

FOR LEASE

RETAIL

3600 Sisk Rd, Modesto, CA 95356

Prime Retail Hub | 110 - 8,600 SF Off Hwy 99



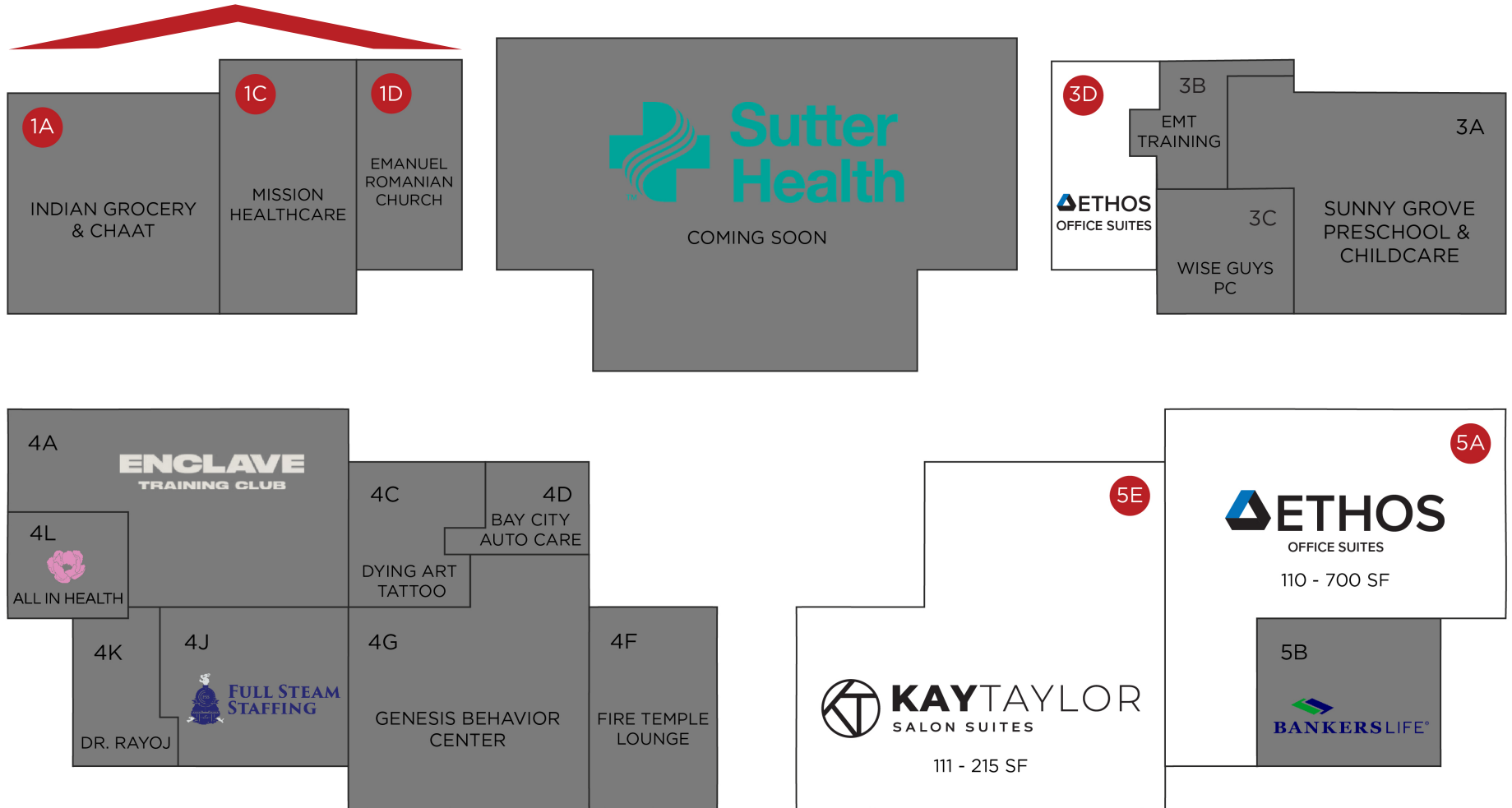
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NORTHGATE

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SITE PLAN



AVAILABLE JAN 2027
8,600 SF





HIGHLIGHTS

- Highly trafficked location between Vintage Faire Mall & the Target Shopping Center, just off Hwy 99
- Abundant, onsite parking
- Large, secure plaza
- Local property ownership committed to supporting and growing local businesses
- Excellent for medical services, beauty services, fitness, education, professional services and much more

PROPERTY OVERVIEW

ADDRESS	3600 Sisk Rd, Modesto, CA 95356	
PROPERTY TYPE	Retail / Office	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	*See Site Plan (pg 2)	
TRAFFIC	Sisk Rd	± 16,960 ADT
	Hwy 99	± 120,137 ADT

MARKET OVERVIEW



SITE

VINTAGE FAIRE MALL



THE SERPENTARIUM INC.
YOUR TRUE REPTILE SPECIALISTS



MARKET OVERVIEW



Pelandale Ave ± 37,082 ADT



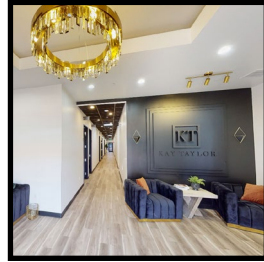
SITE

VINTAGE FAIRE MALL

Dale Rd ± 16,114

99 HWY 99 ± 120,137 ADT



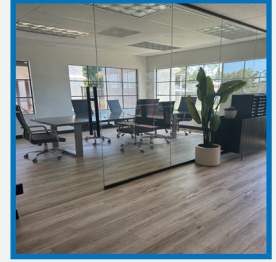
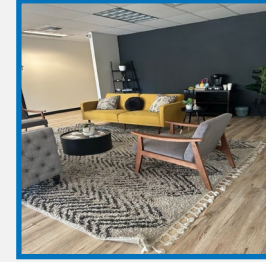
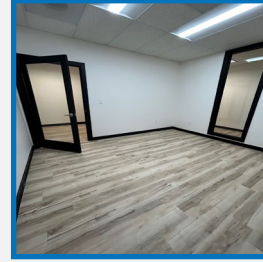


111 – 215 SF Suites Available

- 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](#)



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](#)

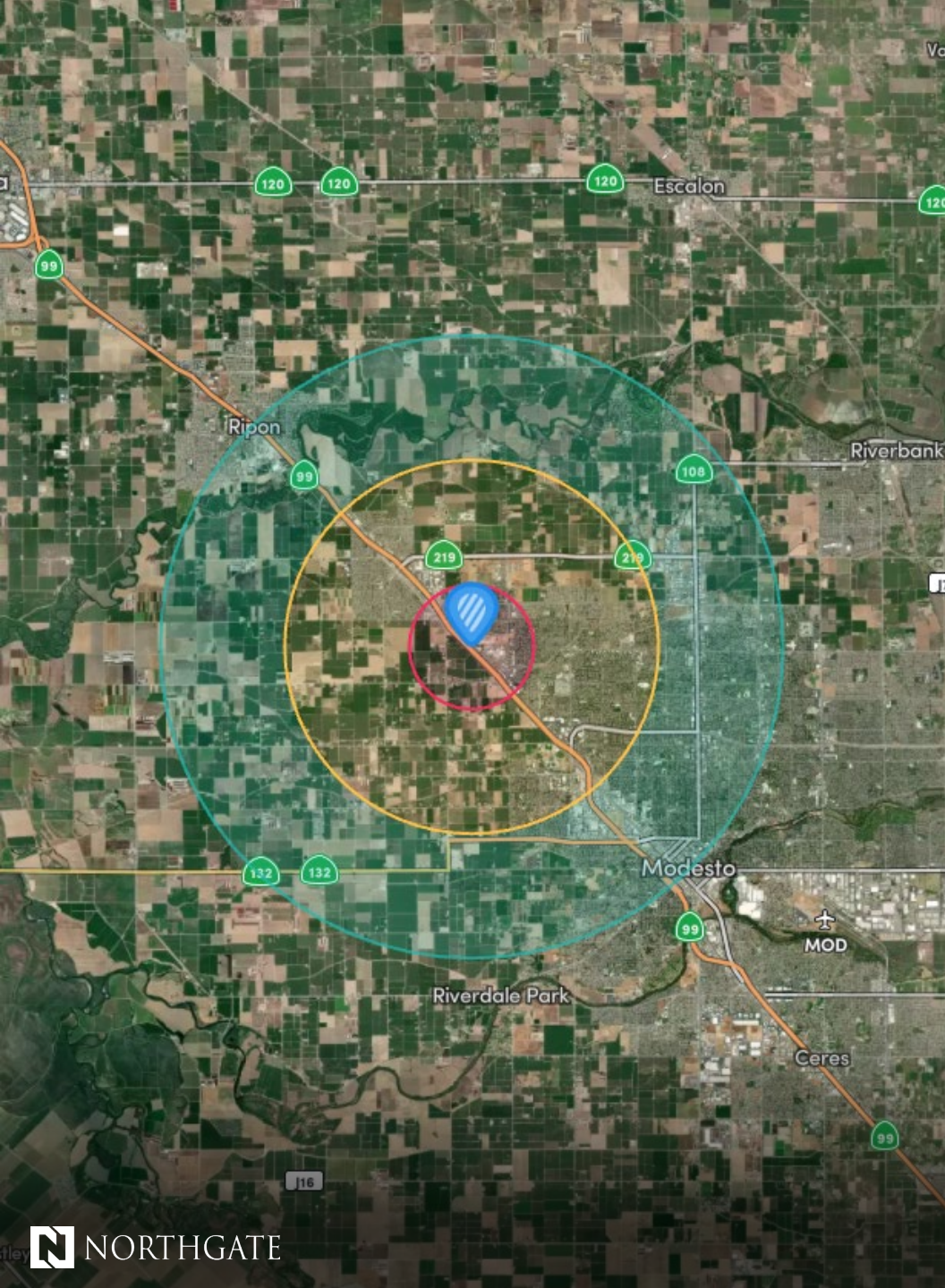
OUR COMMUNITY

JOIN OUR COMMUNITY

More than 80 Local Business Professionals

- Kay Taylor Salon Suites – Offering services from 40 plus beauty, barber, space and self-care services
- Ethos Office Suites – Over 20 local companies offering professional services from accounting, therapy and more
- Enclave Training Club – recently expanded space!
- Sunny Grove Preschool
- Genesis Behavioral Centers
- Bankers Life Insurance
- Dying Art Tattoo
- Wise Guys PC
- Full Steam Staffing
- Indian Grocery and deli
- California Community Credit Union
- Emmanuel 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



Investment Sales | Leasing | Asset Management | Property Management



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