



AVAILABLE FOR LEASE

Brenden THEATRES

1021 10th Street
MODESTO, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

1021 10th Street
Modesto, CA



- **Brenden** THEATRES : not just on “date night”



- Approximately **235,100** people travel to the site annually



- Modesto is packed with unique visitor attractions along with a year round schedule of intriguing events & festivals



- Within the **Top Ten** Theater & Music Venues in California



- **128 minute** average visit time

Source: Placer.ai



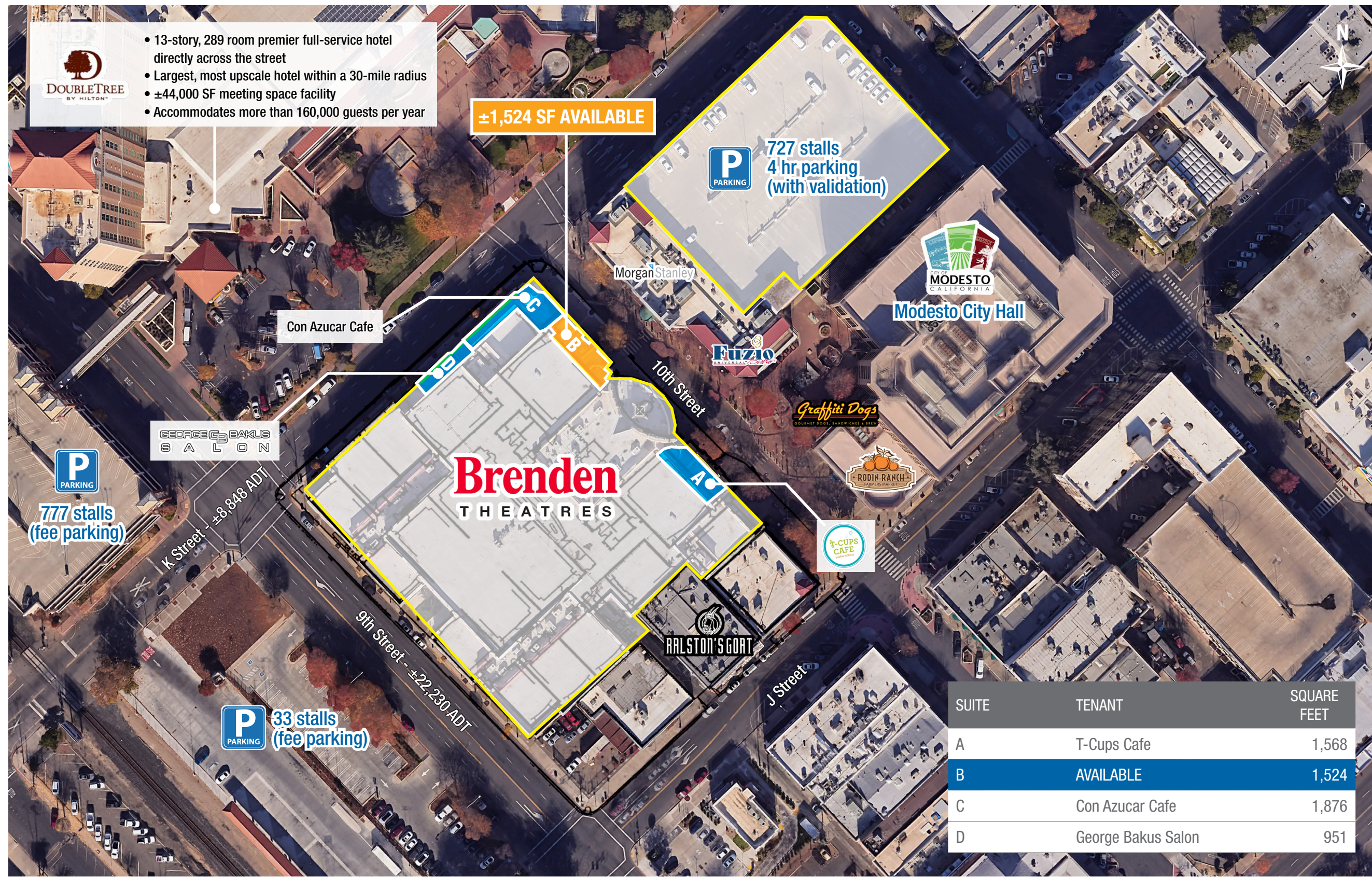
GALLO CENTER
FOR THE ARTS



Notable traffic generators & restaurants in close proximity

	1-MILE	3-MILE	5-MILE
2025 TOTAL POPULATION	13,145	138,399	293,394
2025 DAYTIME POPULATION	19,777	132,781	253,308
2025 TOTAL EMPLOYEES	12,256	47,490	80,285
2025 TOTAL HOUSEHOLDS	4,848	44,591	95,374
2025 AVERAGE HOUSEHOLD INCOME	\$93,062	\$93,945	\$105,616
TRAFFIC COUNTS	9th Street (at K Street)	±22,230 ADT	
	K Street (at 11th Street)	±8,848 ADT	

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
A	T-Cups Cafe	1,568
B	AVAILABLE	1,524
C	Con Azucar Cafe	1,876
D	George Bakus Salon	951



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GALLELLI RETAIL TEAM

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MARKET OVERVIEW



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 centerpiece 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.

This high visibility retail leasing opportunity is a $\pm 1,524$ square foot space located next to the entrance of the Brenden Theaters. The space is within walking distance from 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

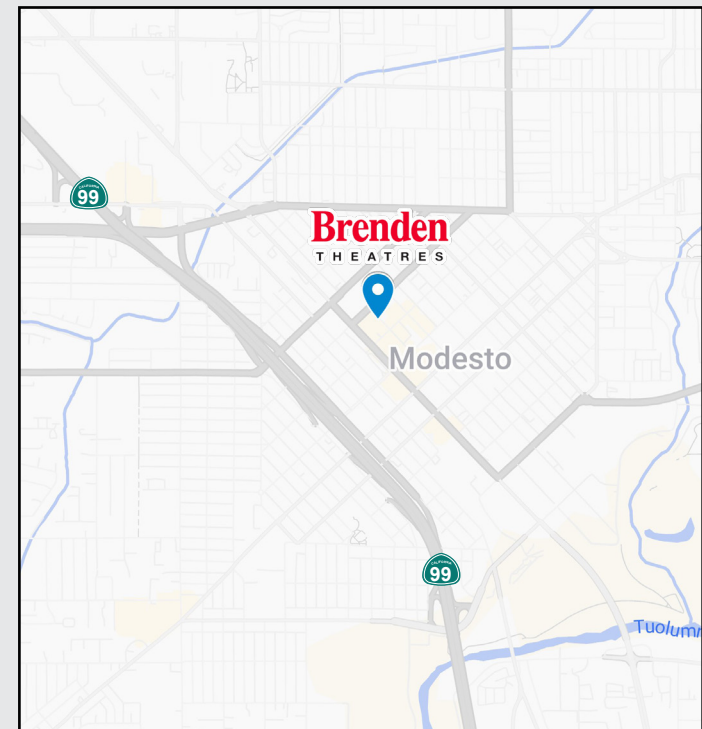
The Shops at the Brenden are ideally situated across the street from Hilton's Double Tree Hotel. A 289-room, 13-story hotel and convention center, the Double Tree is the most upscale hotel in a 30 mile radius. The Double Tree has over 44,000 SF of event space and hosts hundreds of weddings, conferences, trade shows and meetings a 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 (2023/24 CAFR)

E & J Gallo Winery	7,000
Modesto City Schools	3,200
Doctors Medical Center	2,000
Memorial Medical Center	2,000
Del Monte Foods Inc.	1,200



INTERSECTION AERIAL

Brenden
THEATRES



RETAIL TRADE AREA



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