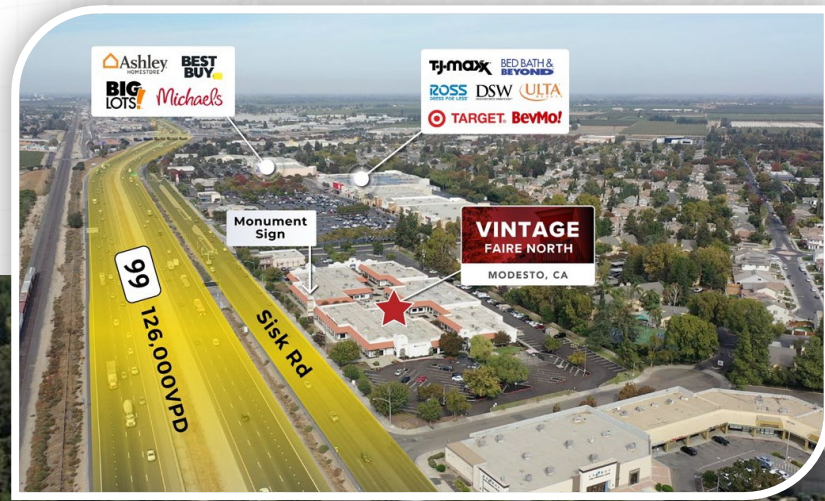




FOR LEASE

3600 Sisk Rd. | Modesto, CA
VINTAGE FAIRE NORTH



3D TOUR **CLICK HERE**

NICKOLAS SALDIVAR III
916.672.4112
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Lic #01766394

NAINorthgate
LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE
±371 - 7,670 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: kaytaylorsalonsuites.com

PROPERTY INFO

LEASE PRICE:	Contact Broker
GLA:	General Retail: ± 371 - 7,670 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



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 5

- 5B - AVAILABLE
1,200 SF - 3,600 SF
CUSTOMIZABLE

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

KAY TAYLOR



KAY TAYLOR
SALON SUITES

KT OFFICE
SUITES

CALL FOR AVAILABILITY

HAILEY SMITH
Asset Manager

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hailey.smith@ngcip.com



3D TOUR **CLICK HERE**

MARKET AERIALS



**VINTAGE
FAIRE NORTH**
MODESTO, CA

Vintage Faire Mall
JCPenney ★ macy's
Abercrombie & Fitch Co. The Warm Bank Clothing Co. COACH
chico's BJs PINK

Sisk Rd

99 126,000VPD

MARKET AERIALS



MARKET AERIALS



SITE PHOTOS



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

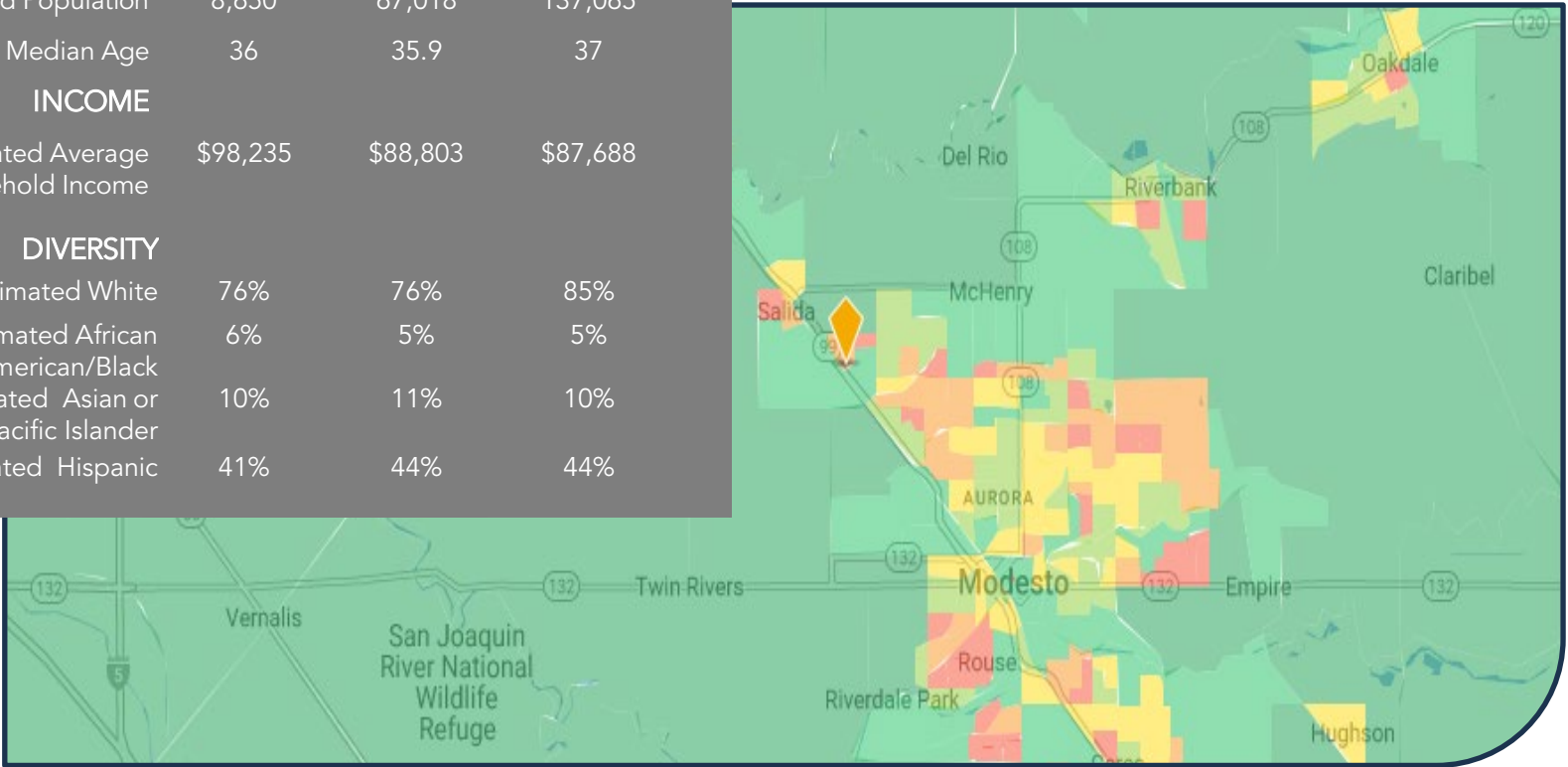
- Bustling downtown area featuring unique shops, eateries, and entertainment venues
- Major shopping centers like Vintage Faire Mall and McHenry Village
- Annual events and festivals drawing large crowds, increasing foot traffic for businesses



DEMOGRAPHICS – POPULATION DENSITY

■ Modesto, CALIFORNIA

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,559	66,570	127,600
2028 Projected Population	8,650	67,018	137,065
2032 Median Age	36	35.9	37
INCOME			
2023 Estimated Average Household Income	\$98,235	\$88,803	\$87,688
DIVERSITY			
2023 Estimated White	76%	76%	85%
2023 Estimated African American/Black	6%	5%	5%
2023 Estimated Asian or Pacific Islander	10%	11%	10%
2023 Estimated Hispanic	41%	44%	44%



NAI Northgate

3600 SISK RD | MODESTO, CA



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