



VINTAGE FAIRE MALL



ROGERS JEWELERS

Vintage Drive

Sisk Road [± 18,000 ADT]

99

Highway 99 [± 108,000 ADT]

CALIFORNIA 99

PROPERTY HIGHLIGHTS:

- Excellent freeway visibility from Highway 99
- 35' pylon signage coming in February 2017
- Centrally located between Vintage Faire Mall and Target power center

FOR LEASE

VINTAGE FAIRE NORTH

3600 Sisk Road
Modesto, California

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PROPERTY SUMMARY

3600 Sisk Road

VINTAGE FAIRE NORTH

Modesto, California

LEASE RATE:	Contact Broker	
AVAILABLE SPACE:	± 1,050-14,591 Sq Ft (Contiguous)	
PARKING:	± 200 stalls	
ZONING:	Planned Development Zone (P-D)	
TRAFFIC COUNTS:	Sisk Road @ Sullivan Court:	± 18,000 ADT
	Highway 99 @ Sisk Road:	± 108,000 ADT

PROPERTY HIGHLIGHTS:

- Suites can be demised or combined to accommodate use
- Courtyard area available to tenants for promotional events
- Future improvements to Vintage Faire North include a 35' pylon, courtyard enclosure, façade repaint, and additional lighting
- Easily accessible from two of the city's major commercial highway ramps, Pelandale Avenue and Standiford Avenue
- Base population of over 135,000 and an average household income of over \$72,000 within a 5-mile radius
- Area retailers include Target, Macy's, Sears, Starbucks, T-Mobile, AT&T, Best Buy, CVS Pharmacy, Office Max, Michael's, Applebee's, Wendy's, KFC, Dairy Queen, Bed Bath



SITE PLAN

3600 Sisk Road

VINTAGE FAIRE NORTH

Modesto, California



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SOUTH WEST AERIAL PERSPECTIVE

SISK ROAD DEVELOPMENT | 11.28.17 | SCHEMATIC DESIGN

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VINTAGE FAIRE MALL



MARKET AERIAL
Modesto, California



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Vintage Drive

Sisk Road [± 18,000 ADT]



Highway 99 [± 108,000 ADT]





DEMOGRAPHICS

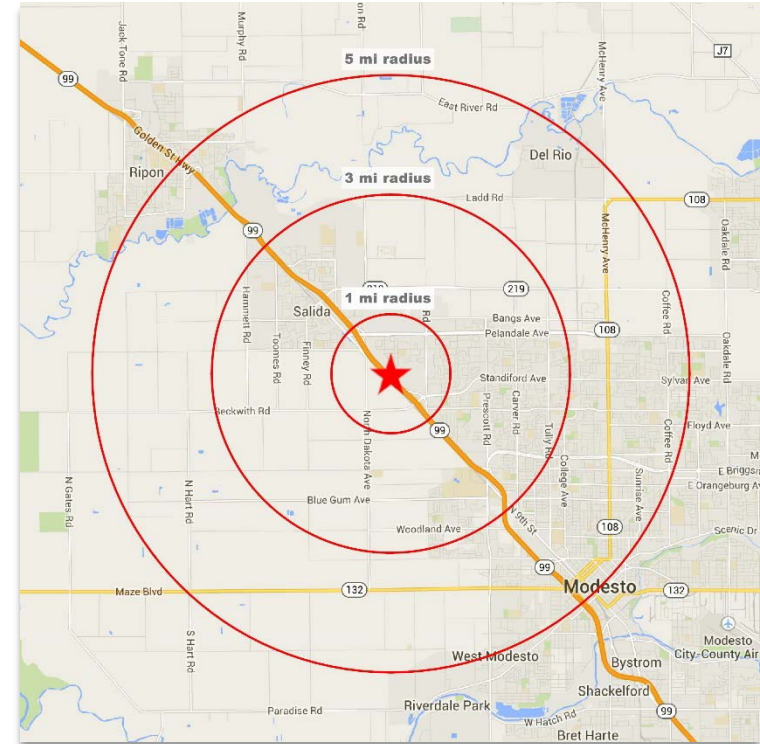
3600 Sisk Road

VINTAGE FAIRE NORTH

Modesto, California

	1 mi Radius	3 mi Radius	5 mi Radius
POPULATION			
2016 Estimated Population	8,603	65,807	132,668
2021 Projected Population	8,914	67,873	137,108
2010 Census Population	8,459	64,453	129,508
Projected Annual Growth 2016 to 2021	0.7%	0.6%	0.7%
2016 Median Age	-	0.6%	0.4%
HOUSEHOLDS			
2016 Estimated Households	3,236	22,490	47,509
2021 Projected Households	3,356	23,244	49,163
2010 Census Households	3,101	21,474	45,232
Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2016	0.3%	0.7%	0.5%
RACE AND ETHNICITY			
2016 Estimated White	63.0%	61.3%	64.7%
2016 Estimated Black or African American	5.1%	4.7%	4.5%
2016 Estimated Asian or Pacific Islander	9.2%	9.7%	8.1%
2016 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.1%
2016 Estimated Other Races	21.9%	23.3%	21.7%
2016 Estimated Hispanic	34.1%	37.1%	35.2%
INCOME			
2016 Estimated Average Household Income	\$81,025	\$73,611	\$71,477
2016 Estimated Median Household Income	\$69,382	\$60,939	\$56,283
2016 Estimated Per Capita Income	\$30,536	\$25,272	\$25,763
BUSINESS			
2016 Estimated Total Businesses	527	2,283	6,475
2016 Estimated Total Employees	6,626	23,794	61,995

RADIUS MAP



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