



FOR LEASE

3600 Sisk Rd. | Modesto, CA



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NAINorthgate

LEASING TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±800-8,000 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- Located between Vintage Faire Mall and Target Power Center
- Highway 99 visible and accessible
- Newly renovated property improvements
- Secure courtyard area
- Excellent for beauty services, fitness, education, professional services, and much more
- Check the website out: vintagefairenorth.com
- For Salon Suites Info check out: kaytaylorsalon.com

PROPERTY INFO

LEASE PRICE:	Contact Broker
GLA:	General Retail: ± 800-8,000 SF Executive Office Suites: ± 110-500 SF Beauty/Salon Suites: ± 110-500 SF
ZONING:	PD
LOT SIZE:	±5.60 AC
LEASE TYPE:	NNN
APN:	076-79-08
TRAFFIC:	Sisk Rd: 22,417 State Hwy 99: 140,591

MARKET AERIALS



**VINTAGE
FAIRE NORTH**
MODESTO, CA

Vintage Faire Mall
JCPenney ★ macy's
Abercrombie & Fitch Co. THE WHITE BREAD CANDLER CO. COACH NEW YORK
chico's BJ's PINK

Sisk Rd
99 126,000 VPD

MARKET AERIALS



MARKET AERIALS





Building 1

- 1A - Indian Grocery
- 1C - Healthy Living at Home
- 1D - Emmanuel Romanian Pentecostal Church

Building 2

- 2A - AVAILABLE - 3,276 SF
- 2B - The Father's Heart
- 2C-1 - Hope Healthy Psychiatry
- 2C-2 - Baby on the Way
- 2D - Best Pest
- 2F - Wise Guys PC
- 2E - Specialty Beauty

Building 3

- 3A - Sunny Grove Preschool & Childcare
- 3B - Office Suites

Building 4

- 4A - Office Suites
- 4B - Fit Body Boot Camp
- 4C - AVAILABLE - 1,600 SF
- 4D - AVAILABLE - 920 SF
- 4E - AVAILABLE - 850 SF
- 4F - Fire Temple Hookah
- 4G - AVAILABLE - 4,300 SF
- 4J - Full Steam Staffing
- 4K - AVAILABLE - 1,500 SF
- 4L-1 - California Community Credit Union
- 4L-2 - AVAILABLE - 371 SF

Building 5

- 5A - AVAILABLE - OFFICE SUITES
- 5B - AVAILABLE



KAY TAYLOR
SALON SUITES

BEAUTY LEASE SPACE

BEAUTY MEMBERSHIP
SHARED SPACE



3D TOUR [CLICK HERE](#)

CITY PROFILE

■ **MODESTO, CALIFORNIA**

City Overview

- Located in the heart of California's Central Valley
- Population of approximately 215,000 residents
- Part of Stanislaus County with a diverse and growing economy

Prime Location

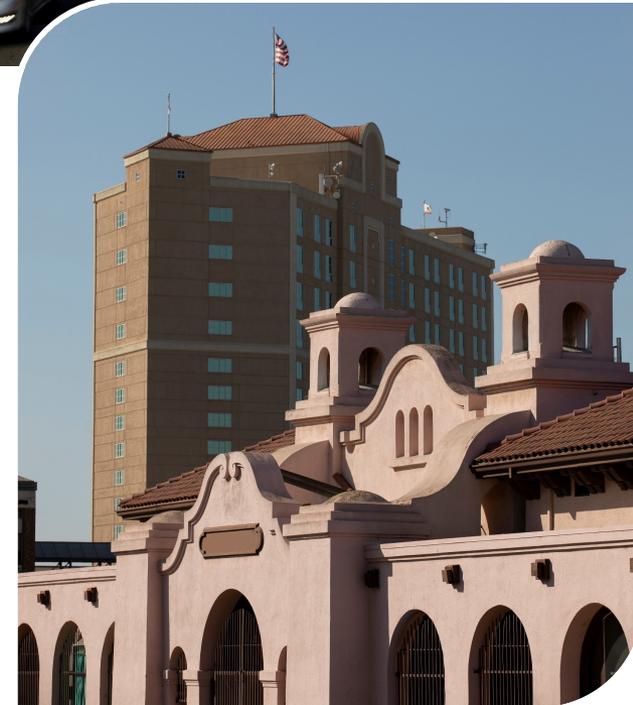
- Conveniently situated along Highway 99
- Easily accessible from San Francisco Bay Area and Sacramento
- Amtrak station and Modesto City-County Airport provide transportation options

Business Environment

- Home to a range of industries, including healthcare, agriculture, manufacturing, and retail
- Pro-business climate with incentives for businesses and entrepreneurs
- Strong workforce with access to education and training facilities

Retail Scene

- Bustling downtown area featuring unique shops, eateries, and entertainment venues
- Major shopping centers like Vintage Faire Mall and McHenry Village
- Annual events and festivals drawing large crowds, increasing foot traffic for businesses



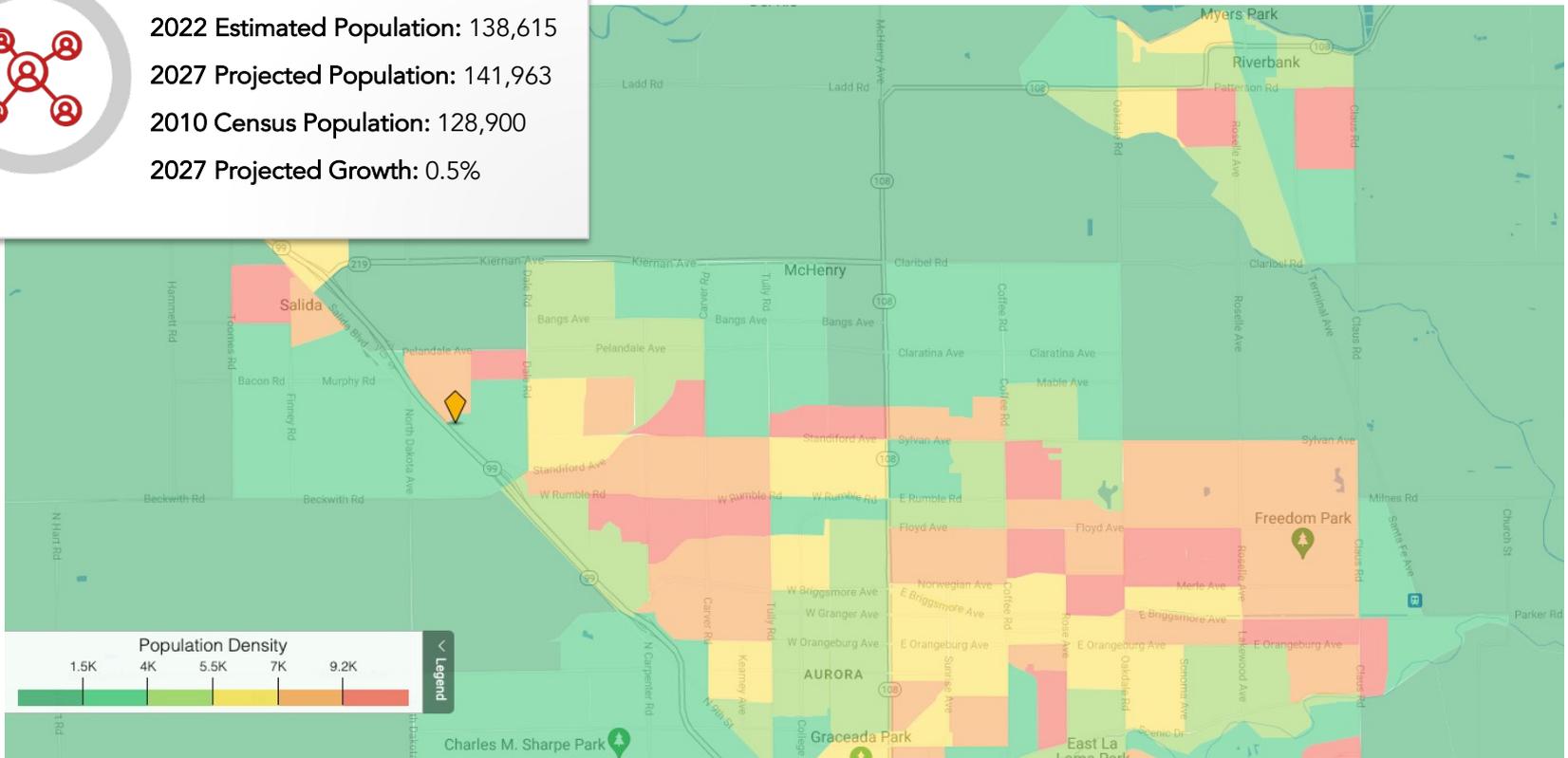
POPULATION DENSITY

Modesto, CALIFORNIA

POPULATION



2022 Estimated Population: 138,615
2027 Projected Population: 141,963
2010 Census Population: 128,900
2027 Projected Growth: 0.5%



DEMOGRAPHICS- 5 MILE RADIUS



INCOME

2022 Estimated Average HHI: \$83,457



BUSINESSES

2022 Estimated Total Businesses: 8,187

2022 Estimated Total Employees: 63,414



HOUSEHOLDS

2022 Estimated Households: 48,504

2027 Projected Households: 49,655

2010 Census Households: 45,231

2027 Projected Growth: 0.5%



RACE & ETHNICITY

2022 Estimated White: 79%

2022 Estimated Black/African American: 4.8%

2022 Estimated Asian/Pacific Islander: 8.8%

2022 Estimated American Indian/
Native Alaskan: 2.2%

2022 Estimated Hispanic: 39.8%

2022 Estimated Other Races: 5.2%



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