

FOR LEASE

1,800± RETAIL SPACE

1439 HISTORICAL PLAZA WAY, MANTECA, CA

LISTING DATA

AVAILABLE SF: 1,800± SF

COMMENTS:

- Situated within the Spreckels Park Retail Center with adjacent tenants including Home Depot, Pier One, Staples, Target, TJ Maxx, In-N-Out, Starbucks, Chipotle, Panda Express, and Panera Bread
- Cannot be occupied by cellular phone store, Chinese restaurant, or home improvement store

ECONOMIC DATA

LEASE RATE: \$1.40/SF/Month, NNN
(NNN's are currently only \$0.38 psf per month)



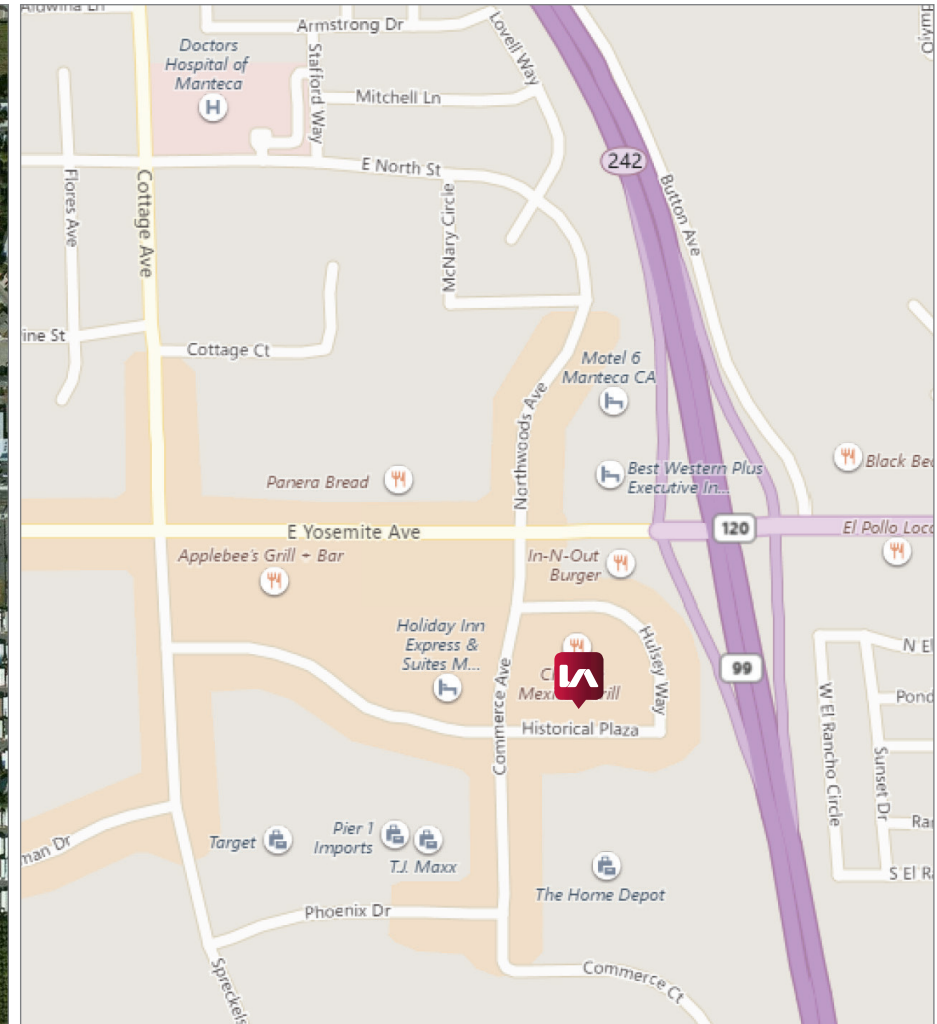
DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	7,613	65,741	89,478
Average HH Income:	\$76,893	\$89,312	\$98,454

CONTACT Wendy Coddington, SIOR
BRE #00592566
wcoddington@lee-associates.com
D 209.983.6830

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.

FOR LEASE
1,800± RETAIL SPACE
1439 HISTORICAL PLAZA WAY, MANTECA, CA



CONTACT Wendy Coddington, SIOR
BRE #00592566
wcoddington@lee-associates.com
D 209.983.6830

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.

Demographics

1437 HISTORICAL PLAZA WAY MANTECA CA 95336

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	4,963	42,858	55,809
Population (2000)	5,387	48,229	63,139
Population (2010)	7,084	61,016	82,939
Population (Current)	7,613	65,741	89,478
Population (5 Yr. Forecast)	7,953	68,684	93,496
Percent Growth (Current Yr./Previous Yr.)	7.51%	7.63%	7.77%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.49%	4.49%	4.5%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	36	34	35
Aged 0 to 5	667	5,975	7,871
Aged 6 to 11	643	6,237	8,492
Aged 12 to 17	652	6,369	8,763
Aged 18 to 24	755	6,416	8,461
Aged 25 to 34	1,075	9,185	11,989
Aged 35 to 44	844	8,456	11,695
Aged 45 to 54	876	8,663	11,891
Aged 55 to 64	777	6,911	9,645
Aged 65 to 74	732	4,577	6,563
Aged 75 to 84	403	2,039	2,897
Aged 85+	189	913	1,211
Total Population	7,613	65,741	89,478

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	4,570	37,738	53,043
Black Alone	307	2,741	3,379
Asian Alone	408	4,974	7,300
Native American and Alaska Native Alone	96	731	929
Other Race Alone	1,674	13,777	17,109
Two or More Races	558	5,780	7,718

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	3,070	26,924	34,407
White Non-Hispanic	3,250	26,290	38,061

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$55,933	\$72,391	\$78,387
Total Household Income	\$211,071,247	\$1,878,584,609	\$2,820,005,002
Average Household Income	\$76,893	\$89,312	\$98,454
Per Capita Income	\$27,725	\$28,576	\$31,516
Avg Family Income	\$80,474	\$88,167	\$98,597
Family Income, Per Capita	\$22,953	\$24,509	\$27,587

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$298,359	\$315,095	\$338,637
Under \$15,000	134	777	996
\$15,000 - \$24,999	212	975	1,125
\$25,000 - \$34,999	172	1,139	1,388
\$35,000 - \$49,999	229	1,846	2,484
\$50,000 - \$74,999	299	3,137	4,045
\$75,000 - \$99,999	240	2,608	3,561
\$100K - \$125K	191	1,928	2,731
\$125K - \$150K	197	1,679	2,187
\$150K - \$200K	88	1,048	1,850
Over \$200K	131	1,032	1,937

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	2,745	21,034	28,643
Families	1,893	16,169	22,304
Average Size of Household	2.9	3.07	3.09
Median Age of Householder	54	50	51
Median Value Owner Occupied	\$147,665	\$203,386	\$226,494
Median Rent	\$982	\$1,116	\$1,140
Median Vehicles Per Household	2	2	2
Housing Units	2,921	22,222	30,365
Owner Occupied Units	1,449	11,761	17,271
Renter Occupied Units	1,296	9,273	11,372
Vacant Units	176	1,188	1,722