

FREEWAY VISIBLE RETAIL BUILDING AVAILABLE

2828 SISK ROAD, MODESTO, CA

LISTING DATA

AVAILABLE SF: 20,160± SF on 1.31± acres

- Well maintained retail building in a high profile location site, with exceptional exposure to Highway 99
- Attractive, functional improvements in sprinklered building
- The property is zoned Highway Commercial C-3 allowing for a variety of uses
- Ample on-site and overflow parking available.
- The building is located just south of Standiford Avenue and Vintage Fair Mall, which has attracted retailers including Macys, JC Penny, Dick's, Dave and Buster's, Ross, Smart and Final, Trader Joe's and others.



ECONOMIC DATA: CALL BROKER FOR LEASE RATE

CONTACT

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| DEMOGRAPHICS: | 1 MILE | 3 MILES | 5 MILES |
|---------------|----------|----------|----------|
| Population: | 27,925 | 141,669 | 280,872 |
| Income: | \$72,373 | \$87,141 | \$92,108 |

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TRAFFIC COUNTS: HIGHWAY 99 - 137,000± Cars ADT
SISK ROAD - 19,622± Cars ADT

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