

VINTAGE FAIRE PROFESSIONAL OFFICES

2937 VENEMAN AVENUE • MODESTO, CALIFORNIA



SPACE AVAILABLE & RENT:

FIRST FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
A101	780 sf	\$1.80 per sf
C170**	740 sf	\$1.80 per sf

SECOND FLOOR:

<u>Suite #</u>	<u>Size</u>	<u>Monthly Rent</u>
C260	785 sf	\$1.70 per sf
C275	1,530 sf	\$1.60 per sf

***Opportunity to lease additional 1,224 sf for a combined total of 1,964 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

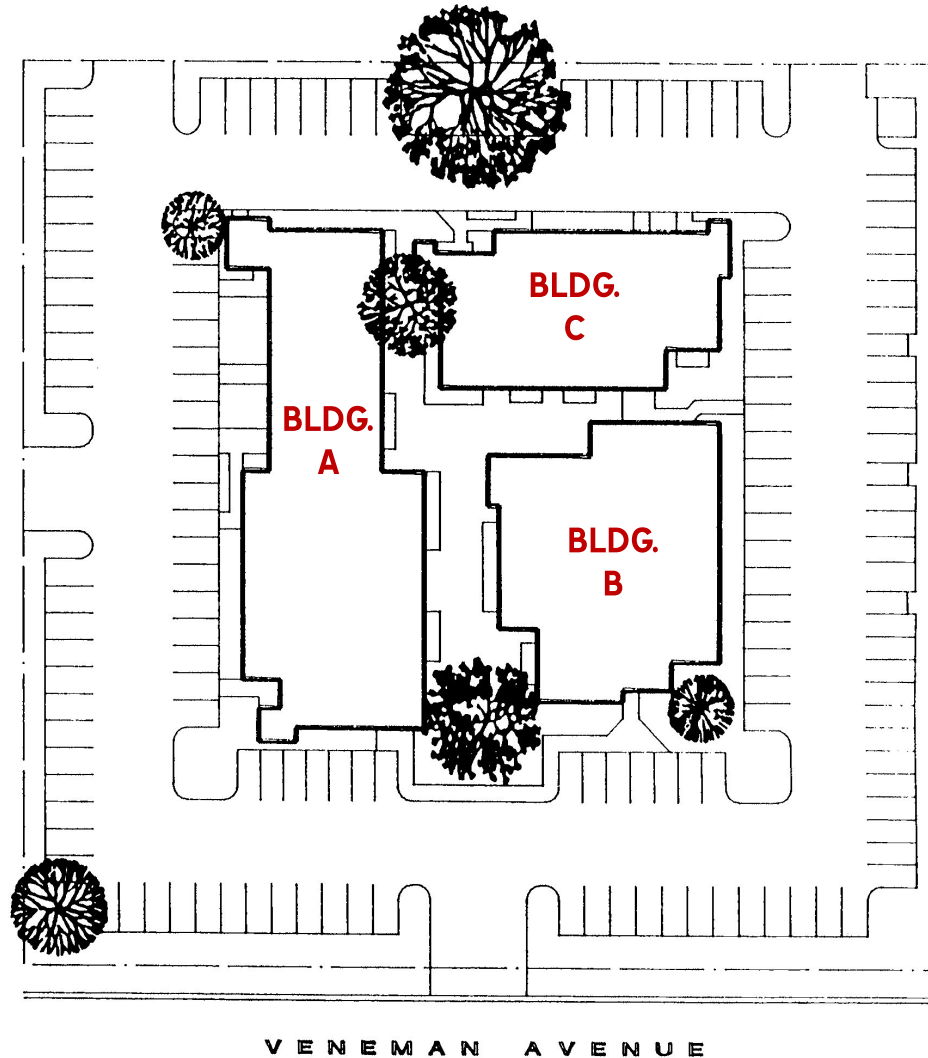
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SITE PLAN



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TRAFFIC COUNTS (Average Daily Total)

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

DISTANCES

To Hwy. 991.5 miles
 To Stockton.....27 miles
 To Sacramento.....75 miles
 To Tracy27 miles
 To Turlock19 miles
 To San Francisco88 miles

DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
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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