

# Village Corners

3948 SYLVAN AVENUE  
MODESTO, CA



**RESTAURANT  
SPACE FOR LEASE**

**RANDY BREKKE** DRE# 00856863

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**BREKKE REAL ESTATE** DRE# 01208688

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**FOR LEASE**  
Suites 306 & 307  
2,493± sf

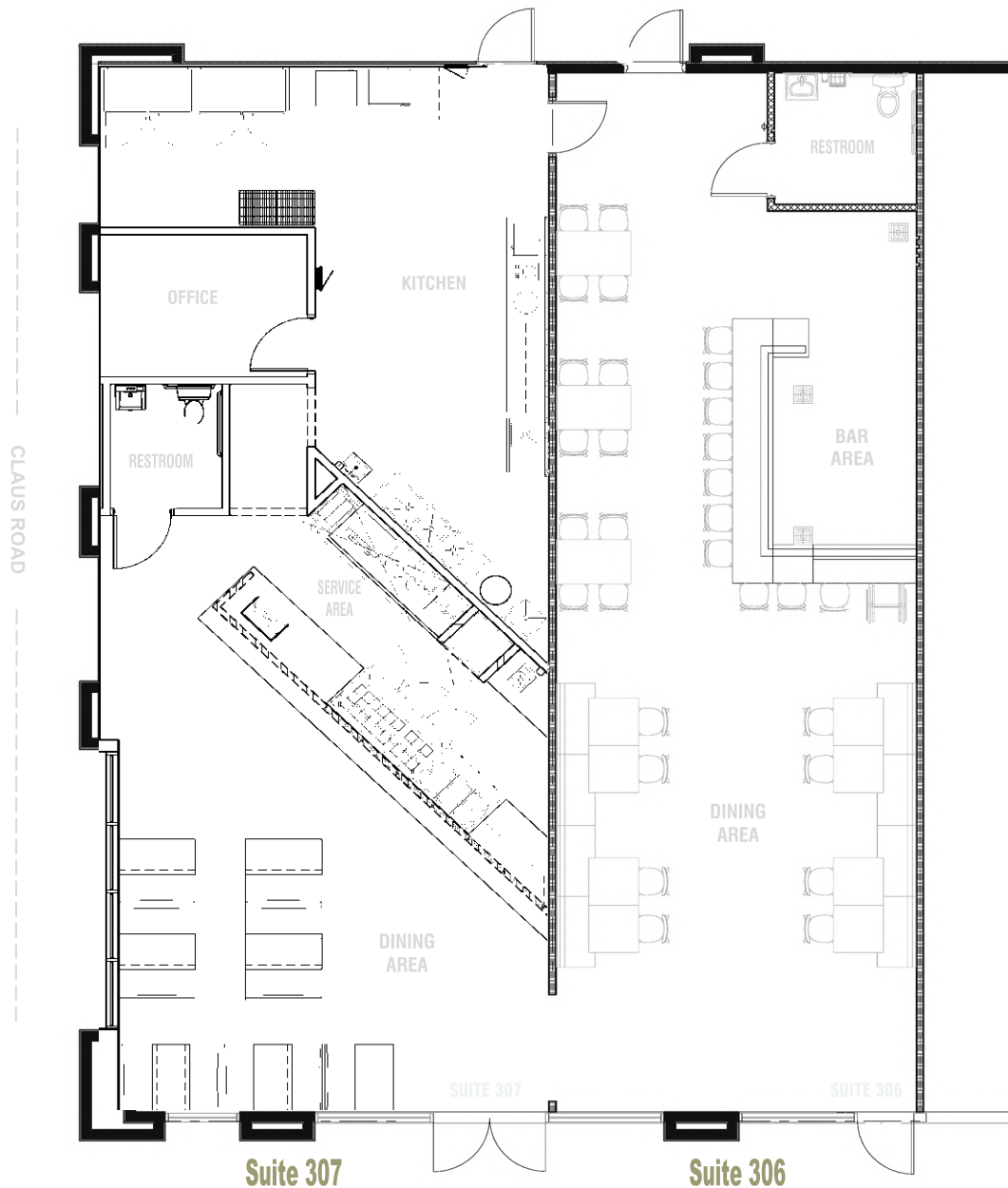


## AVAILABLE SPACE & RENT

- Restaurant Space for Lease (former Italian restaurant)
- Suites 306 & 307: 2,493± sf
- Leased together; NNN Lease
- Call for Rent Details
- Available Now!

## KEY HIGHLIGHTS & FEATURES

- Located in Northeast Modesto, surrounded by established residential neighborhoods
- Exceptional street visibility at a high-traffic, signalized intersection
- Ample on-site parking for customer convenience
- Distinctive architecture with prominent signage opportunities (monument & fascia)
- Prime corner location at Sylvan Avenue & Claus Road offering excellent exposure and access
- Steady daily traffic from nearby neighborhoods, schools, and park visitors
- Serves a growing trade area supported by strong nearby housing and community development
- Anchored by ARCO AM/PM, The Tap Room, Taqueria Carolina, Platinum Wine & Spirits, Hairtivity Salon, Traditions Barbershop, & more!



## SUITE DETAILS & FEATURES

Suite 306: 1,075 sf  
Suite 307: 1,418 sf = **Total 2,493± sf**

- Prime end-cap space + adjoining suite
- Spaces interconnected by two wall openings in dining & kitchen areas
- Kitchen in Suite 307 with hood, floor sink, prep area, 3-compartment sink, storage racks & mop sink
- Dining areas for seating by tables & counter; menu board area & TV screen mounts
- Bar area in Suite 306 with counter seating, 3-compartment & hand sink
- 2 ADA restrooms (one in each suite)
- Connected to shared grease interceptor
- Limited outdoor area
- Attractive interior finishes
- Excellent visibility from Claus Road

# Village Corners

3948 Sylvan Avenue • Modesto, California



DINING AREA & COUNTER IN SUITE 307



VIEW FROM 307 OF ENTRYWAY INTO SUITE 306



SUITE 307

SUITE 306



ENTRY INTO SUITE 306 FROM SUITE 307

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FRONT SERVICE COUNTER SUITE 307



KITCHEN IN SUITE 307



ACCESS TO OUTDOOR DINING AREA IN SUITE 307



SMALL OFFICE & DATA ROOM IN SUITE 307

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VIEW FROM ENTRY OF SUITE 306



BAR, SINKS & PREP AREA IN SUITE 306



VIEW FROM REAR OF SUITE 306



VIEW OF BAR AREA FROM ENTRY OF SUITE 306

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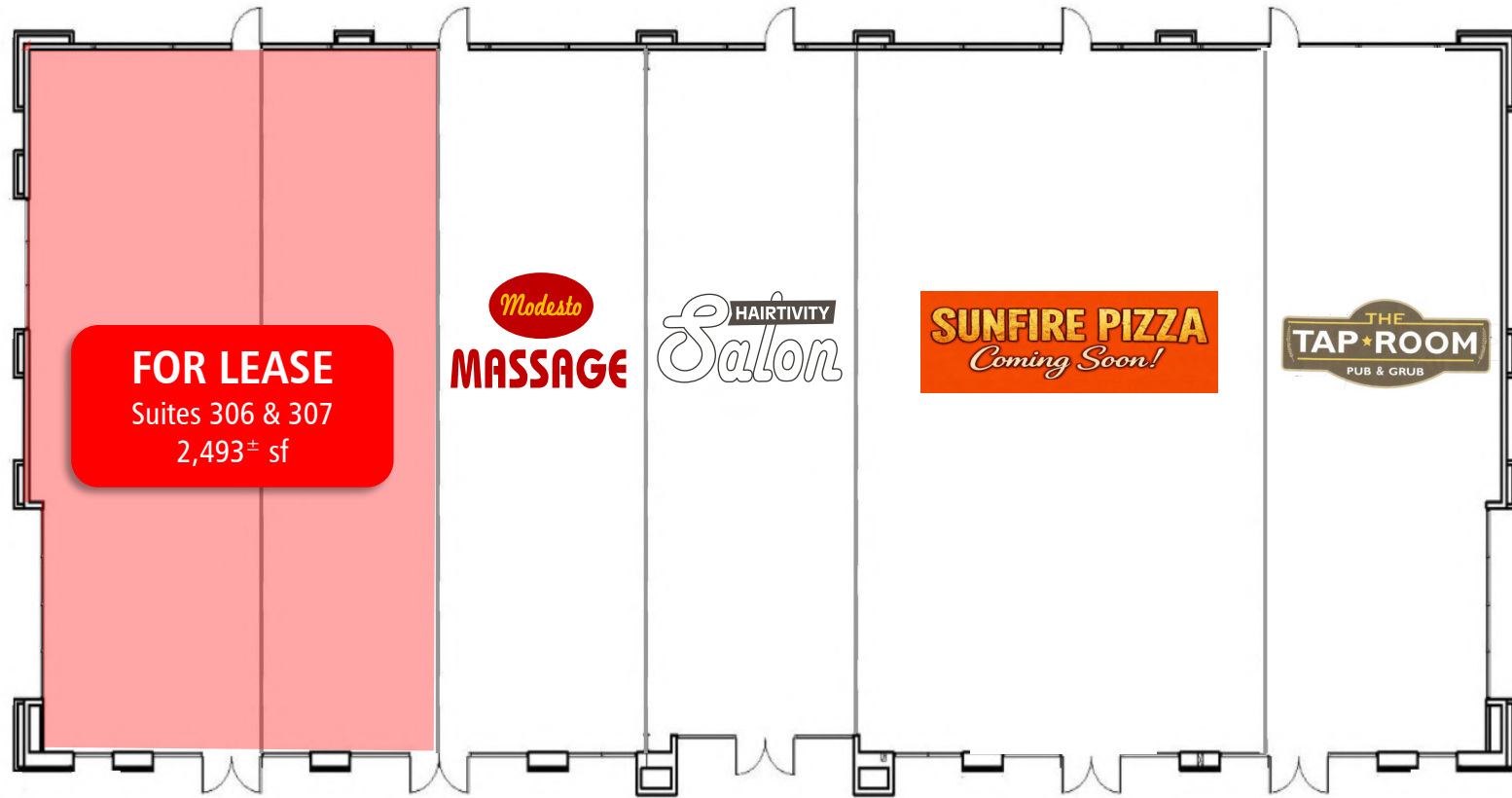
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# Building 300



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ENOCHS  
HIGH SCHOOL

GROGAN  
COMMUNITY PARK

**FOR LEASE**  
Suites 306 & 307  
2,493± sf



BLDG. 200

BLDG. 100

BLDG. 300

SYLVAN AVE.

CLAUS ROAD

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THE TAP ROOM PUB & GRUB



PLATINUM WINE & SPIRITS

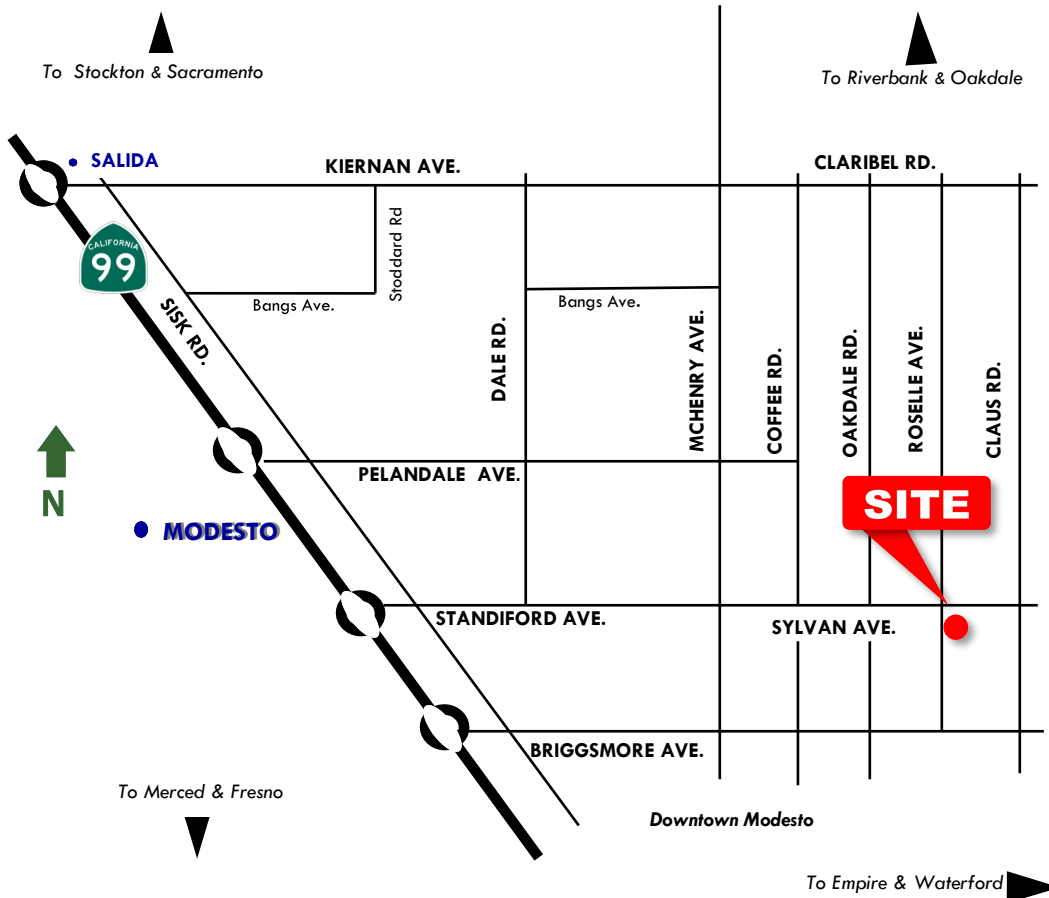


TAQUERIA CAROLINA



AM PM / ARCO

## LOCATION MAP



## TRAFFIC COUNTS

Claus South of Sylvan.....	17,466 vehicles/day
Claus North of Sylvan .....	19,026 vehicles/day
Sylvan West of Claus .....	9,365 vehicles/day

## DISTANCES

To Riverbank .....	5.0 miles
To Oakdale .....	8.0 miles
To Hwy. 99 .....	9.5 miles

## DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Total Population	6,168	80,450	166,628
2029 Projected Population	6,302	80,602	166,751
Population Growth (2024–2029)	+2.17%	+0.19%	+0.07%
Median Household Income	\$107,710	\$89,740	\$77,795
Average Household Size	3.10	2.90	2.80
Median Home Value	\$493,850	\$423,086	\$411,486
Median Year Built	2004	1987	1977

# SURROUNDING RETAIL CENTERS



- SAVE MART
- STARBUCKS
- IN-N-OUT
- AUTO ZONE
- STANTON OPTICAL

- ASIAN MARKET
- CVS
- DOLLAR TREE
- MCDONALDS
- STRINGS
- SUBWAY

- IN-SHAPE FITNESS
- DAIRY QUEEN
- SCORES BARBER
- LITTLE CEASARS

- HARBOR FREIGHT
- BANK OF AMERICA
- RENT-A-CENTER
- BASKIN ROBBINS

- ACE HARDWARE
- OFFICE MAX
- STARBUCKS
- MISTER CAR WASH

- RALEYS
- MTN. MIKES
- PANDA EXPRESS
- BUFFALO WINGS & RINGS
- SUBWAY
- SQUEEZE IN

**SITE**

**ENOCHS HIGH SCHOOL**  
**GROGAN PARK SOCCER COMPLEX**  
(see next page)

**SYLVAN AVE.**

**OAKDALE RD.**

**ROSELLE AVE.**

**CLAUSE ROAD**

**BRIGGSMORE AVE.**

Imagery Date: 6/16/2011 1993

37°40'43.64" N 120°56'17.92" W elev 33 m

Google Earth

Eye alt 3

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# NEARBY RESIDENTIAL DEVELOPMENT



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# GROGAN COMMUNITY PARK



Mary Grogan Community Park Soccer Complex is Modesto’s premier outdoor sports and recreation facility, providing a top-tier experience for athletes, families, and the local community. Spanning 28 acres and soon to expand, the complex offers everything you need for league play, tournaments, fitness, and family fun—all in a convenient and well-maintained setting.

**Current Features:**

- 7 lit soccer fields, including three all-weather synthetic turf fields
- Modern restroom facilities and ample parking
- Perimeter fencing and walking/jogging trails
- Open green spaces for events and gatherings

**Exciting Expansion Coming:**

- New irrigation system, landscaping, and lighting
- Additional restrooms and shaded seating areas
- Enhanced security features with cameras
- Children’s playground and open grass activity areas
- Brand-new cricket pitch for even more recreation options

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