

Restaurant, Office, &  
Retail Shop Spaces

FOR LEASE

21650 W Manning Ave,  
San Joaquin, CA 93660



## Like-New Restaurant, Office, & Retail Spaces

- **±1,000-9,000 SF Available Divisible: Move-In Ready / Fully Improved**
- **Frontage on Manning Ave and Colorado Ave Connecting I-5 & Hwy 99**
- **Surrounded with Ample Parking, Quality Tenants, & Great Exposure**
- **Newer Building ~ Landlord Improvements Available**
- **Well-known Building in High Traffic Area on Major Corridor**
- **Street Facing Access, Windows & Parking - Great Signage & Exposure**

FOR MORE INFORMATION PLEASE CONTACT:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## Property Information:

**Total Building SF:** ± 12,000 square feet on +/- 2.36 Acres

**Parking:** 72 Surface Spaces are available (6/1,000 SF)

**Asking Rate:** \$0.70 per square foot per month

<b>Available:</b>	<b>Size:</b>	<b>Type:</b>	<b>Monthly Rate:</b>	<b>Max Contiguous:</b>
Suite 100-101:	±2,000 SF	Office	\$1,400/month	±3,000 SF
Suite 102:	±1,000 SF	Retail	\$700/month	±3,000 SF
Suite 105:	±1,000 SF	Retail	\$700/month	
Suite 200-201:	±2,000 SF	Restaurant	\$1,400/month	±3,000 SF
Suite 202:	±1,000 SF	Retail	\$700/month	±3,000 SF
Suite 204-205:	±2,000 SF	Retail	\$1,400/month	

**Zoning:** HC: Highway Commercial

**Utilities:** Separately Metered; Tenant pays own utility usage

**Frontage:** 355' on Manning & 161' on Colorado Ave (with 3 curb cut)

**Year Renovated:** 2008

**Comments:** San Joaquin Plaza shopping center in an established location offering a variety of suites. All suites have a front waiting/reception area, private restrooms, storage room and a bull pen area. Prewired for high speed Internet. All suites recently renovated. Street Signage is Available. Property offers access from both Manning and Colorado Avenues with ample parking on-site. Landlord is willing to complete Tenant Improvements. Some Suites can be combined to suit tenants needs.

**Location:** Well located off the Northwest corner of Manning and Colorado Avenues between Placer Street and S Colusa Street. Densely populated location neighboring United Securities bank to the East and Dollar General to the South in San Joaquin, CA.

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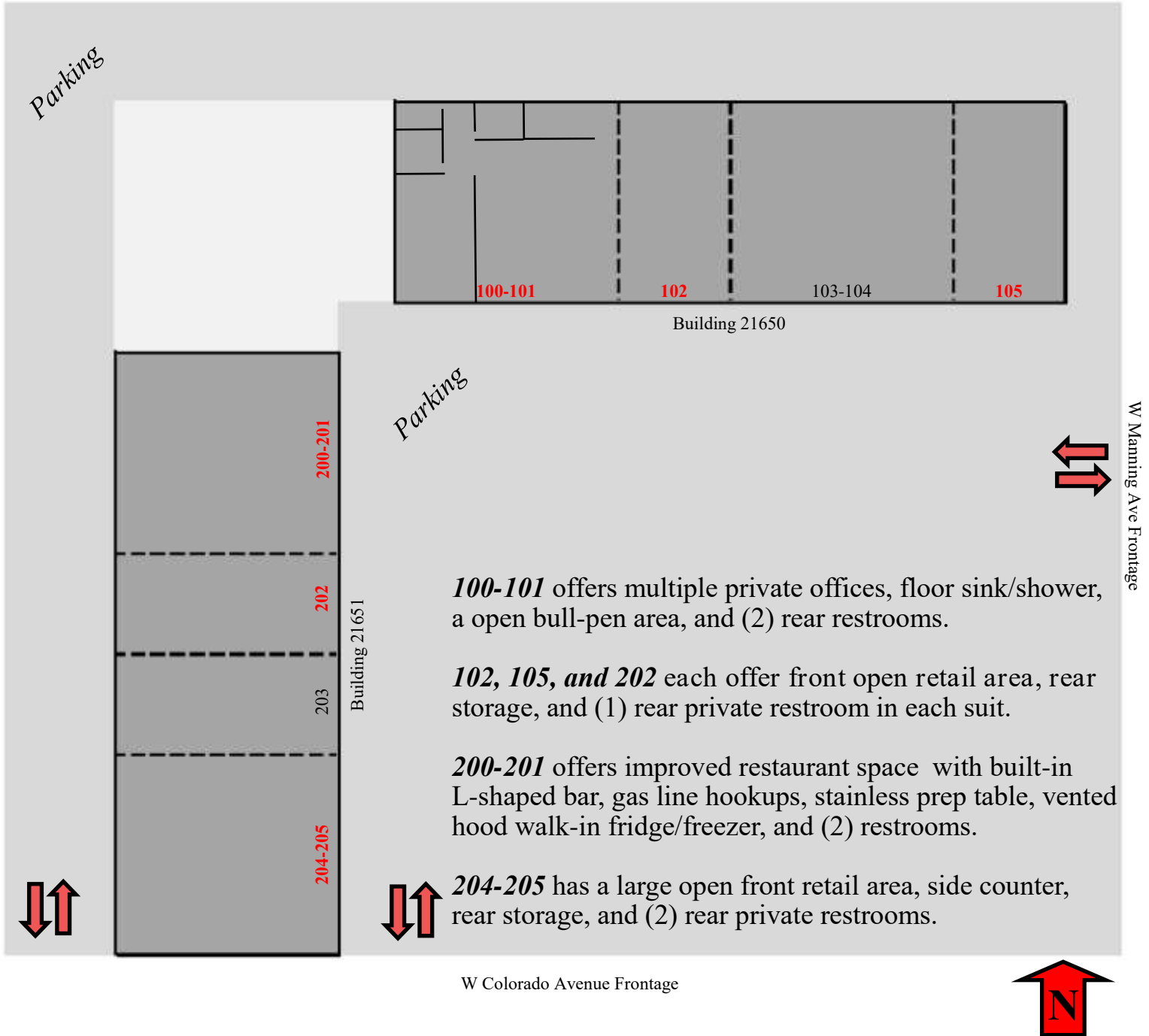
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## Floor Plan:



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**100-101 (Former Office/Retail)**



**102 (Former Dance)**



**105 (Former Insurance)**



**200-201 (Former Bar/Pub)**



**202 (Former Retail)**



**204-205 (Former Retail)**



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## Ariel View:



## Location Map:



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