

FOR LEASE

RETAIL | FOR LEASE | MODESTO, CA



sleep  number

Vintage Commons

3900 Sisk Rd, Modesto, California

AVAILABLE SPACE

±3,928 SF

Freestanding Retail Building

LEASE RATE

Call for Pricing

Contact Broker for Details

LOCATION

Vintage Commons

Sisk Rd at Hwy 99

OVERVIEW

Space Overview

CoSol Commercial Real Estate is pleased to present this ±3,928 SF freestanding retail pad building available for lease at Vintage Commons Shopping Center — one of Modesto’s most established power centers, anchored by Target, Best Buy, TJ Maxx, Ross, Ulta, DSW, PetSmart, and BevMo.

Positioned on the Sisk Road frontage strip adjacent to Highway 99, this former Sleep Number location offers outstanding standalone visibility, dedicated on-site parking, and prominent pylon signage opportunity. The building’s modern exterior, full-glass storefront, and efficient single-tenant layout make it well-suited for retail, restaurant, wellness, or service concepts.

With over 22,482 vehicles per day on Sisk Road and 122,011 on Highway 99, this pad building delivers exceptional daily exposure in the heart of Modesto’s premier retail corridor — surrounded by national anchors and a dense, established consumer base.

ADDRESS

3900 Sisk Rd, Modesto, CA

SHOPPING CENTER

Vintage Commons

AVAILABLE SPACE

±3,928 SF

BUILDING TYPE

Freestanding Retail Pad

FORMER TENANT

Sleep Number

LEASE RATE

Call for Pricing

STATUS

Available — Call for Information





Property Highlights

01

Freestanding Pad Building

Standalone retail building with dedicated on-site parking and full Sisk Road visibility — fully independent from the inline strip for maximum tenant identity and signage.

03

National Co-Tenancy

Surrounded by Target, Best Buy, TJ Maxx, Ross, Ulta, DSW, PetSmart, and BevMo — one of Modesto's strongest power center lineups driving consistent daily traffic.

05

Strong Trade Area Demographics

131,387 residents within 5 miles; average household income of \$89,709 — a proven, established Modesto-area consumer base with strong retail and service demand.

02

Prime Sisk Road Frontage

Over 22,482 vehicles per day on Sisk Road, with direct frontage and prominent pylon signage opportunity at one of Modesto's busiest retail intersections.

04

Highway 99 Proximity

Adjacent to Highway 99 (122,011 ADT) — the Central Valley's primary arterial — providing broad regional reach and convenience for the surrounding consumer base.

06

Versatile Use Potential

±3,928 SF efficient freestanding layout ideal for restaurant, fitness, wellness, beauty, service, or specialty retail with superior drive-to visibility and parking.



AERIAL VIEW | VINTAGE COMMONS | 3900 Sisk Rd, Modesto, CA



SISK ROAD CENTER

VINTAGE COMMONS SHOPPING CENTER



Property Details

Address	3900 Sisk Rd, Modesto, CA
Shopping Center	Vintage Commons
Available Space	±3,928 SF
Building Type	Freestanding Retail Pad Building
Former Tenant	Sleep Number
Lease Rate	Call for Pricing — Contact Broker
Sisk Rd Traffic	22,482 ADT
Hwy 99 Traffic	122,011 ADT
Parking	On-Site Dedicated Parking
Status	Available — Call for Information
Listing Broker	Tim Bettencourt DRE #00864765
Brokerage	CoSol Commercial Real Estate Lic. #00713735

FOR MORE INFORMATION

Vintage Commons

±3,928 SF | Freestanding Retail | Former Sleep Number | Call for Pricing

CoSol COMMERCIAL REAL ESTATE

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