

# MANTECA MARKETPLACE RETAIL SHOP SPACE FOR LEASE

1497 WEST YOSEMITE AVENUE, MANTECA, CA



## LISTING DATA

**AVAILABLE SF:** 2,000± SF Shop Space

### COMMENTS:

- Dominant neighborhood shopping center in the heart of Manteca, California.
- Successful anchor tenants include: Save Mart, Rite Aid, and Dollar Tree!
- Great access, exposure, and visibility from West Yosemite Ave.
- Cotenants include: Goodwill, Harbor Freight Tools, Aaron Rents, Big Lots, In-Shape City, Subway, and Carl's Jr.
- Close proximity to Kaiser Hospital, City Hall and Manteca's core office district.
- Great daytime population!

## DEMOGRAPHICS AND TRAFFIC COUNTS

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
<b>POPULATION:</b>	18,970	53,291	84,373
<b>INCOME:</b>	\$70,111	\$85,424	\$77,060
<b>TRAFFIC COUNTS:</b>			
W Yosemite Ave:	21,000± Cars ADT		
N Union Road:	15,000± Cars ADT		

## ECONOMIC DATA

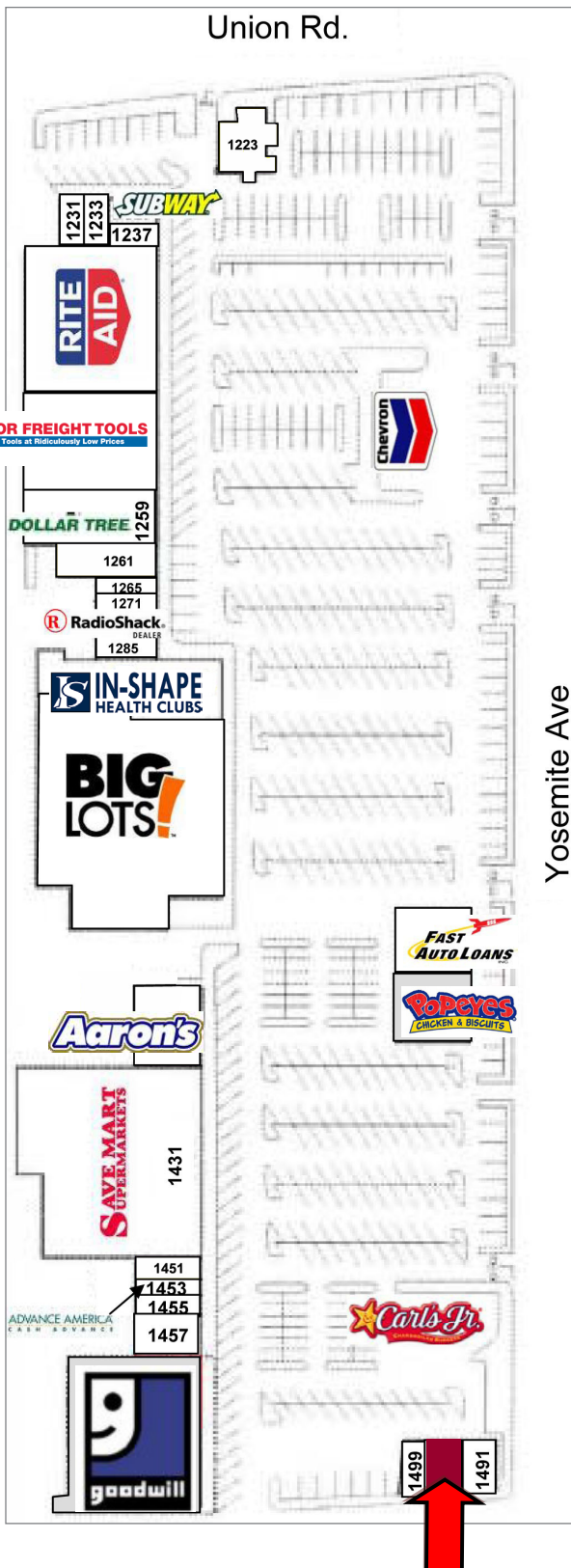
**LEASE RATE:** \$2.00 per SF/month, NNN

**Christopher W. Sill**  
BRE #01188616  
csill@lee-associates.com  
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## TENANTS

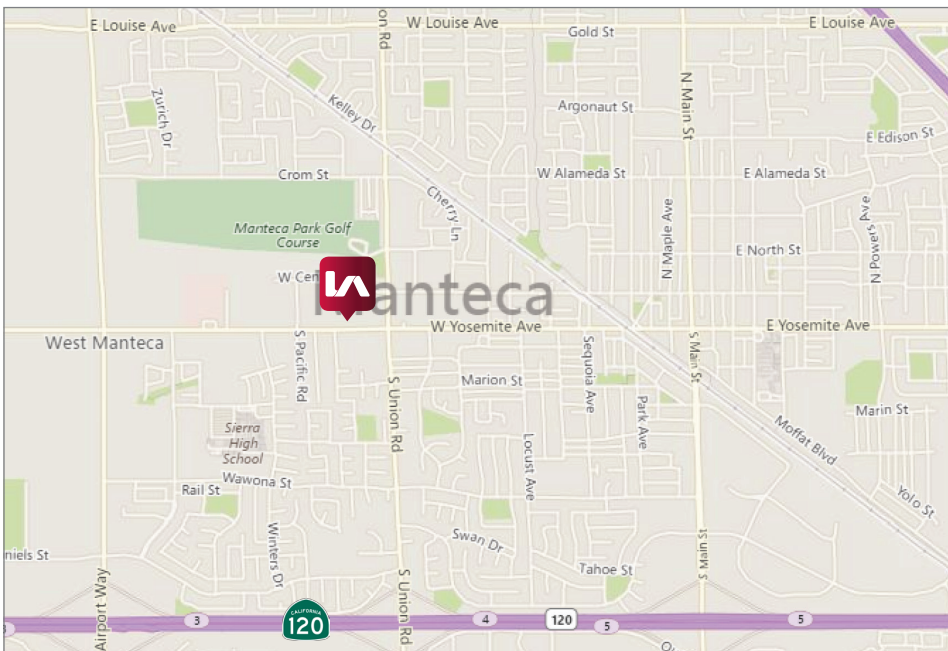
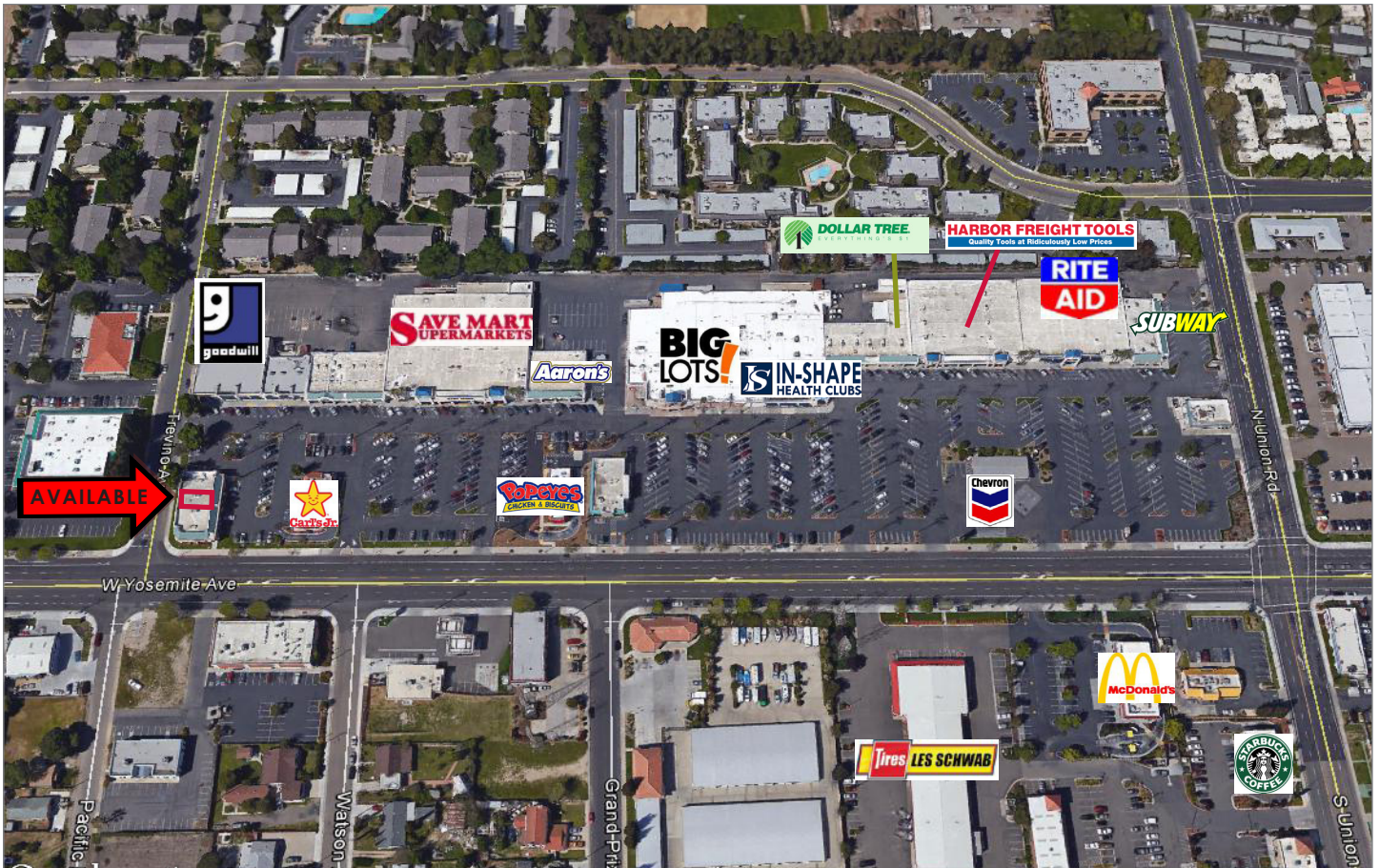
1223 Jack's Pizza & Caffee	2,800sf
1231 Union Liquor and Mini Mart	2,800sf
1233 Luxury Nails	1,000sf
1235 Subway	1,400sf
1237 Nature's Corner	1,100sf
1245 Rite Aid	21,400sf
1255 Harbor Freight Tools	12,992sf
1259 Dollar Tree	9,174sf
1261 Craze Fashion	3,000sf
1265 Manteca Dry Cleaners	1,200sf
1271 Precision 6	1,200sf
1281 Radio Shack	2,400sf
1285 Jackson Hewitt	1,200sf
1305 In-Shape City	19,431sf
1321 Big Lots	40,222sf
1351 Fast Auto	3,600sf
1411 Aaron's	6,000sf
1431 Save Mart	34,860sf
1451 Smoke City	1,680sf
1453 Advance America	1,400sf
1455 R&R Beauty Supply	1,400sf
1457 New China Rest.	3,547sf
1465 Carl's Jr	4,000sf
1491 American General	2,200sf
<b>1497 AVAILABLE</b>	<b>2,000sf</b>
1499 Café Aroma	750sf

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# COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7977/-121.2402

RFULL9

## 1497 W Yosemite Ave

### Manteca, CA

#### Population

	1 Mile	2 Miles	3 Miles
Estimated Population (2016)	18,970	53,291	84,373
Projected Population (2021)	20,308	57,066	90,341
Census Population (2010)	17,324	48,092	73,894
Census Population (2000)	13,836	40,546	58,139
Projected Annual Growth (2016-2021)	1,338 1.4%	3,775 1.4%	5,968 1.4%
Historical Annual Growth (2010-2016)	1,646 1.6%	5,198 1.8%	10,479 2.4%
Historical Annual Growth (2000-2010)	3,489 2.5%	7,547 1.9%	15,755 2.7%
Estimated Population Density (2016)	6,043 <i>psm</i>	4,244 <i>psm</i>	2,985 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>

#### Households

Estimated Households (2016)	6,167	17,045	26,981
Projected Households (2021)	6,424	17,764	28,115
Census Households (2010)	5,589	15,386	23,570
Census Households (2000)	4,662	13,231	18,919
Projected Annual Growth (2016-2021)	258 0.8%	719 0.8%	1,134 0.8%
Historical Annual Change (2000-2016)	1,505 2.0%	3,814 1.8%	8,062 2.7%

#### Average Household Income

Estimated Average Household Income (2016)	\$70,111	\$72,490	\$77,060
Projected Average Household Income (2021)	\$81,839	\$85,424	\$93,722
Census Average Household Income (2010)	\$65,107	\$67,524	\$69,020
Census Average Household Income (2000)	\$52,797	\$54,390	\$55,386
Projected Annual Change (2016-2021)	\$11,728 3.3%	\$12,934 3.6%	\$16,662 4.3%
Historical Annual Change (2000-2016)	\$17,314 2.0%	\$18,100 2.1%	\$21,674 2.4%

#### Median Household Income

Estimated Median Household Income (2016)	\$62,194	\$64,926	\$66,133
Projected Median Household Income (2021)	\$67,724	\$70,921	\$72,424
Census Median Household Income (2010)	\$57,312	\$58,764	\$60,486
Census Median Household Income (2000)	\$45,132	\$47,707	\$48,198
Projected Annual Change (2016-2021)	\$5,530 1.8%	\$5,994 1.8%	\$6,290 1.9%
Historical Annual Change (2000-2016)	\$17,062 2.4%	\$17,219 2.3%	\$17,935 2.3%

#### Per Capita Income

Estimated Per Capita Income (2016)	\$22,843	\$23,234	\$24,682
Projected Per Capita Income (2021)	\$25,937	\$26,636	\$29,203
Census Per Capita Income (2010)	\$21,002	\$21,603	\$22,016
Census Per Capita Income (2000)	\$17,496	\$17,741	\$17,941
Projected Annual Change (2016-2021)	\$3,095 2.7%	\$3,402 2.9%	\$4,522 3.7%
Historical Annual Change (2000-2016)	\$5,347 1.9%	\$5,493 1.9%	\$6,741 2.3%
Estimated Average Household Net Worth (2016)	\$658,181	\$666,723	\$738,972

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.