

Sisk Road Business Center

4260 Sisk Rd, Suite A, Modesto CA 95356

FOR LEASE

 **RAND**
COMMERCIAL PROPERTIES

THE SPACE

Location	4260 Sisk Rd, Suite A Modesto, CA, 95356
County	Stanislaus
APN	135-29-18
Cross Street	Sisk Rd
Traffic Count	+/- 14,828 / 115,000

HIGHLIGHTS

- Professional Building / Environment
- Freeway Exposure
- Close proximity to retail
- Abundant parking
- Floor to ceiling windows
- Adjacent to new Pelandale overpass



Suite	Tenant	Floor	Square Feet	Rent PSF	Lease Type
			5380		MG
A	Suite A	1	5380	\$1.35	Gross
D	Suite D	2	2000	\$1	Gross

PROPERTY FEATURES

CURRENT OCCUPANCY	50.00 %
TOTAL TENANTS	4
GLA (SF)	10,684
LAND SF	32,670
YEAR BUILT	1995
ZONING TYPE	PD - Planned Development
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

SUITE FEATURES

PRIVATE OFFICES	1 Private
CONFERENCE ROOM	Yes
TRAINING ROOM	Yes
RESTROOM(S)	2

ADDITIONAL FEATURES

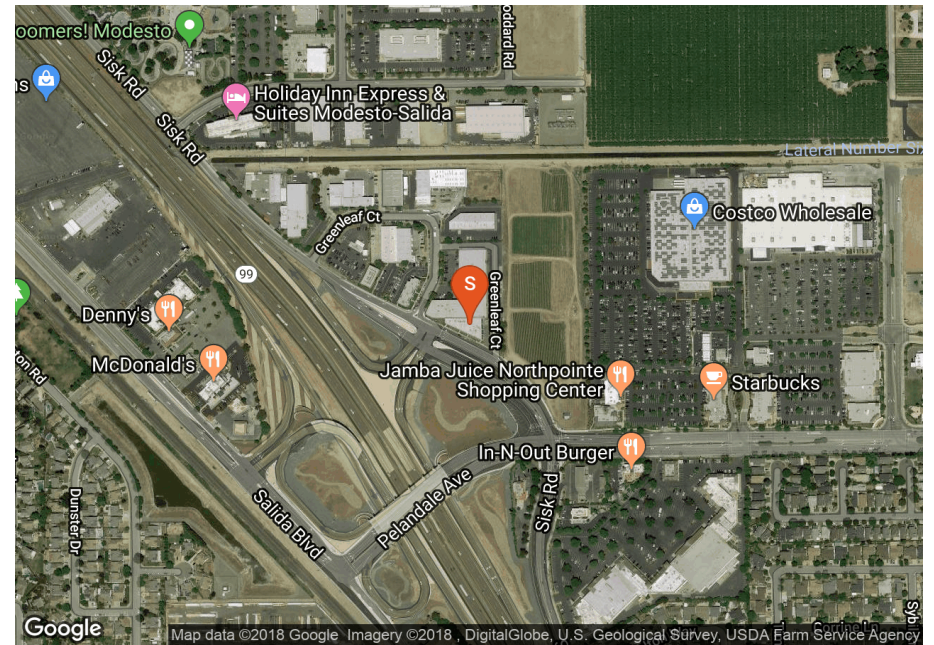
BREAK ROOM	Yes
RECPTION	Yes
STORAGE ROOMS	Multiple
ENTRY/EXIT	3



Location Summary

- 4260 Sisk Rd is located just north of the intersection of Pelandale Ave and Sisk Rd, near State Route Highway 99 in Northwest Modesto. The intersection of Pelandale Ave and Highway 99 enjoys heavy traffic counter, +/- 11,5000 ADT on Highway 99, 35,749 ADT on Pelandale Ave and 14,828 ADT on Sisk Rd.

Locator Map



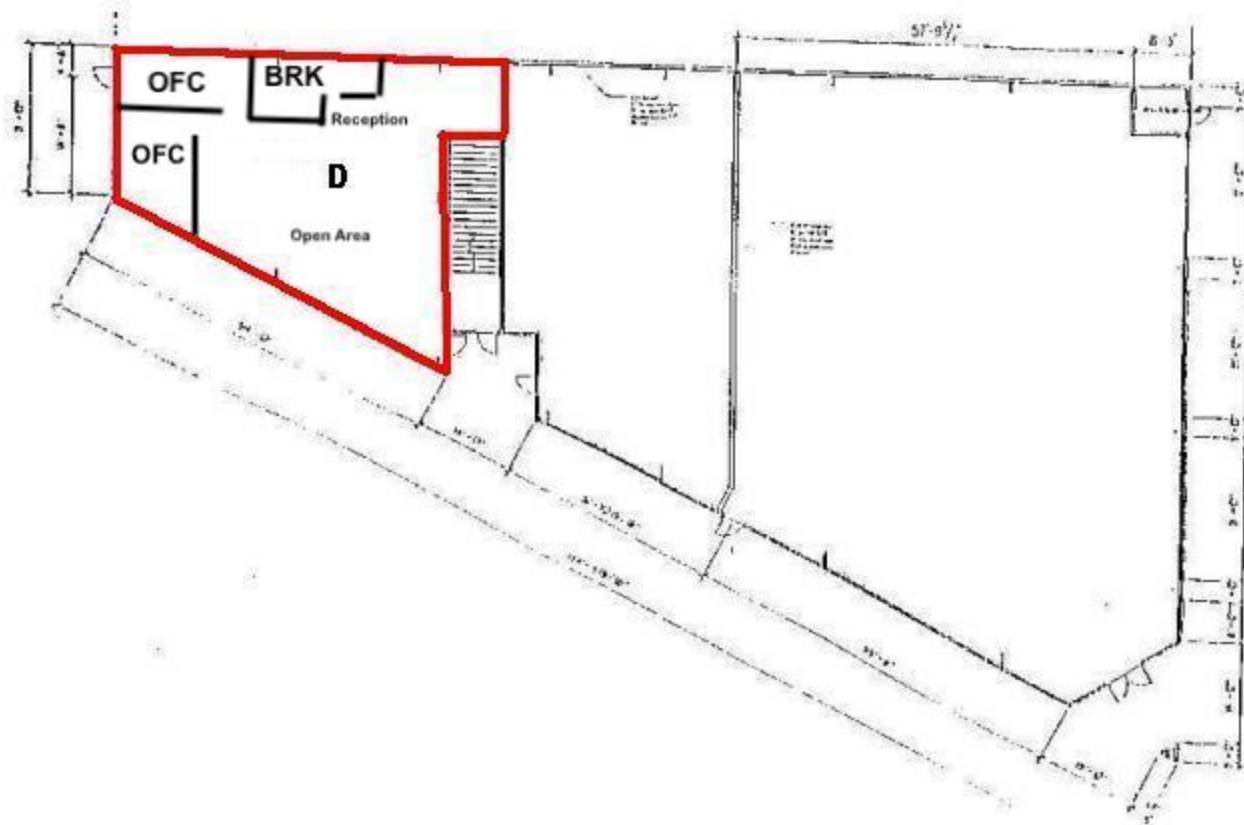
Regional Map





Imagery ©2018 , DigitalGlobe, U.S. Geological Survey





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,250	41,815	103,966
2010 Population	7,111	46,387	111,948
2020 Population	7,986	49,077	118,298
2025 Population	8,392	50,518	121,802
2020 African American	289	2,058	4,408
2020 American Indian	66	471	1,300
2020 Asian	396	4,350	8,400
2020 Hispanic	4,312	21,376	44,593
2020 Other Race	2,170	9,914	19,496
2020 White	4,389	28,115	75,359
2020 Multiracial	588	3,547	8,160
2020-2025: Population: Growth Rate	5.00 %	2.90 %	2.95 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	191	1,297	3,322
\$15,000-\$24,999	192	1,186	3,520
\$25,000-\$34,999	198	1,375	3,137
\$35,000-\$49,999	221	1,920	4,650
\$50,000-\$74,999	430	2,919	7,295
\$75,000-\$99,999	418	2,177	5,384
\$100,000-\$149,999	488	3,084	7,264
\$150,000-\$199,999	164	982	2,971
\$200,000 or greater	132	1,217	3,370
Median HH Income	\$73,777	\$68,012	\$68,350
Average HH Income	\$87,504	\$90,793	\$93,429

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,294	14,374	37,489
2010 Total Households	2,181	15,372	38,921
2020 Total Households	2,434	16,157	40,912
2025 Total Households	2,553	16,595	42,024
2020 Average Household Size	3.28	3.01	2.86
2000 Owner Occupied Housing	1,570	8,566	23,345
2000 Renter Occupied Housing	683	5,290	12,897
2020 Owner Occupied Housing	1,428	9,447	25,091
2020 Renter Occupied Housing	1,005	6,710	15,821
2020 Vacant Housing	126	941	2,226
2020 Total Housing	2,560	17,098	43,138
2025 Owner Occupied Housing	1,504	9,781	26,021
2025 Renter Occupied Housing	1,049	6,814	16,003
2025 Vacant Housing	138	1,001	2,364
2025 Total Housing	2,691	17,596	44,388
2020-2025: Households: Growth Rate	4.80 %	2.70 %	2.70 %

Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	688	4,123	9,085
2020 Population Age 35-39	571	3,378	7,909
2020 Population Age 40-44	482	2,839	6,905
2020 Population Age 45-49	468	2,824	6,809
2020 Population Age 50-54	477	2,917	7,033
2020 Population Age 55-59	454	3,021	7,643
2020 Population Age 60-64	409	2,689	7,090
2020 Population Age 65-69	301	2,218	6,162
2020 Population Age 70-74	203	1,659	4,591
2020 Population Age 75-79	118	1,125	3,177
2020 Population Age 80-84	75	752	2,156
2020 Population Age 85+	59	897	2,649
2020 Population Age 18+	5,859	37,254	90,629
2020 Median Age	32	35	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,256	\$68,823	\$70,042
Average Household Income 25-34	\$85,213	\$84,928	\$86,433
Median Household Income 35-44	\$90,095	\$85,055	\$86,449
Average Household Income 35-44	\$102,752	\$101,587	\$106,014
Median Household Income 45-54	\$82,089	\$89,597	\$93,142
Average Household Income 45-54	\$96,602	\$114,431	\$118,797
Median Household Income 55-64	\$75,228	\$77,342	\$77,834
Average Household Income 55-64	\$91,960	\$100,393	\$103,803
Median Household Income 65-74	\$59,178	\$53,944	\$55,714
Average Household Income 65-74	\$74,737	\$77,574	\$81,834
Average Household Income 75+	\$41,924	\$51,771	\$56,884

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	865	4,469	9,572
2025 Population Age 35-39	715	4,289	9,563
2025 Population Age 40-44	550	3,309	7,963
2025 Population Age 45-49	455	2,758	6,948
2025 Population Age 50-54	421	2,706	6,678
2025 Population Age 55-59	420	2,722	6,722
2025 Population Age 60-64	396	2,782	7,150
2025 Population Age 65-69	350	2,400	6,536
2025 Population Age 70-74	241	1,989	5,473
2025 Population Age 75-79	154	1,459	4,039
2025 Population Age 80-84	85	912	2,615
2025 Population Age 85+	66	957	2,725
2025 Population Age 18+	6,110	38,449	93,377
2025 Median Age	33	36	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,560	\$75,308	\$75,786
Average Household Income 25-34	\$92,713	\$94,606	\$95,041
Median Household Income 35-44	\$100,443	\$95,047	\$95,555
Average Household Income 35-44	\$115,395	\$117,627	\$119,740
Median Household Income 45-54	\$88,022	\$98,632	\$101,564
Average Household Income 45-54	\$108,038	\$129,908	\$133,012
Median Household Income 55-64	\$80,480	\$85,497	\$85,711
Average Household Income 55-64	\$104,874	\$117,458	\$119,456
Median Household Income 65-74	\$67,433	\$58,968	\$60,899
Average Household Income 65-74	\$87,280	\$91,929	\$94,764
Average Household Income 75+	\$47,490	\$60,281	\$65,544

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