

Shops at The Brenden

1021 10th Street - Modesto, California



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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.

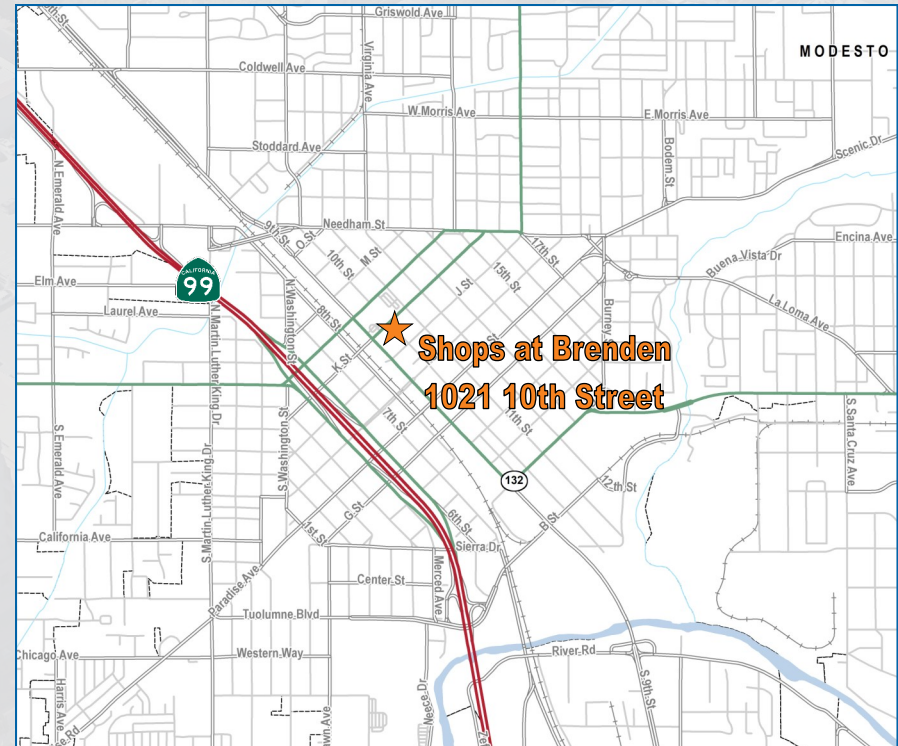


Opened in 2007, the Gallo Center for the Arts is a 1,248 seat regional arts venue with two live performance theaters. The theater hosts more than 7,000 events and has had more than 1.8M visitors since its opening.



Top 5 Major Employers in Modesto (2020/21 CAFR)

Gallo Vineyards	6,700
Stanislaus County	3,897
Modesto City Schools	3,200
Doctors Medical Center	2,600
Memorial Medical Center	2,087



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DEMOGRAPHICS • TRAFFIC GENERATORS



2024 total population

1-mile	12,830
3-mile	136,401
5-mile	289,393

2024 daytime population

1-mile	23,910
3-mile	146,927
5-mile	275,629

2024 total employees

1-mile	16,617
3-mile	61,828
5-mile	105,035

2024 total households

1-mile	4,757
3-mile	44,203
5-mile	94,590

2024 average HH income

1-mile	\$89,089
3-mile	\$90,014
5-mile	\$102,991



traffic counts

9th Street (at K Street)
K Street (at 11th Street)

21,776
7,106



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

Brenden
THEATRES

GEORGE G. BAKUS
SALON
jamba
T-CUPS CAFE

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



For leasing information,
please contact:

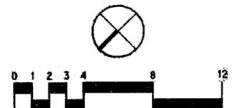
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FLOOR PLAN & EXISTING IMPROVEMENTS



- ±1,876 Square Feet
- Second generation coffee space
- Constructed in 1999
- Approximately 10 tons HVAC
- 400 amp electrical panel & service
- Two restrooms
- Exterior seating can accommodate up to 7 tables
- Up to three exterior sign band locations available

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