

Shops at The Brenden

1021 10th Street - Modesto, California



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Shops at The Brenden

MARKET OVERVIEW

Situated in the heart of Downtown Modesto, *Shops at The Brenden* is located at **1021 10th Street** and is part of the ongoing resurgence of the urban landscape of Downtown Modesto, California.

Constructed in 1999, the 18-screen Brenden Theater is a pedestrian-friendly, primary traffic generator that draws all of Modesto's residents Downtown. The Brenden Theater is the busiest movie theater in the overall Modesto trade area and is the center piece of Downtown Modesto's entertainment district.

There are more than 1,500 parking stalls within close proximity of the theater; two four-story parking garages, multiple flat parking lots and ample on-street parking.

The high visibility corner end cap leasing opportunity is an ±1,876 square foot, second generation coffee/restaurant space. The space is within walking distance of the Double Tree Hotel, Modesto City Hall, the Greyhound Bus Station and many other Downtown businesses and benefits from excellent visibility and accessibility.

TRAFFIC GENERATORS IN DOWNTOWN MODESTO CENTRAL BUSINESS DISTRICT

The Shops at the Brenden are ideally situated across the street from Hilton's Double Tree Hotel. A 260-room, 13-story hotel and convention center, the Double Tree is the most upscale hotel in a 30 mile radius. The Double Tree has 39,000 square feet of meeting space, hosts more than 300 events annually and draws more than 183,000 guests per year.

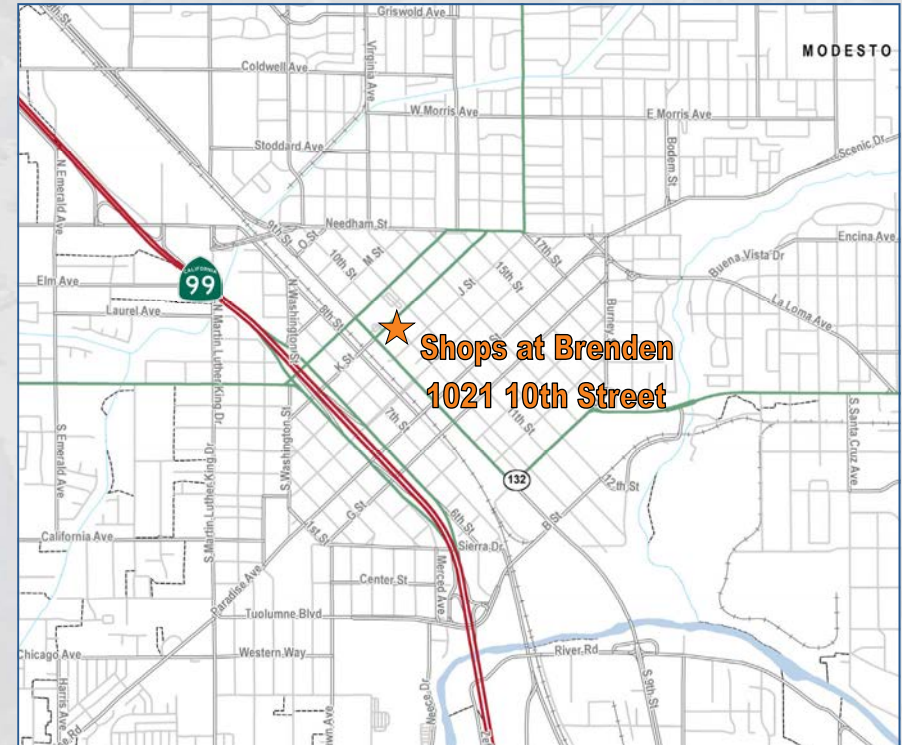


Opened in 2007, the Gallo Center for the Arts is a 1,248 seat regional arts venue with two live performance theaters. The theater hosts more than 7,000 events and has had more than 1.8M visitors since its opening.



Top 5 Major Employers in Modesto (2018 CAFR)

Gallo Vineyards	6,700
Stanislaus County	4,480
Modesto City Schools	3,556
Doctors Medical Center	2,600
Memorial Medical Center	2,400



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DEMOGRAPHICS • TRAFFIC GENERATORS



2020 total population

1-mile	13,209
3-mile	137,426
5-mile	293,311

2020 daytime population

1-mile	26,435
3-mile	168,273
5-mile	307,255

2020 total employees

1-mile	17,721
3-mile	80,065
5-mile	124,415

2020 total households

1-mile	4,399
3-mile	41,670
5-mile	90,019

2020 average HH income

1-mile	\$55,665
3-mile	\$64,704
5-mile	\$75,877

traffic counts



9th Street (at K Street)	21,308
K Street (at 11th Street)	6,135



Placer.ai

Shops at The Brenden : not just on "date night"

- Approximately **643,600** people travel to the site annually
- **#1 Ranked Leisure destination** in a 30 mile radius
(compared to Stockton Arena, Double Tree, University Waterfront Hotel and Banner Island Ballpark)
- **35.7%** of visits occur during the work week (Mon-Thurs)
- **44%** of visits occur between 12-6 PM



Notable traffic generators & restaurants in close proximity



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A proud member of
CHAINLINKS
RETAIL ADVISORS



- 13-story, 260 room premier full-service hotel *directly across the street*
- Largest, most upscale hotel within a 30 mile radius
- Hosts more than 200 events annually
- 39,000 sf meeting space facility
- Accommodates more than 100,000 guests per year



148 stalls
(fee parking)



727 stalls
4 hr parking (with validation)



777 stalls
(fee parking)

±1,876 sf AVAILABLE

GEORGE G. BAKUS
SALON



Brenden
THEATRES



33 stalls
(fee parking)

ARLSTON'S GOAT

Morgan Stanley

Fuzio



Modesto City Hall

Graffiti Dogs



For leasing information,
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Shops at The Brenden



33 stalls
(fee parking)



777 stalls
(fee parking)



Brenden
THEATRES

1021 10th Street

1,876 sf
AVAILABLE



148 stalls
(fee parking)



727 stalls
4-hr parking
(with validation)



K Street - ±6,135 ADT

9th Street - ±21,308 ADT

10th Street

J Street

11th Street - ±6,995 ADT

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