

VINTAGE FAIRE PROFESSIONAL OFFICES

2937 VENEMAN AVENUE • MODESTO, CALIFORNIA

FULL SERVICE LEASES!



SPACE AVAILABLE & RENT:

FIRST FLOOR:

Suite #	Size	Monthly Rent
A102	1,384 sf	\$1.80 per sf
C175*	1,160 sf	\$1.80 per sf

*Available September 2026

SECOND FLOOR:

Suite #	Size	Monthly Rent
C275	1,530 sf	\$1.55 per sf
B245	625 sf	\$1.70 per sf

- 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

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

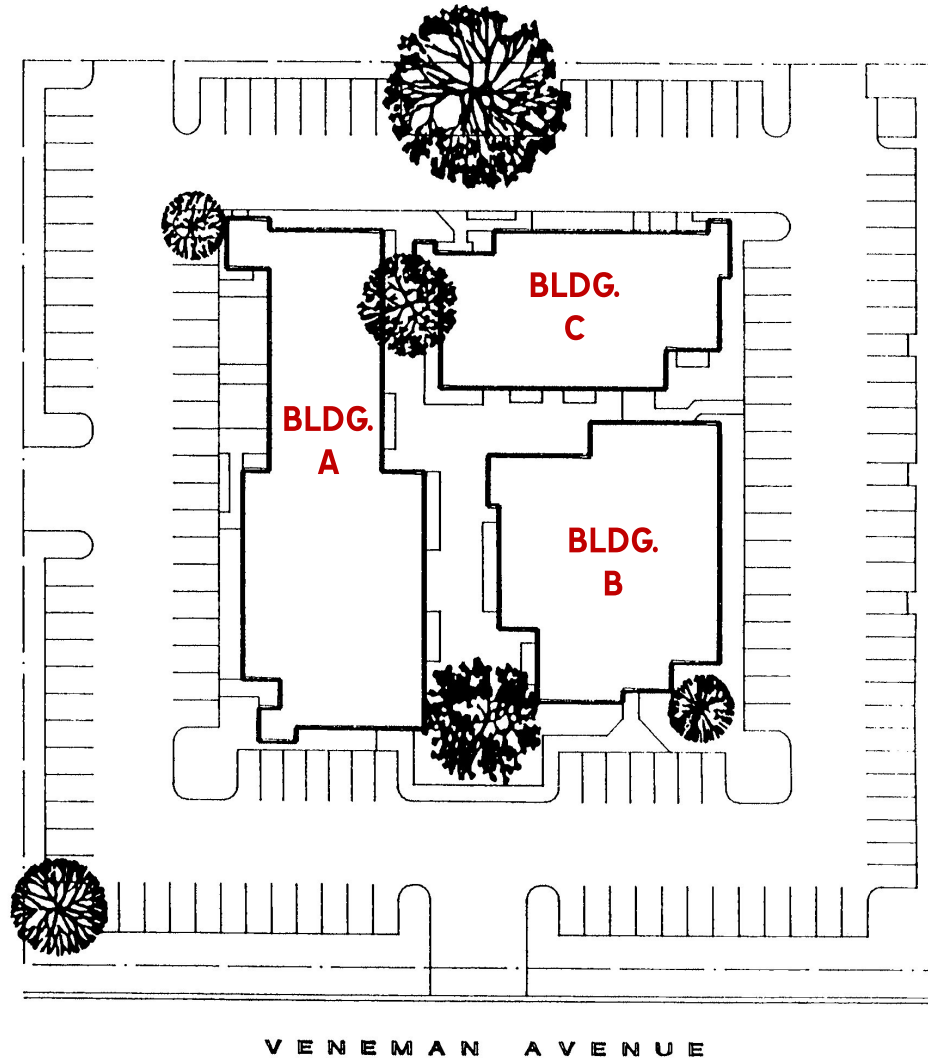
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SITE PLAN



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TRAFFIC COUNTS (Average Daily Total)

Dale Road..... 17,133 ADT
Veneman Avenue5,400 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

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

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