



For Sale

Owner User Building

3600 Sisk Road | Modesto, CA 95219



Investment Sales | Leasing | Asset Management



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Property Information

Sales Price:

Contact Broker

Building 3:

8,597 Sq Ft

Zoning:

General Commerical

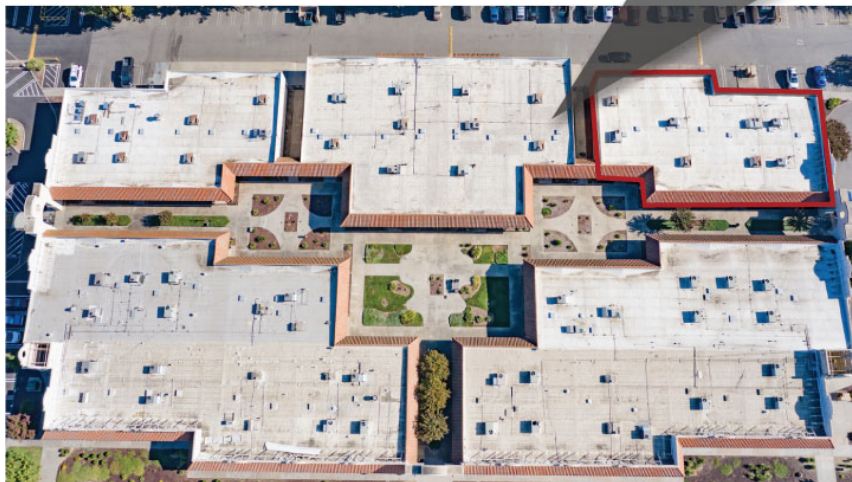
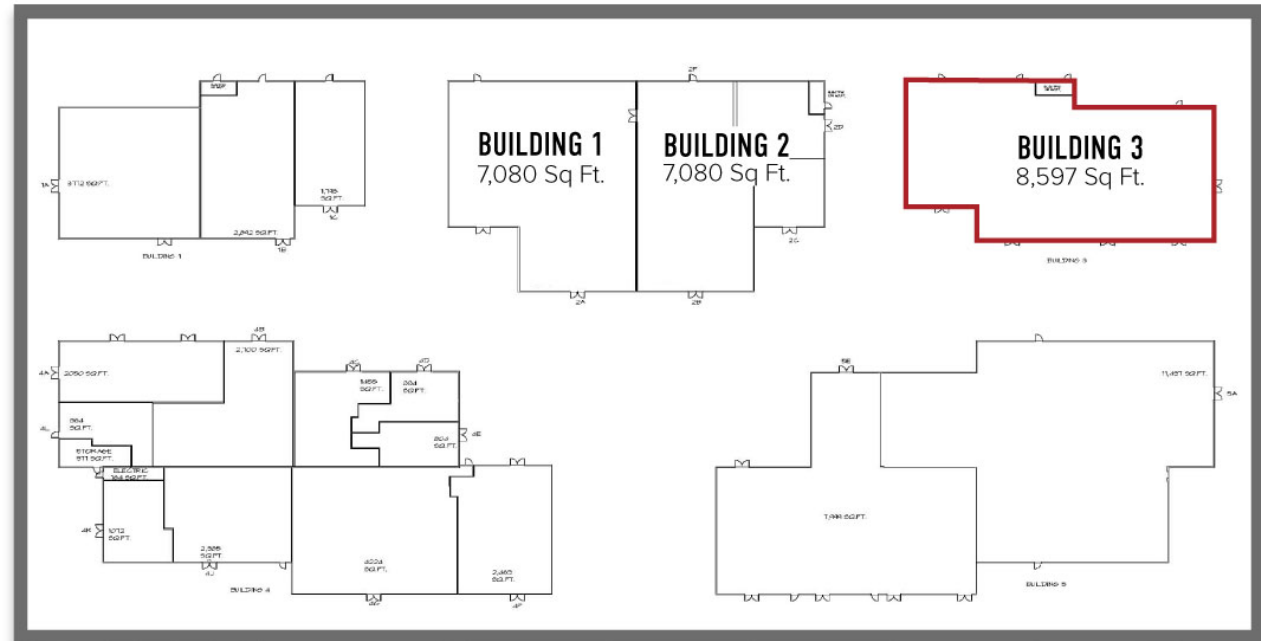
Traffic Counts:

Sisk Road @ Sullivan Court - ±18,000 ADT
Highway 99 @ Sisk Road - ±108,000 ADT

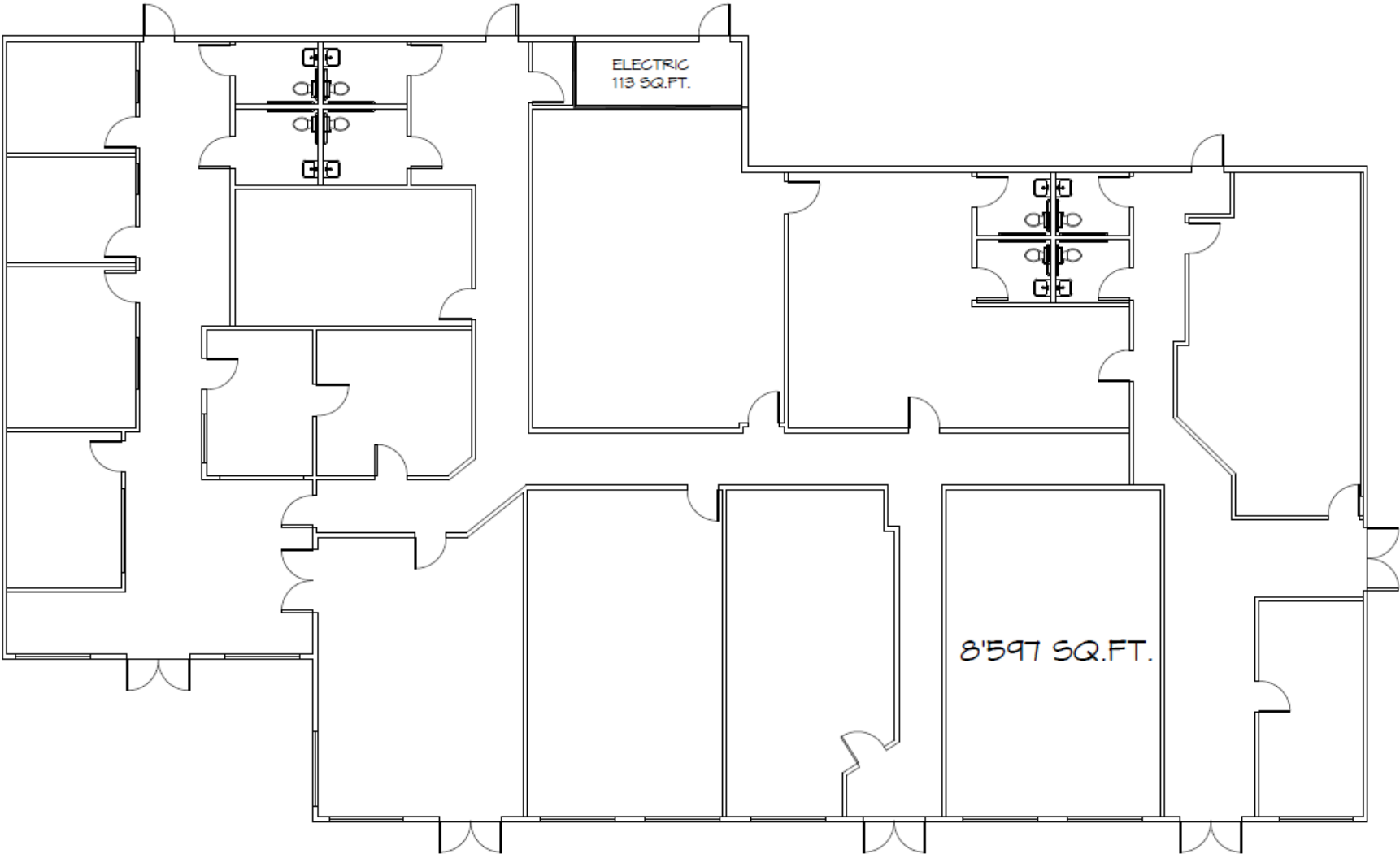
Stand alone owner/user building in professional plaza: Vintage Faire North.

- Current classroom and office build out.
- Ideal owner/user opportunity.
- Excellent for medical and professional services.
- Located on the south side of the plaza, providing ample and convenient parking.
- Located between Vintage Faire Mall and Target Power Center
- Highway 99 visible and accessible pylon signage
- Flexible zoning allows for office or retail
- Secure courtyard with new landscaping improvements

Site Plan



Floor Plan



Market View



Market View



About Modesto

The City of Modesto is the county seat, largest city of Stanislaus County and ranks as the 16th largest city in California with a population exceeding 210,000 people. Modesto is located in the heart of San Joaquin Valley on Highway 99, allowing for easy access to many major tourist attractions in Northern California. West of the valley and over the coastal mountain range lies Livermore, which is 49 miles away, and San Francisco Bay, which is 90 miles away. Some of Modesto's top commodities are dairy products, nuts, fruits, wine grapes and poultry products. The city's motto "Water, Wealth, Contentment, Health" is due to the rich agricultural soil in that area. Aside from having rich farmland, Modesto also has numerous local events such as Concerts in the Park, Family Movie Night, Graffiti Week, Summerfest, X-Fest, Fourth of July Parade, Christmas Parade and an International Festival.

HIGHLIGHTS:

- The City of Modesto is considered the culture hub of the Central Valley
- This city is located in the heart of one of the greatest agricultural areas of our nation - the San Joaquin Valley
- With family-friendly attractions, festivals, museums, agriculture tours and tastings to first-class hotels and four-star restaurants, Modesto has something for everyone
- Proud of its vibrant citizenry, great traditions, educational opportunities and multi-cultural lifestyles, Modesto is twice-blessed with mild weather year-round and some of the world's richest soil
- Modesto's residents are known for their hard-work and career-minded attitudes which has resulted in a workforce of over 100,000 just within its city limits

Seen: A popular event unfolds in Downtown Modesto near the Brenden Theatre.





Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	8,902	67,159	136,747
2025 Projected Population:	9,246	69,358	141,736
2010 Census Population:	8,388	62,843	127,942
2025 Projected Growth:	0.8%	0.7%	0.7%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	3,225	22,165	47,668
2025 Projected Households:	3,267	22,333	48,191
2010 Census Households:	3,054	20,850	44,781
Projected Growth:	0.3%	0.2%	0.2%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	632	2,541	7,287
2020 Estimated Total Employees:	7,502	24,753	63,686

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$99,463	\$89,128	\$87,293

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	60.5%	59%	62.8%
2020 Estimated Black/African American:	5.5%	5%	4.8%
2020 Estimated Asian/Pacific Islander:	9.4%	10%	8.3%
2020 Estimated American Indian/Native Alaskan:	0.9%	1.1%	1.1%
2020 Estimated Hispanic:	37.5%	40%	37.6%
2020 Estimated Other Races:	23.7%	24.9%	22.9%



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