

AVAILABLE FOR SALE

PRIME COMMERCIAL LAND

1527 SOUTH AIRPORT WAY, MANTECA, CA

LISTING DATA

LOCATION: 1527 South Airport Way
Manteca, CA 95387

SIZE: 13.4± Acres

APN: 241-320-44

ZONING: CG (General Commercial)

COMMENTS:

- The subject property is located in the heart of the new retail and residential development in South Manteca.
- Ideal location for new retail shopping center or office project in high growth trade area.
- Other retailers in the immediate trade area include Costco, Kohls, AMC Theatres, Bass Pro Shops, Ross, JCPenney and many more.
- Located less than a mile from the immensely successful Big League Dreams and proposed Great Wolf Lodge
- Exceptional visibility and exposure to high traffic Highway 120 (84,000 Cars ADT) which acts as a connector between Interstate 5 and Highway 99
- South Manteca is one of the fastest growing areas in San Joaquin County with over 8,700 proposed residential units

ECONOMIC DATA

SALE PRICE: \$12.50 psf

DEMOGRAPHICS

| DEMOGRAPHICS: | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|---------------|-----------|----------|----------|----------|
| Population: | 8,453 | 58,781 | 104,246 | 188,697 |
| Average HH | | | | |
| Income: | \$103,524 | \$91,185 | \$91,268 | 93,833 |



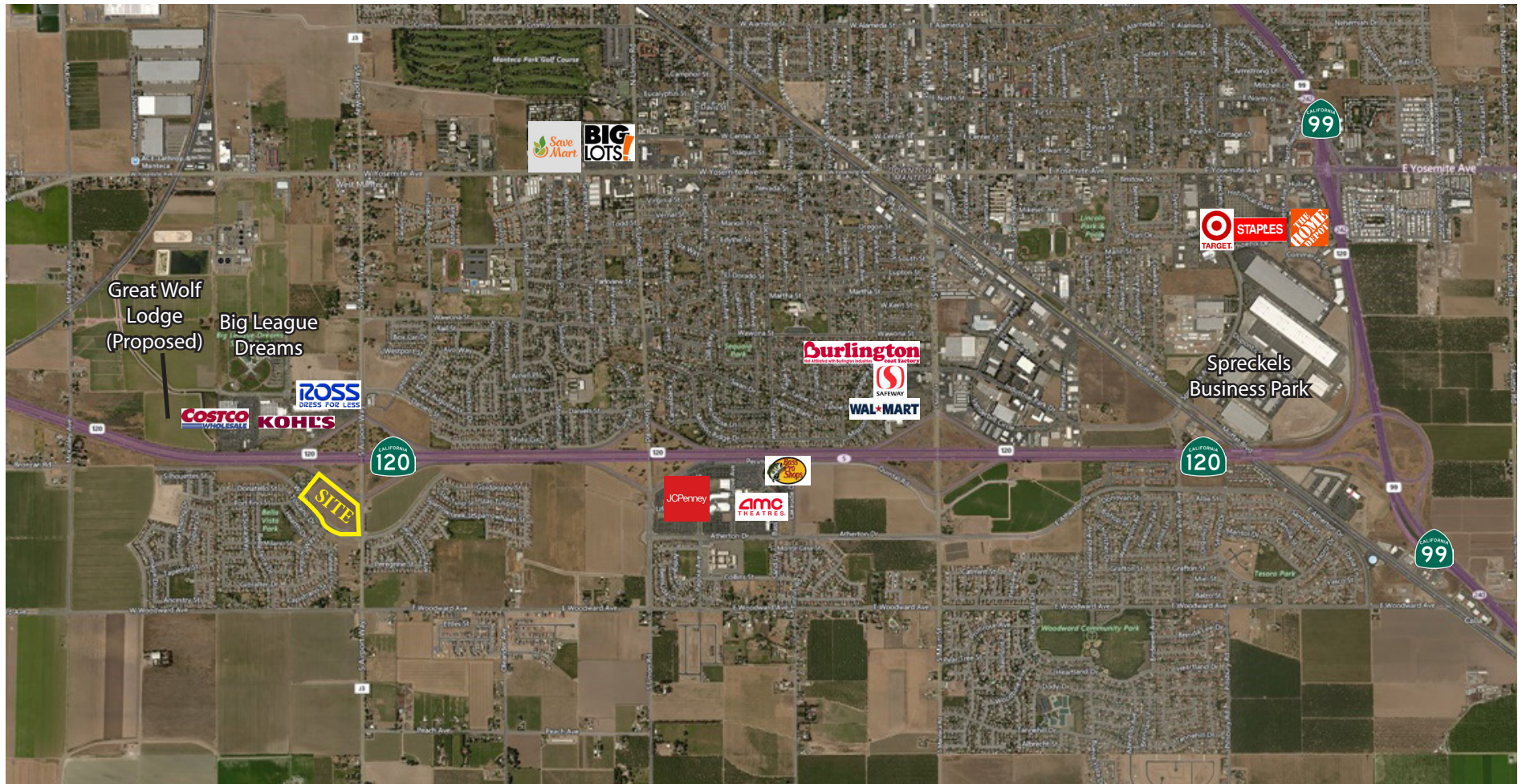
CONTACT

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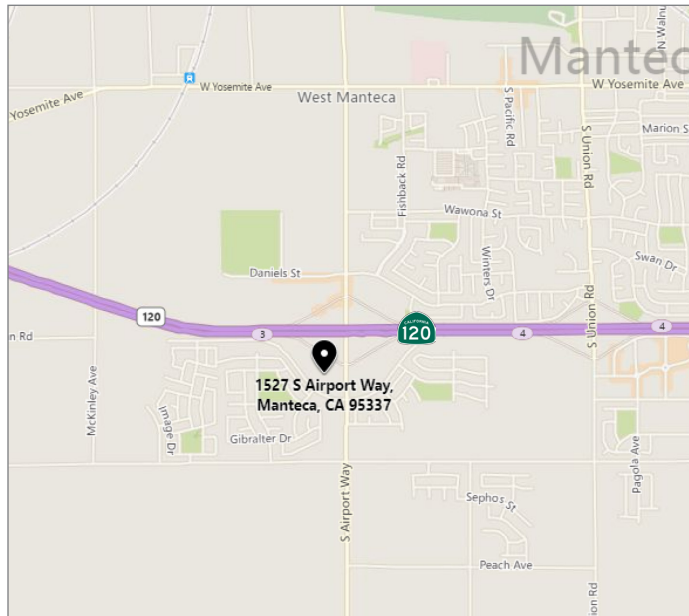
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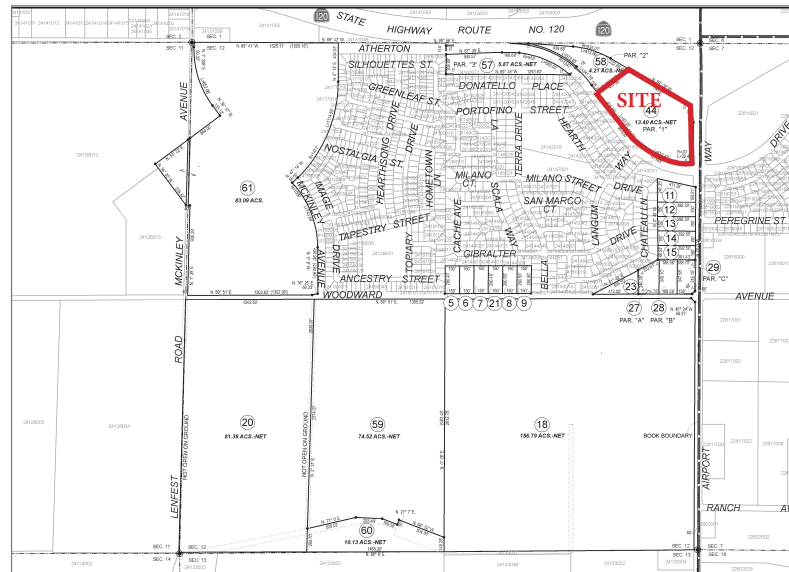
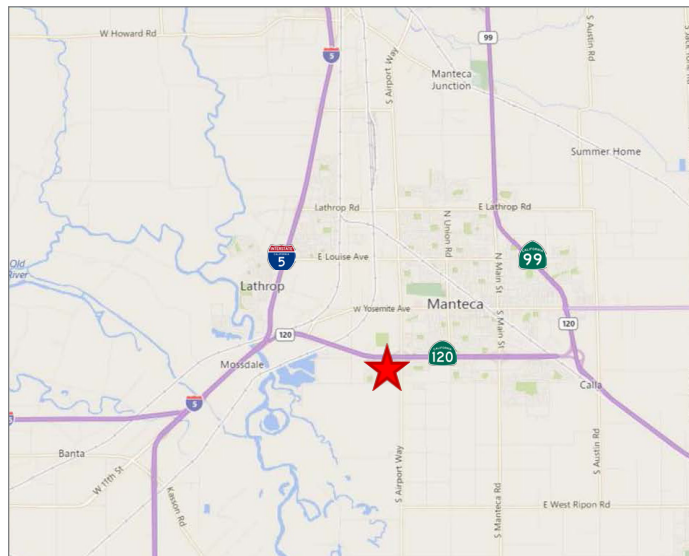
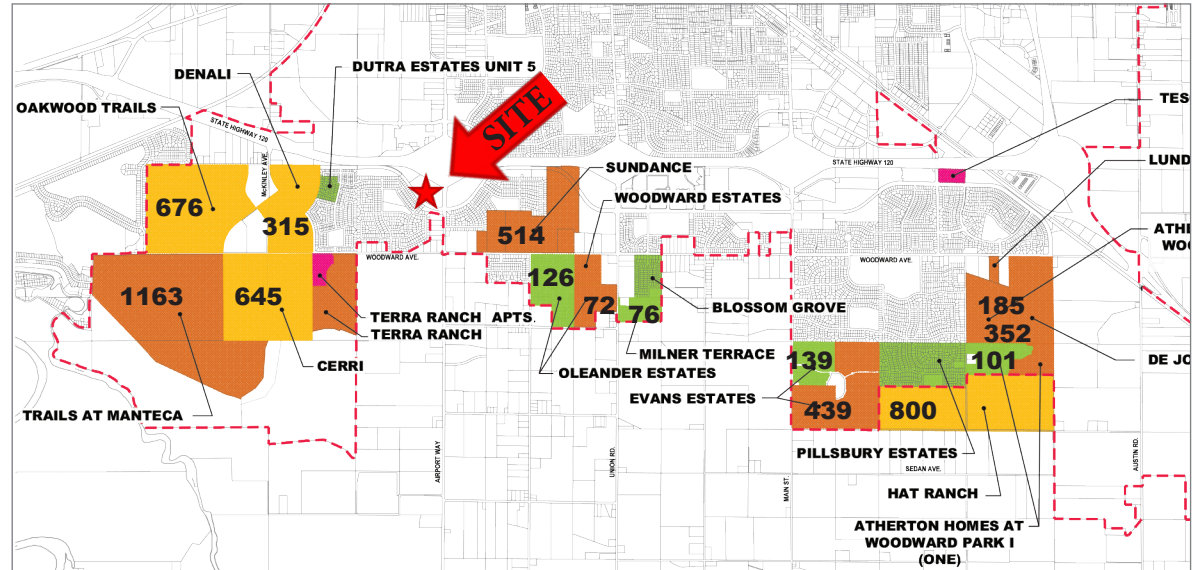
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Finished, Entitled, Master Plan and Pending Lots as of April 2016



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Demographics

1527 S AIRPORT WAY MANTECA CA 95337

Population By Year

| | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| Population (1990) | 3,568 | 34,204 | 60,975 |
| Population (2000) | 4,938 | 40,549 | 72,391 |
| Population (2010) | 7,917 | 54,495 | 96,649 |
| Population (Current) | 8,453 | 58,781 | 104,246 |
| Population (5 Yr. Forecast) | 8,835 | 61,440 | 108,746 |
| Percent Growth (Current Yr./Previous Yr.) | 6.6% | 7.78% | 7.78% |
| Percent Forecast (5 Yr. Forecast/Current Yr.) | 4.53% | 4.53% | 4.42% |

Population By Age

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Median Age | 33 | 33 | 34 |
| Aged 0 to 5 | 748 | 5,524 | 9,150 |
| Aged 6 to 11 | 801 | 5,784 | 9,637 |
| Aged 12 to 17 | 913 | 5,900 | 9,824 |
| Aged 18 to 24 | 851 | 5,796 | 10,309 |
| Aged 25 to 34 | 1,129 | 8,374 | 15,384 |
| Aged 35 to 44 | 1,179 | 8,037 | 14,215 |
| Aged 45 to 54 | 1,280 | 7,911 | 13,638 |
| Aged 55 to 64 | 893 | 5,835 | 10,765 |
| Aged 65 to 74 | 454 | 3,616 | 7,116 |
| Aged 75 to 84 | 158 | 1,442 | 3,003 |
| Aged 85+ | 47 | 562 | 1,205 |
| Total Population | 8,453 | 58,781 | 104,246 |

Population By Race

| | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| White Alone | 4,554 | 32,666 | 56,418 |
| Black Alone | 359 | 2,357 | 5,661 |
| Asian Alone | 1,249 | 5,345 | 11,490 |
| Native American and Alaska Native Alone | 47 | 618 | 1,130 |
| Other Race Alone | 1,410 | 12,510 | 20,737 |
| Two or More Races | 834 | 5,285 | 8,810 |

Population By Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Hispanic | 3,149 | 24,901 | 41,975 |
| White Non-Hispanic | 3,139 | 21,976 | 37,883 |

General Income Characteristics

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|---------------|-----------------|-----------------|
| Median Household Income | \$86,740 | \$75,405 | \$74,654 |
| Total Household Income | \$256,429,144 | \$1,653,732,354 | \$2,838,699,385 |
| Average Household Income | \$103,524 | \$91,185 | \$91,268 |
| Per Capita Income | \$30,336 | \$28,134 | \$27,231 |
| Avg Family Income | \$111,174 | \$85,644 | \$91,469 |
| Family Income, Per Capita | \$28,875 | \$23,253 | \$25,117 |

Families by Income

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| Family High Income Avg | \$406,988 | \$307,062 | \$340,023 |
| Under \$15,000 | 58 | 610 | 1,057 |
| \$15,000 - \$24,999 | 66 | 772 | 1,261 |
| \$25,000 - \$34,999 | 136 | 1,013 | 1,625 |
| \$35,000 - \$49,999 | 278 | 1,709 | 2,812 |
| \$50,000 - \$74,999 | 295 | 2,742 | 4,720 |
| \$75,000 - \$99,999 | 335 | 2,406 | 4,193 |
| \$100K - \$125K | 290 | 1,811 | 3,145 |
| \$125K - \$150K | 244 | 1,421 | 2,399 |
| \$150K - \$200K | 223 | 972 | 1,656 |
| Over \$200K | 135 | 864 | 1,569 |

General Household Characteristics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Households (Current) | 2,477 | 18,136 | 31,103 |
| Families | 2,060 | 14,320 | 24,437 |
| Average Size of Household | 3.47 | 3.18 | 3.17 |
| Median Age of Householder | 49 | 49 | 50 |
| Median Value Owner Occupied | \$244,113 | \$214,509 | \$208,581 |
| Median Rent | \$1,135 | \$1,177 | \$1,132 |
| Median Vehicles Per Household | 3 | 2 | 3 |
| Housing Units | 2,672 | 19,233 | 33,135 |
| Owner Occupied Units | 1,776 | 10,579 | 19,037 |
| Renter Occupied Units | 701 | 7,557 | 12,066 |
| Vacant Units | 195 | 1,097 | 2,032 |