

FOR SALE OR LEASE

Vintage Fair Mall Anchor Space

3401 DALE ROAD (AT HIGHWAY 99) | MODESTO, CA 95356

SALE PRICE: \$4,900,000 | HIGHLY VISIBLE ANCHOR SPACE IN THE VINTAGE FAIR MALL

RETAIL



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PROPERTY FEATURES

- + ±154,508 sq. ft. 3-story Anchor space for sale or lease
 - SALE PRICE: \$4,900,000
 - ±52,000 sq. ft. per floor (divisible)
 - Individual floors available
- + Located in the ±1.138 Millions sq. ft. Vintage Fair Mall
- + Anchored by Macy's, JCPenney, Dick's Sporting Goods, and Apple Store
- + 10+ Million visitors annually
- + Over 800,000 people in the trade area

PROPERTY INFORMATION

Modesto is located in the heart of California's agricultural area—the San Joaquin Valley—approximately 68 miles south of Sacramento and 66 miles east of Yosemite National Park. Modesto is the county seat of Stanislaus County, is the 16th largest city in California with a population exceeding 204,000 people and offers the diversity and facilities of a metropolitan city, while still maintaining an atmosphere of old fashioned hospitality.

The Vintage Fair Mall is located along—and is visible to—Highway 99 at the intersection of Sisk Road and Standiford Avenue and is THE shopping destination in the San Joaquin Valley region drawing over 10 million visitors annually. The site draws from a wide trade area extending from Stockton to Turlock and the foothill communities of Jackson and Sonora. Anchored by JCPenney, Dick's Sporting Goods, and Apple Store the site offers an excellent opportunity to enter this premium retail destination.

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MASTER SITE PLAN



SITE PLAN IS NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.

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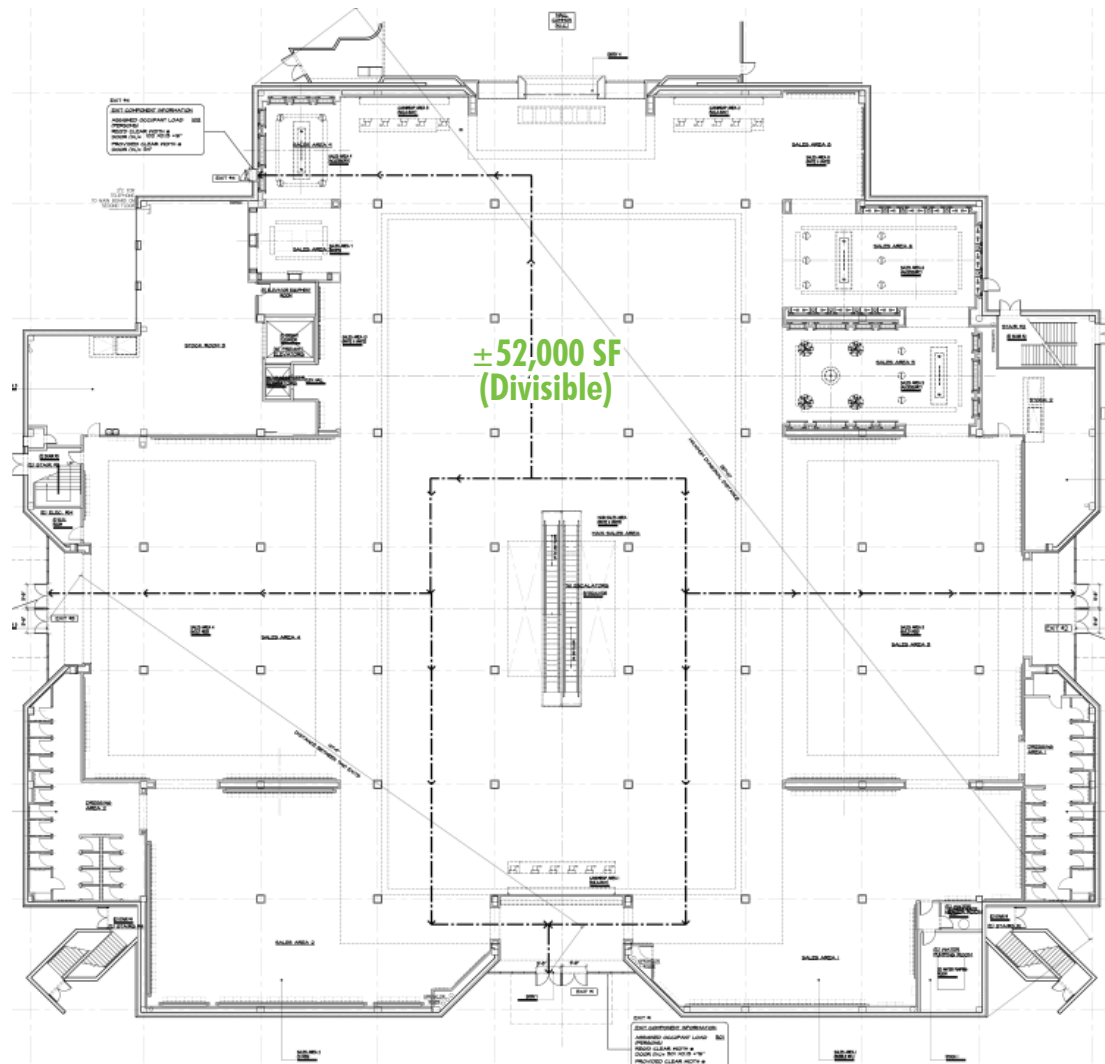
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ANCHOR FLOOR PLAN | LEVEL 1

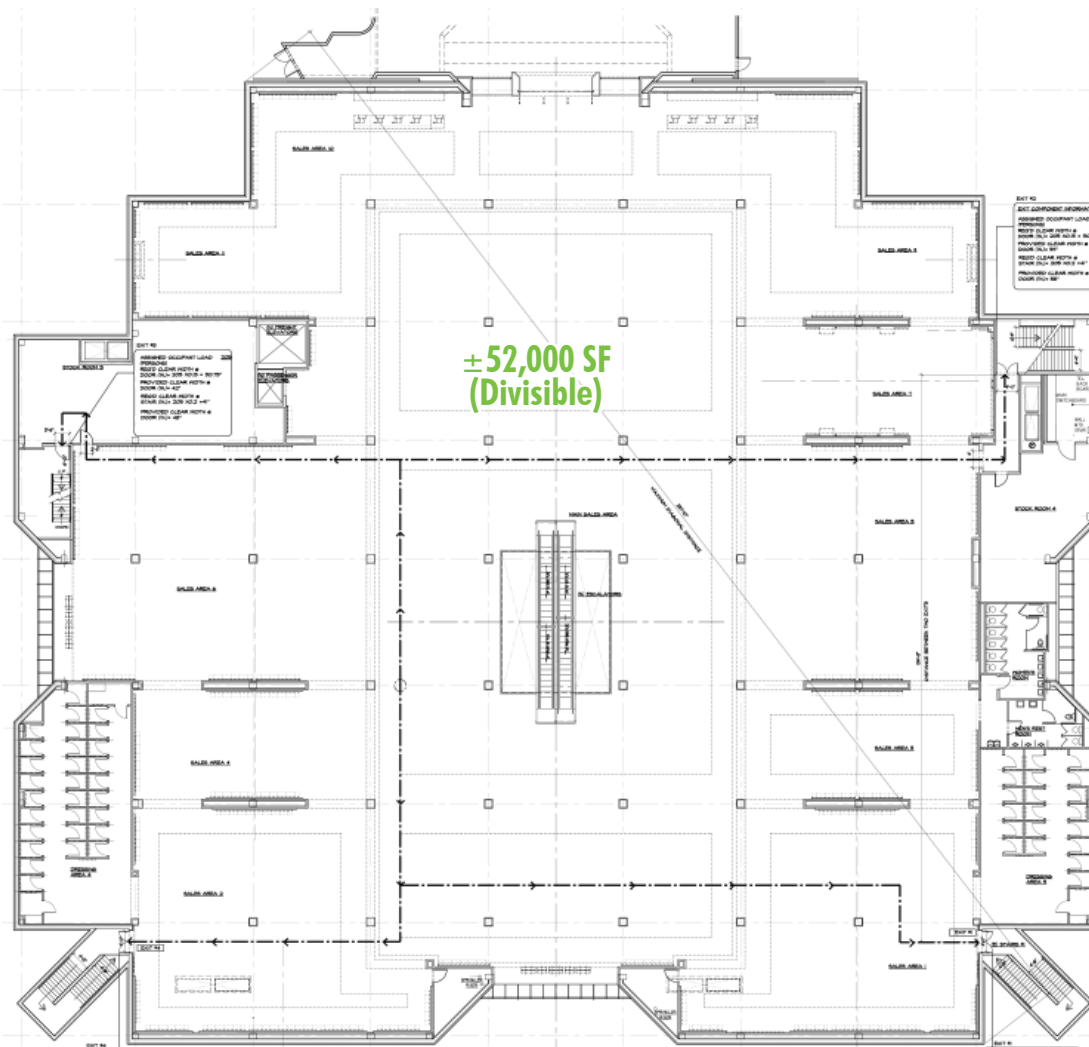


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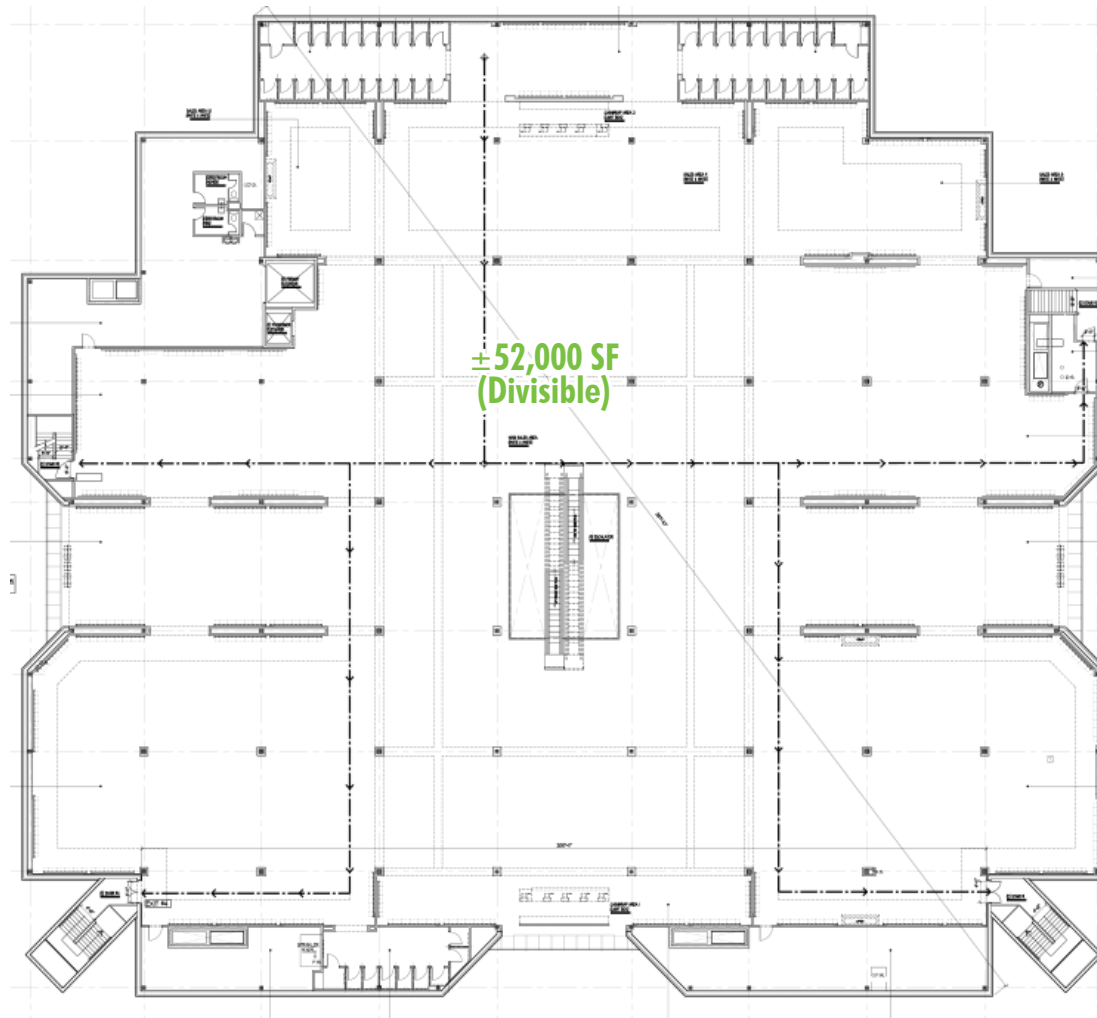
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ANCHOR FLOOR PLAN | LEVEL 3



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DEMOGRAPHICS (2019 est.)

Population

10-Minute Drive-time	114,456
15-Minute Drive-time	278,272

Average Household Income

10-Minute Drive-time	\$82,569
15-Minute Drive-time	\$79,193

Median Household Income

10-Minute Drive-time	\$61,970
15-Minute Drive-time	\$58,375

Daytime Employment (3-mile radius)

Employees	16,302
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Significant Employers (3-mile radius)

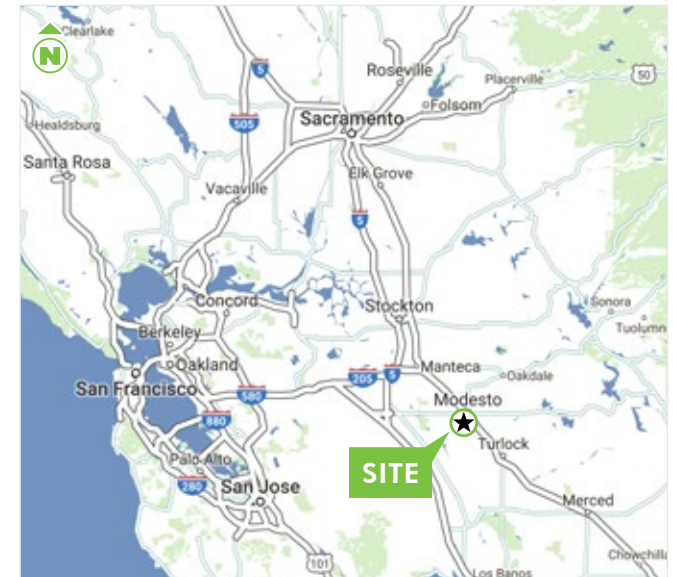
Employers	# Employees
Storer Coachways	450
Med-America Billing Service Inc	370
Grace M Davis High School	260
Save Mart Co	250
American Refrigeration Supplies	250
English Oaks Nurse & Rehab Center	230
MTC Distributing	200
Primerica Financial Service	200
Blue Diamond Growers	200

Source: Esri

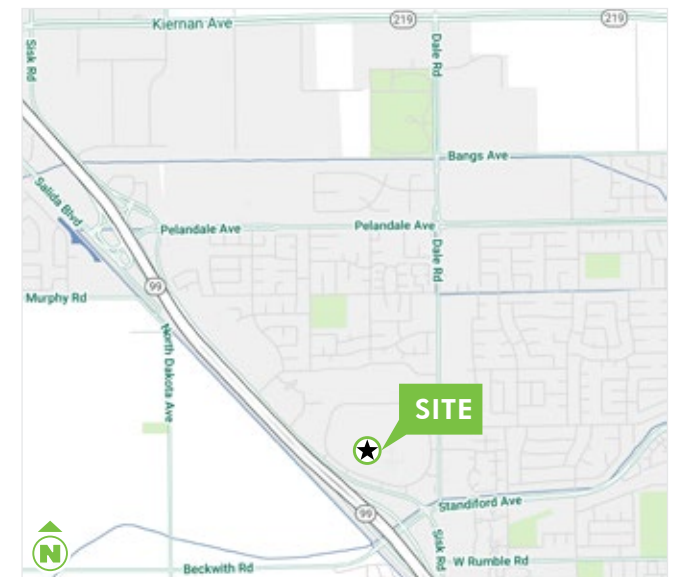
Traffic Counts (2019)

Highway 99 (2017)	137,000 ADT
Sisk Road	16,558 ADT
Dale Road	13,887 ADT
Standiford Avenue	23,688 ADT

Source: City of Modesto; Caltrans



MAPS NOT TO SCALE.



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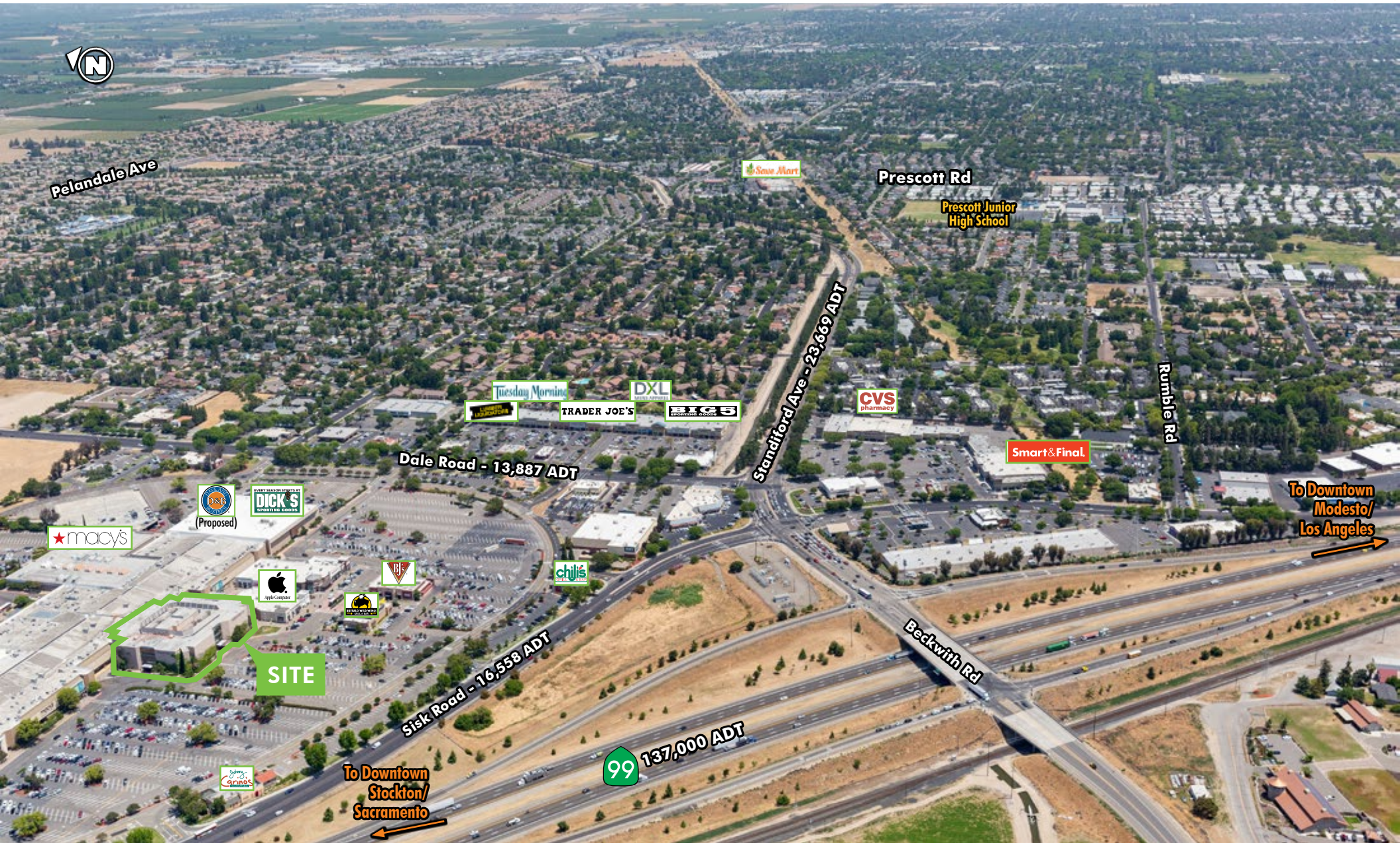


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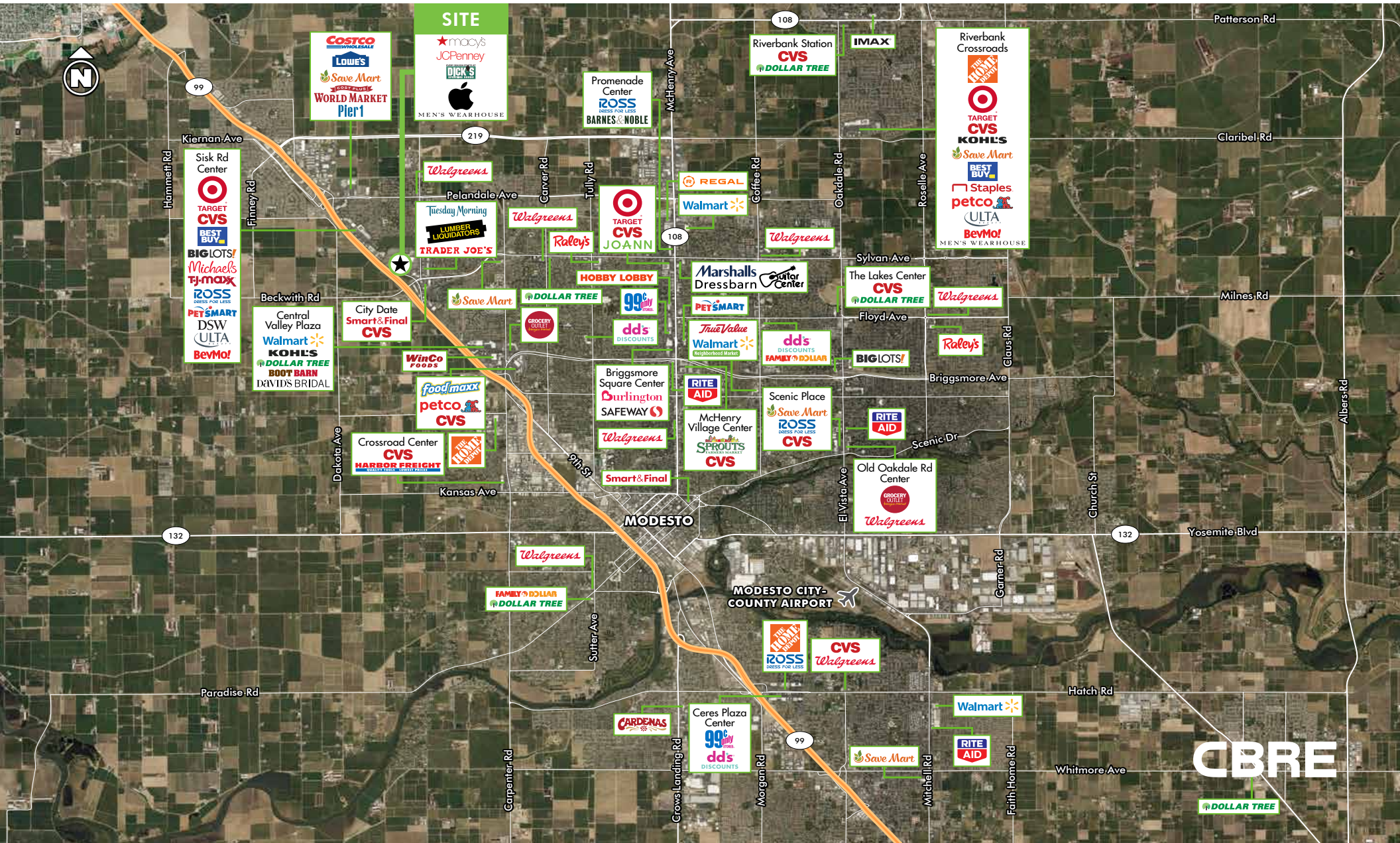


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