (NNN lease)
- Former El Rosal Restaurant; ideal for similar use & ready for occupancy
- Ample common parking
- Excellent signage (monument & fascia)
- Near the Best Western Hotel
- Conveniently located to serve highway travelers, community residents & large neighboring businesses
- Clustered with many national & regional restaurants, gas stations, hotel & RV Park
- Located in Villa del Lago just off I-5 & Sperry Avenue; near large business park with distribution centers for both Kohl's, CVS, Grainger, Amazon, Restoration Hardware & more!

## NEARBY RETAILERS:



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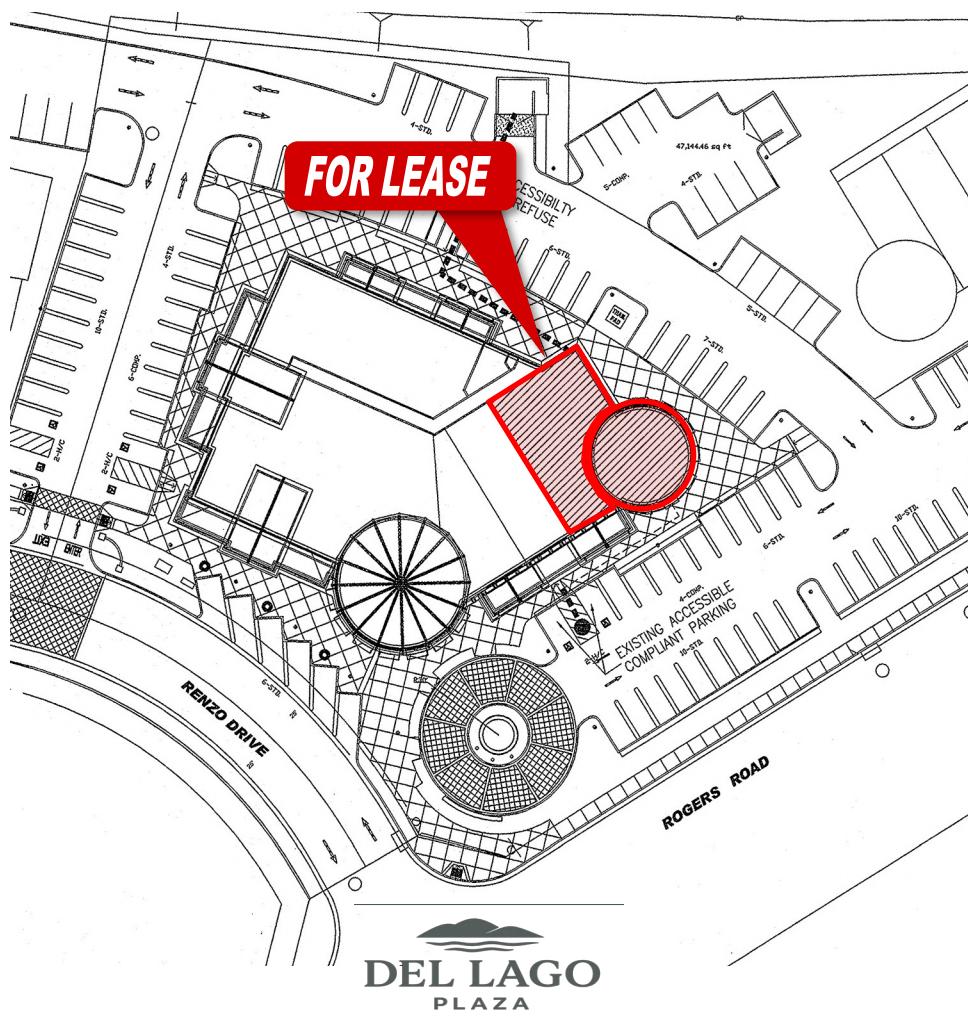


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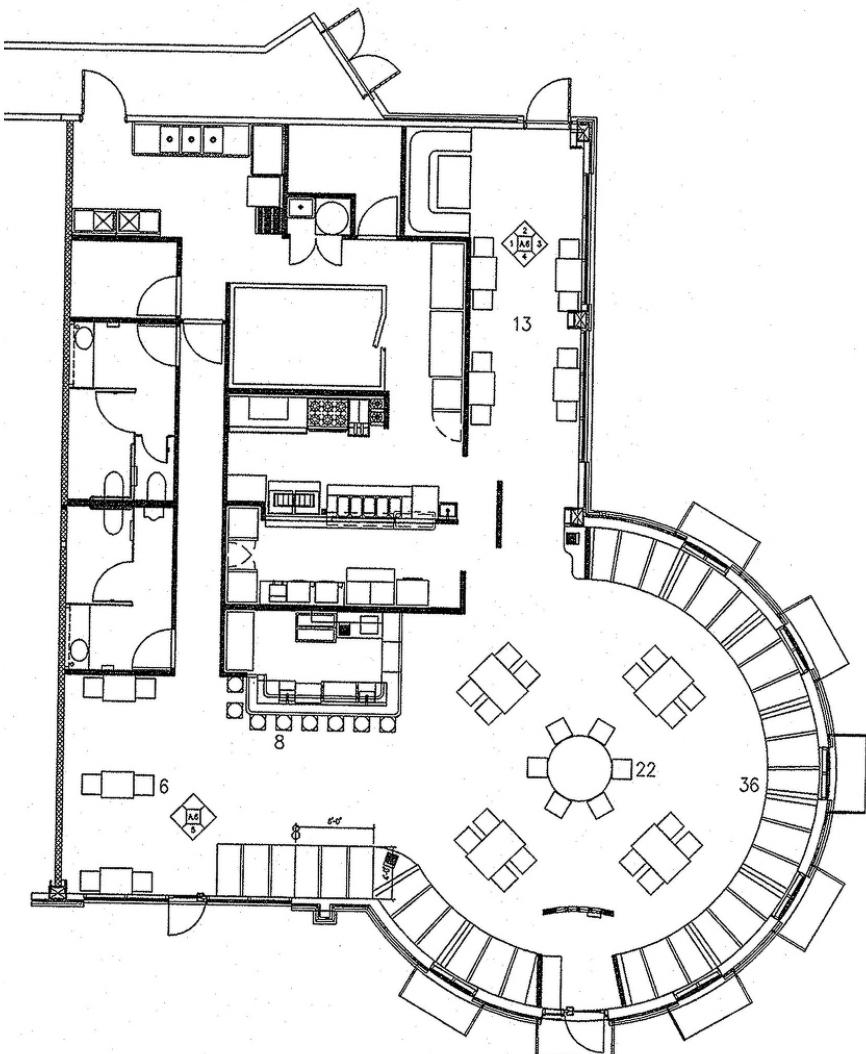
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## SITE PLAN



## FLOOR PLAN



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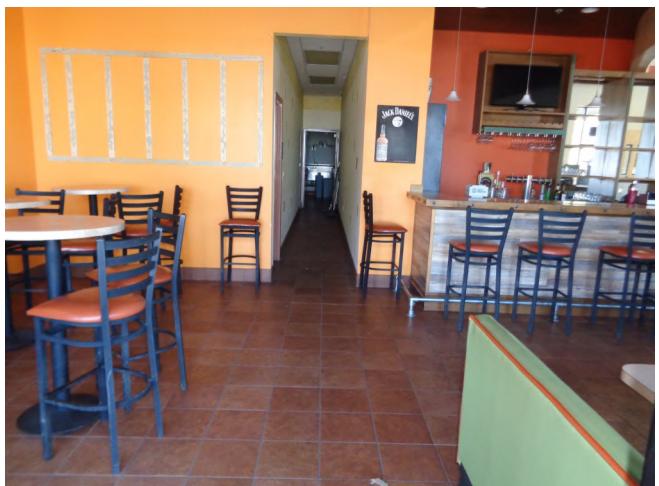
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Beer Draft System w/ 6 Taps • Bar Area with Stools & TV's • Large Dining Area with Booths & Tables • Ice Machine



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2985 Renzo Lane | Patterson, California



Fully Equipped Kitchen w/ Natural Gas Griddle, Range Oven, Fryer & Broiler • Walk-in Cooler • Freezer • Sinks



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Outdoor Eating Area • End-Cap Space • Well Lit Space with Abundant Natural Light



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Any, or all, tenants/occupants named on a building, or buildings, depicted on this flyer are for reference purposes only and in no way constitute a representation or warranty by Landlord, or Landlord's Broker, as to the continued occupancy of such tenant(s)/occupant(s).

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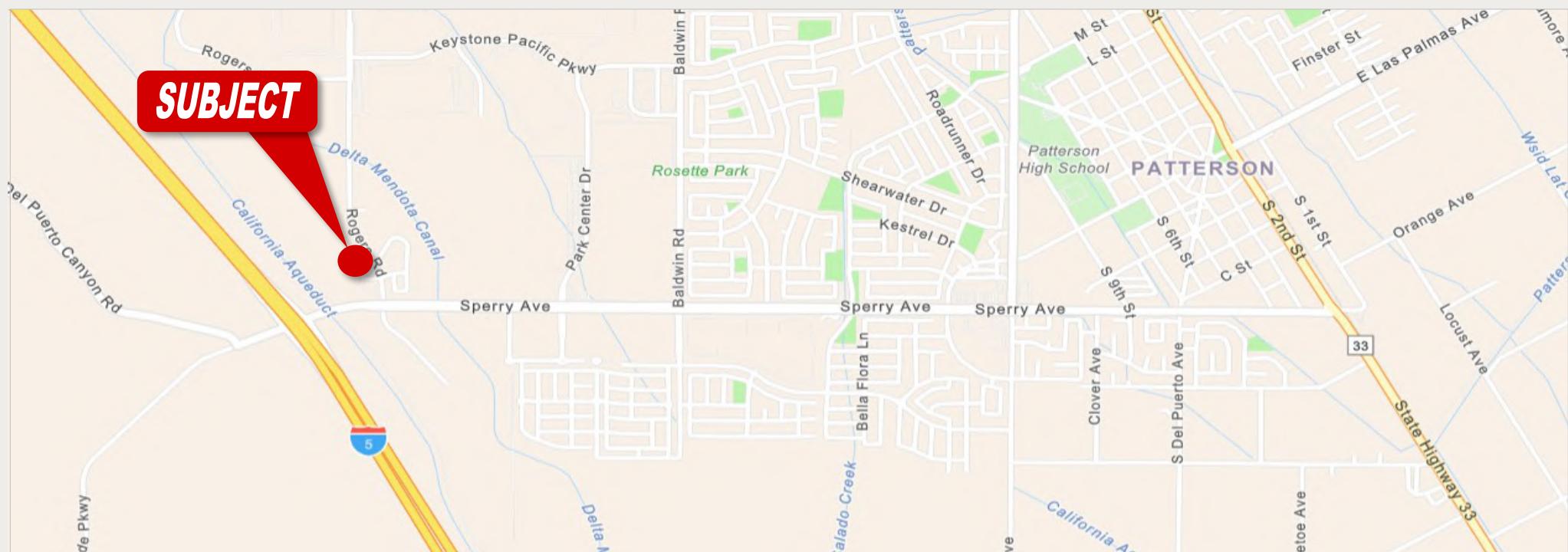


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**SUBJECT**



## DISTANCES

Modesto	20 miles
Stockton	40 miles
Sacramento	87 miles
Tracy	26 miles
San Francisco	84 miles
Turlock	20 miles
Merced	45 miles
Los Banos	42 miles

## TRAFFIC COUNTS

Rogers Road @ Renzo Lane	5,730 ADT
Rogers Road @ Del Puerto Canyon Rd	8,100 ADT
Rogers Road @ Rogers Court	6,280 ADT
I-5 at Del Puerto Canyon Rd (Sperry)	11,200 ADT



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## DEMOGRAPHIC SUMMARY

POPULATION	3 MILES	5 MILES	10 MILES
2000 Population	10,138	13,496	19,252
2010 Population	18,751	22,464	28,541
2025 Population	23,418	28,203	34,920
2030 Population	23,558	28,733	35,382
2025 African American	1,729	1,826	2,009
2025 American Indian	521	624	718
2025 Asian	1,639	1,819	2,098
2025 Hispanic	15,117	18,482	22,667
2025 Other Race	9,020	11,094	13,693
2025 White	6,334	7,899	10,482
2025 Multiracial	3,842	4,588	5,554

2025 HOUSEHOLD INCOMES	3 MILES	5 MILES	10 MILES
Less than \$15,000	254	331	404
\$15,000-\$24,999	202	254	323
\$25,000-\$34,499	161	199	315
\$35,000-\$49,999	603	690	1,039
\$50,000-\$74,999	870	1,069	1,414
\$75,000-\$99,999	940	1,172	1,468
\$100,000-\$149,999	1,714	2,011	2,421
\$150,000-\$199,999	739	864	1,039
\$200,000 or greater	876	1,049	1,337
Median HH Income	\$102,615	\$101,521	\$98,147
Average HH Income	\$120,581	\$119,998	\$118,065

2025 POPULATION BY AGE	3 MILES	5 MILES	10 MILES
2025 Population Age 30-34	1,567	1,881	2,288
2025 Population Age 35-39	1,430	1,750	2,207
2025 Population Age 40-44	1,652	2,010	2,496
2025 Population Age 45-49	1,610	1,886	2,295
2025 Population Age 50-54	1,416	1,674	2,063
2025 Population Age 55-59	1,292	1,566	1,953
2025 Population Age 60-64	1,184	1,436	1,833
2025 Population Age 65-69	1,008	1,267	1,602
2025 Population Age 70-74	768	952	1,202
2025 Population Age 75-79	584	736	932
2025 Population Age 80-84	296	370	463
2025 Population Age 85+	212	279	366
2025 Population Age 18+	17,473	21,022	25,970
2025 Median Age	34	35	35
2030 Median Age	35	35	36

2025 INCOME BY AGE	3 MILES	5 MILES	10 MILES
Median Household Income 25-34	\$105,037	\$105,295	\$102,397
Average Household Income 25-34	\$124,304	\$125,573	\$121,767
Median Household Income 35-44	\$112,559	\$112,544	\$111,939
Average Household Income 35-44	\$132,814	\$133,893	\$134,769
Median Household Income 45-54	\$115,917	\$115,205	\$112,930
Average Household Income 45-54	\$142,617	\$141,831	\$139,370
Median Household Income 55-64	\$104,235	\$102,447	\$100,465
Average Household Income 55-64	\$123,791	\$122,337	\$121,732
Median Household Income 65-74	\$77,835	\$77,114	\$73,174
Average Household Income 65-74	\$98,579	\$97,008	\$94,586
Average Household Income 75+	\$65,158	\$68,637	\$68,769

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