

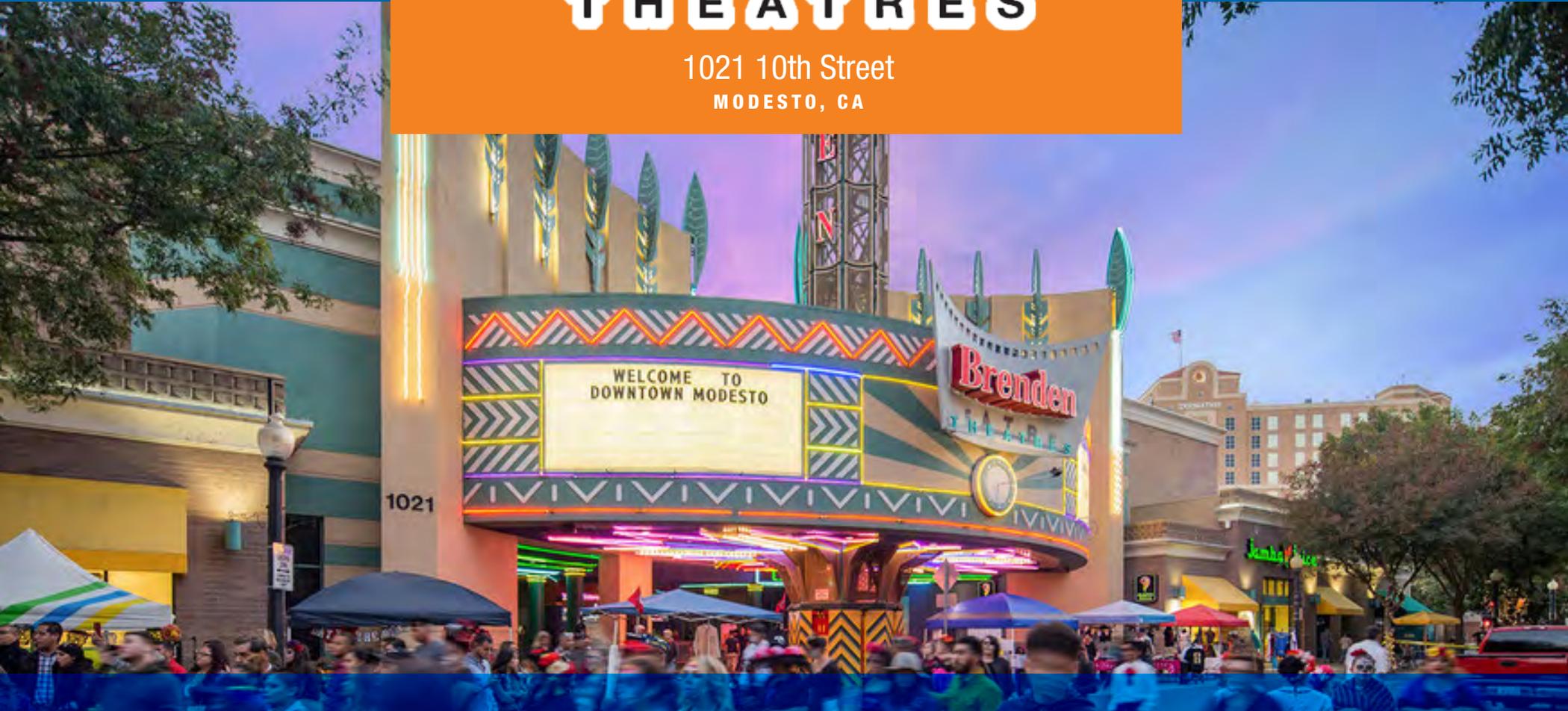


AVAILABLE FOR LEASE

# Brenden THEATRES

1021 10th Street  
MODESTO, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**KEVIN SOARES**  
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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

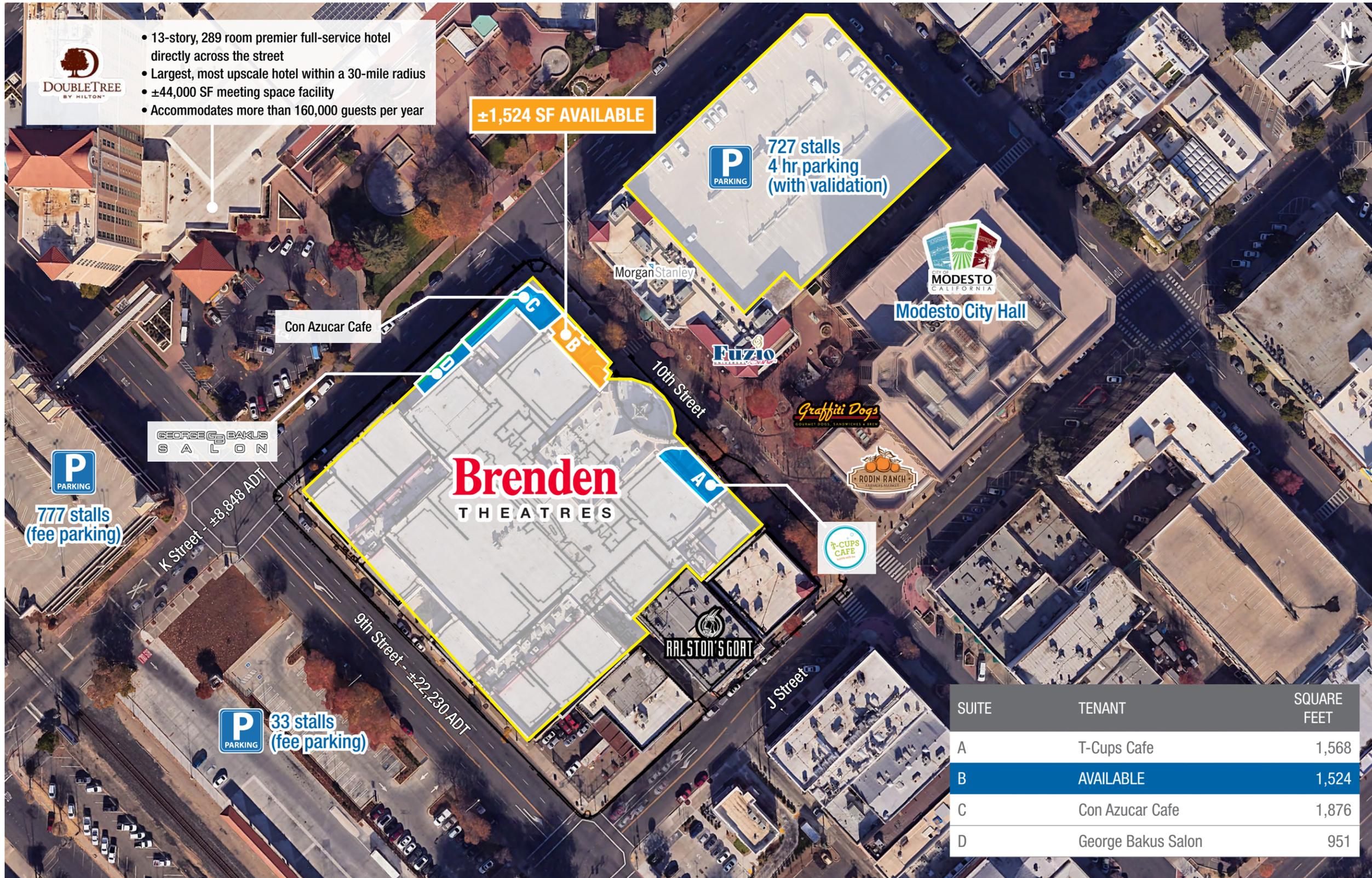
Source: Placer.ai

	1-MILE	3-MILE	5-MILE
<b>2024 TOTAL POPULATION</b>	12,830	136,401	289,393
<b>2024 DAYTIME POPULATION</b>	23,910	146,927	275,629
<b>2024 TOTAL EMPLOYEES</b>	16,617	61,828	105,035
<b>2024 TOTAL HOUSEHOLDS</b>	4,757	44,203	94,590
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$89,089	\$90,014	\$102,991
<b>TRAFFIC COUNTS</b>	9th Street (at K Street)	±22,230 ADT	
	K Street (at 11th Street)	±8,848 ADT	



Notable traffic generators & restaurants in close proximity

# SITE PLAN & LEASING



Gary B. Gallelli, Broker  
CA DRE #00811881

## 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.

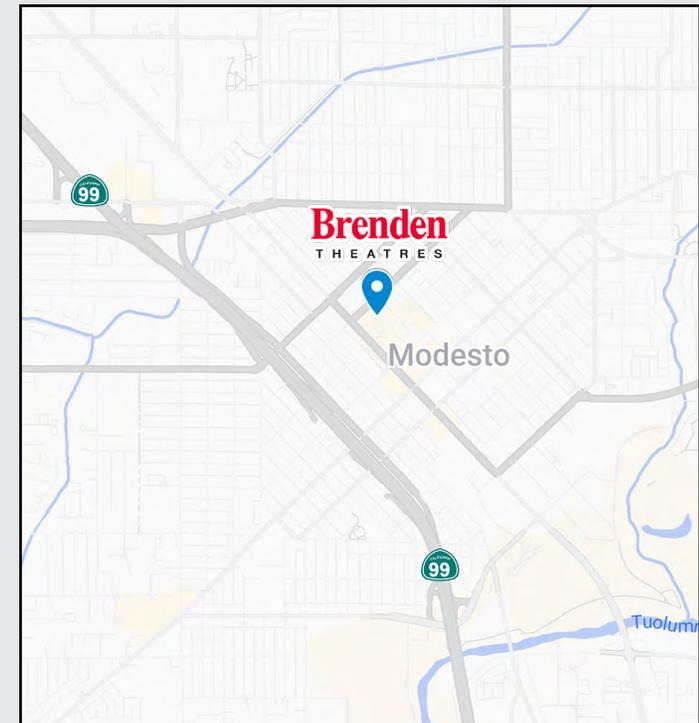
## TRAFFIC GENERATORS IN DOWNTOWN MODESTO CENTRAL BUSINESS DISTRICT

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



**P** PARKING  
777 stalls  
(fee parking)

K Street - ±8,848 ADT

**P** PARKING  
33 stalls  
(fee parking)

9th Street - ±22,230 ADT

**Brenden**  
THEATRES

1021 10th Street

Con Azucar Cafe

**DOUBLE TREE**  
BY HILTON

GEORGE C. BAKUS  
SALON

**P** PARKING  
148 stalls  
(fee parking)

±1,524 SF AVAILABLE

**P** PARKING  
727 stalls  
4 hr. parking  
(with validation)

**T-CUPS**  
CAFE

**Fuzio**  
ITALIAN RESTAURANT

**RALSTON SGORT**

**Graffiti Dogs**  
GOURMET DOGS, SANDWICHES & BEER

**RODIN RANCH**  
FARMERS MARKET

**MODesto**  
CALIFORNIA

**WELLS FARGO**

10th Street

J Street

11th Street - ±7,222 ADT

# RETAIL TRADE AREA



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