# FOR LEASE

**RETAIL**

3600 Sisk Rd, Modesto, CA 95356

## Prime Retail Hub | 110 – 8.6k SF Off Hwy 99




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NORTHGATE

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# SITE PLAN


AVAILABLE JAN 2027
8,600 SF
AVAILABLE
OCCUPIED
1A
INDIAN GROCERY & CHAAT
1C
MISSION HEALTHCARE
1D
EMANUEL ROMANIAN CHURCH
2
Sutter Health
COMING SOON
3D
ETHOS OFFICE SUITES
3B
EMT TRAINING
3A
SUNNY GROVE PRESCHOOL & CHILDCARE
3C
WISE GUYS PC
4A
ENCLAVE TRAINING CLUB
4L
ALL IN HEALTH
4C
DYING ART TATTOO
4D
930 SF
4K
DR. RAYOJ
4J
FULL STEAM STAFFING
4G
GENESIS BEHAVIOR CENTER
4F
FIRE TEMPLE LOUNGE
5E
KAY TAYLOR SALON SUITES
111 - 215 SF
5A
ETHOS OFFICE SUITES
110 - 700 SF
5B
BANKERS LIFE



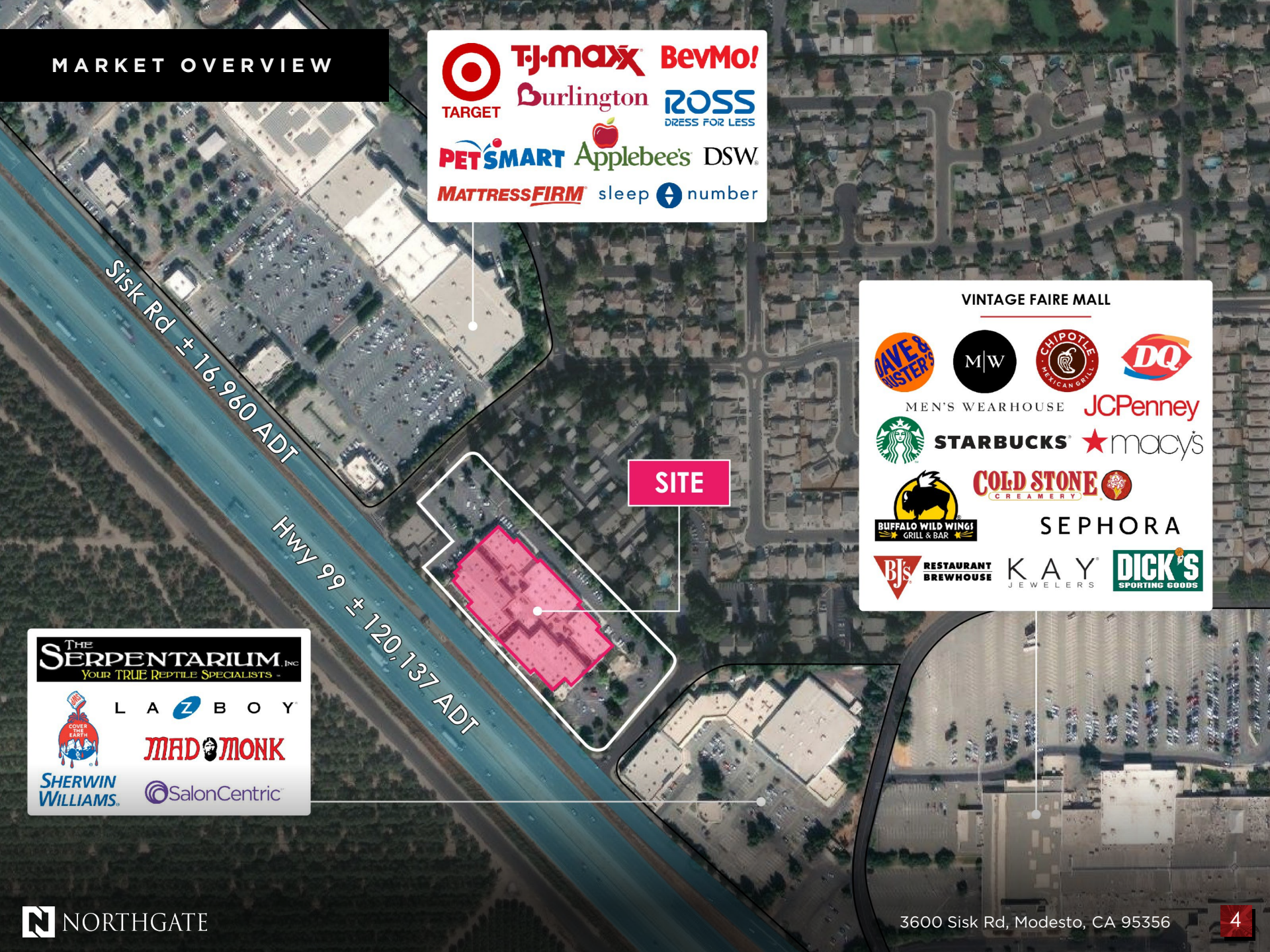

## HIGHLIGHTS

- Incoming Sutter Health will drive steady patient traffic
- Sits between Vintage Faire Mall and Target Shopping Center
- Households within 1 mile average ±$115K in income
- 5-mile radius holds ±151,811 residents and ±67,448 jobs
- Join 80+ local pros in medical, beauty, fitness and more
- Ample parking serves a large, secure, locally owned plaza

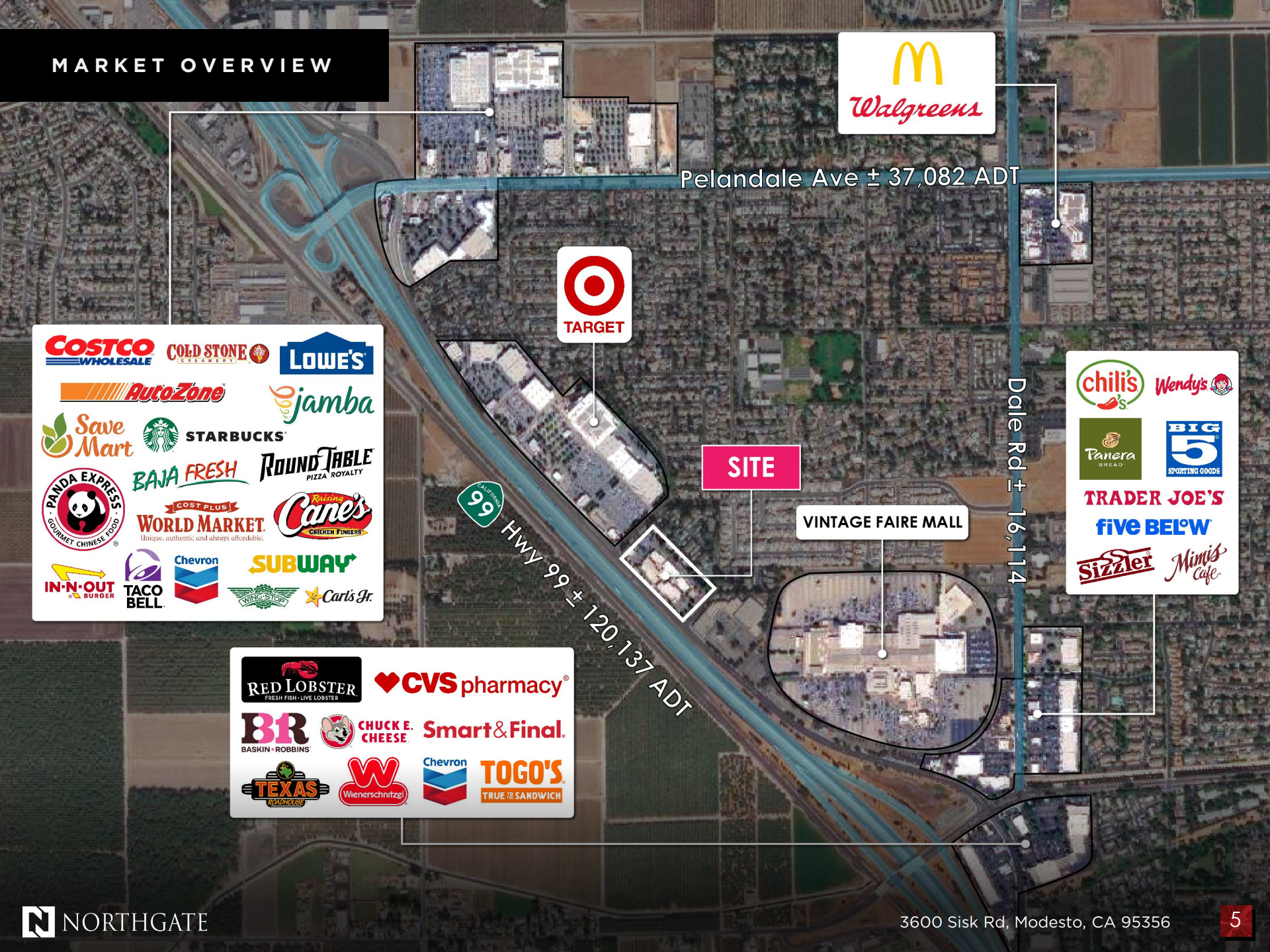
## PROPERTY OVERVIEW

| | | |
|---|---|---|
| PROPERTY TYPE | Retail Multi-Tenant | |
| LEASE TYPE | NNN | |
| LEASE PRICE | Suite 4D<br>Base Rent:<br>NNN Expenses:<br>Total: | <br>$1.72 PSF/mo<br>Est. $0.42 PSF/mo<br>Est. $1,990/mo all-in |
| AVAILABLE SPACE | Suite 4D<br>All Other Suites | 930 SF<br>Contact Broker |
| ZONING | Planned Development (P-D-200) | |
| TRAFFIC | Sisk Rd<br>Hwy 99 | ± 16,960 ADT<br>± 120,137 ADT |

# MARKET OVERVIEW



# MARKET OVERVIEW



KT KAY TAYLOR

Luxury Salon Suites







## 111 – 215 SF Suites Available

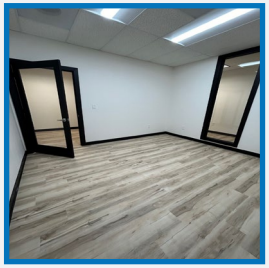
- Create your own schedule, set your prices & keep your profits
- In-house marketing team available to help grow your business
- 24/7 access to the facility with combination locks
- Month-to-month membership suites for up-and-coming artists
- Long term leases available for artists seeking customizable suites
- Luxury décor and professional amenities

**View Full Brochure**

**360° Virtual Tour**

ETHOS

OFFICE SUITES







## 110 – 700 SF Suites Available

- Customize your private office suite, or select one of our stylish pre-furnished options
- Secure, business grade Wi-Fi internet access
- 24/7 access to the facility with combination locks
- Modern & comfortable lobby with coffee station
- Professional conference room & breakroom with kitchen
- Secure landscaped courtyard area

**View Full Brochure**

# OUR COMMUNITY

## JOIN OUR COMMUNITY

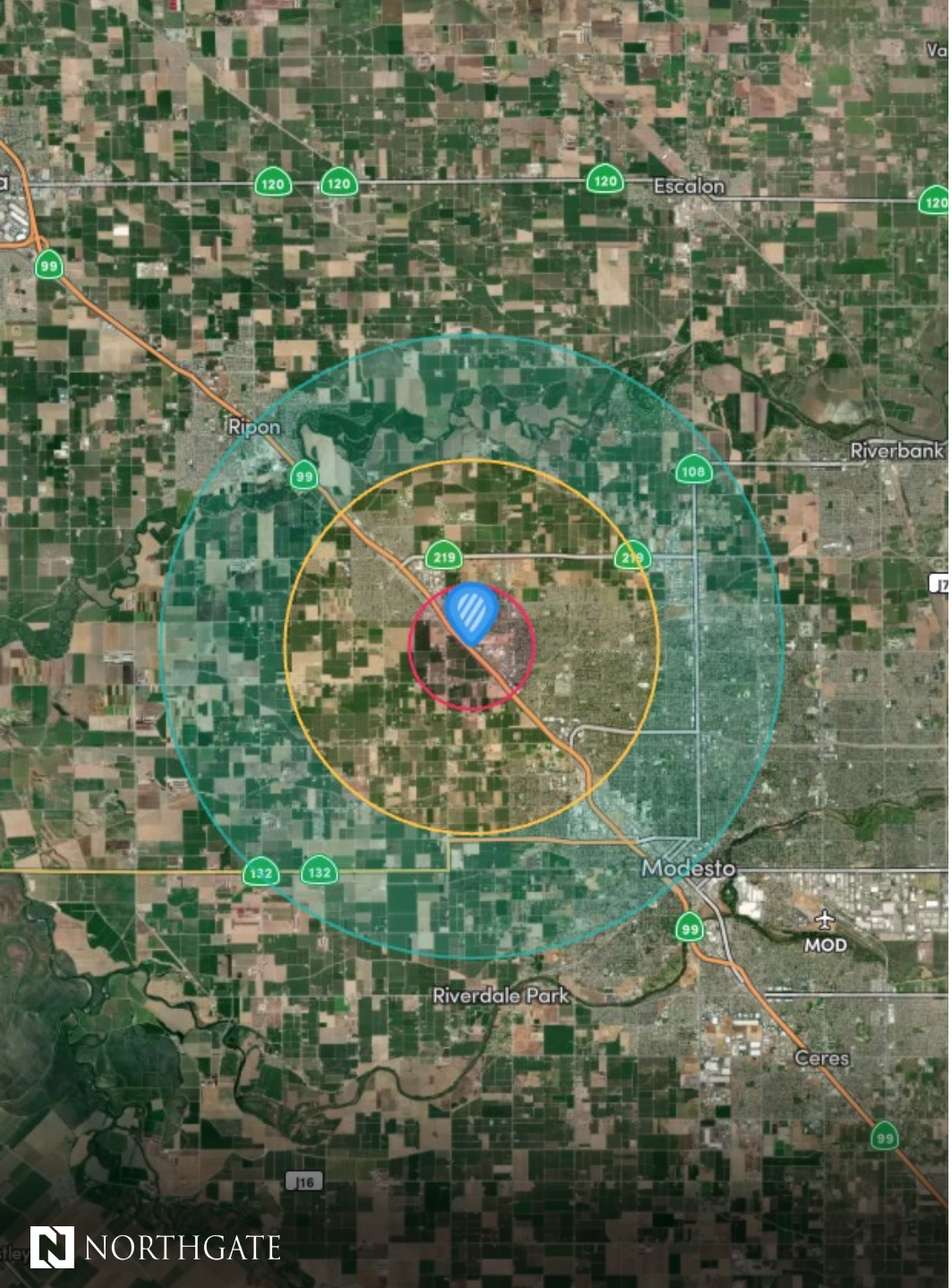
More than 80 Local Business Professionals

- Kay Taylor Salon Suites – Offering services from 40 plus beauty, barber, spa and self-care services
- Ethos Office Suites – Over 20 local companies offering professional services from accounting, therapy and more
- Sutter Health Coming Soon!
- Enclave Training Club – recently expanded space!
- Sunny Grove Preschool
- Genesis Behavior Center
- Bankers Life Insurance
- Dying Art Tattoo
- Wise Guys PC
- Full Steam Staffing
- Indian Grocery and deli
- California Community Credit Union
- Emanuel Romanian Pentecostal Church
- And more!










## DEMOGRAPHICS - 2026

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 9,261 | 68,695 | 151,811 |
| Projected Population (5 Yr) | 9,436 | 69,968 | 153,823 |
| Average Age | 40 | 39 | 39 |
| Households | 3,374 | 22,621 | 51,306 |
| White Population | 3,786 | 26,437 | 61,222 |
| Black Population | 436 | 2,853 | 5,961 |
| Am Indian Population | 189 | 1,461 | 3,223 |
| Asian Population | 1,034 | 6,834 | 12,379 |
| Other Population | 3,816 | 31,110 | 69,026 |
| Hispanic Population | 45.56% | 51.16% | 51.45% |
| Average HH Income | $115.0k | $108.2k | $105.9k |
| High School Graduates | 5,395 | 38,342 | 83,612 |
| College Graduates | 2,428 | 13,497 | 28,973 |
| Total Employees | 4,716 | 31,903 | 67,448 |

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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