

# VINTAGE FAIRE PROFESSIONAL OFFICES

2937 VENEMAN AVENUE • MODESTO, CALIFORNIA



## SPACE AVAILABLE & RENT:

### FIRST FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
A117	665 sf	\$1.80 per sf
A102	1,384 sf	\$1.80 per sf
C170	740 sf	\$1.80 per sf

### SECOND FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
C275	1,530 sf	\$1.55 per sf

**FULL SERVICE LEASES!**

- Exceptional Rental Value
- Great North Modesto Location
- Abundant Parking
- Attractive Garden-Style Setting
- Close to Restaurants, Mall & Hospital
- Tenant Pays Increase in Operating Expenses Over Base Year
- Minutes from Hwy 99
- No Common Area Load
- Second Level Not Served by Elevator

**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

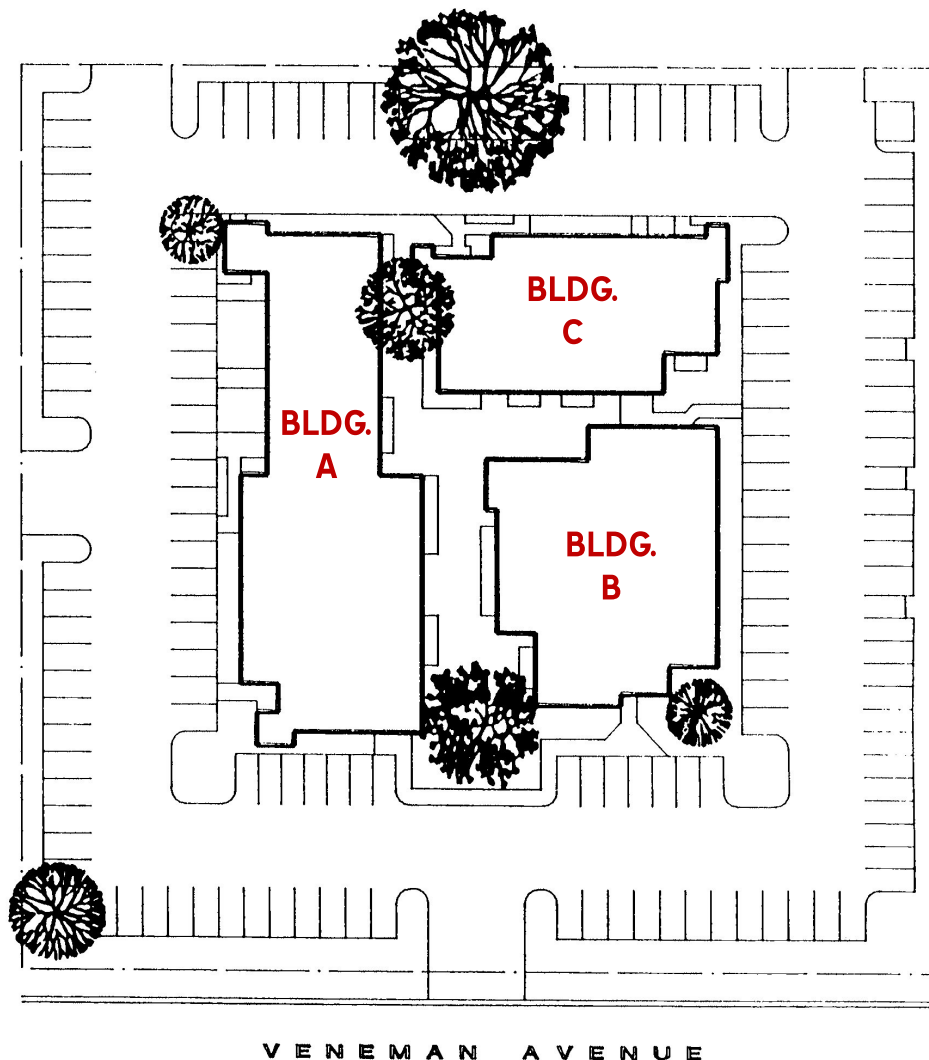
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## SITE PLAN



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## TRAFFIC COUNTS (Average Daily Total)

Dale Road.....17,133 ADT  
 Veneman Avenue .....5,400 ADT

## DISTANCES

To Hwy. 99 .....1.5 miles  
 To Stockton.....27 miles  
 To Sacramento.....75 miles  
 To Tracy .....27 miles  
 To Turlock .....19 miles  
 To San Francisco .....88 miles

## DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
<b>Population</b>			
2024	82,033	160,561	389,864
2029 (Projected)	82,368	160,006	391,761
<b>Median HH Income</b>			
2024	\$77,502	\$74,732	\$74,855
<b>Median Age</b>			
	35.5	35.5	36.0
<b>Households</b>			
2024	27,605	55,311	125,070
2029 (Projected)	27,718	55,456	125,693

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