

RETAIL BUILDING FOR LEASE

2151 MOFFAT BLVD., MANTECA, CA

LISTING DATA

LOCATION: 2151 Moffat Blvd.
Manteca, CA

SIZE: 14,000± SF

ZONING: C-G (General Commercial)

COMMENTS:

- High identity retail building with exceptional exposure to Highway 99
- Located in high growth South San Joaquin County and rapidly growing South Manteca with over 8,700 proposed residential units in close proximity to the site
- Ample on-site parking and ease of access to Highway 99
- Ideal for home improvement, patio furniture sales, hardware, and many other retail applications

ECONOMIC DATA

LEASE RATE: \$0.90 per square foot per month, NNN

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	5 MILES	10 MILES	15 MILES
Population:	95,589	169,922	596,564
Average HH Income:	\$97,928	\$100,478	\$85,862

TRAFFIC COUNTS:

Interstate 5: 118,000± Cars ADT (2016)



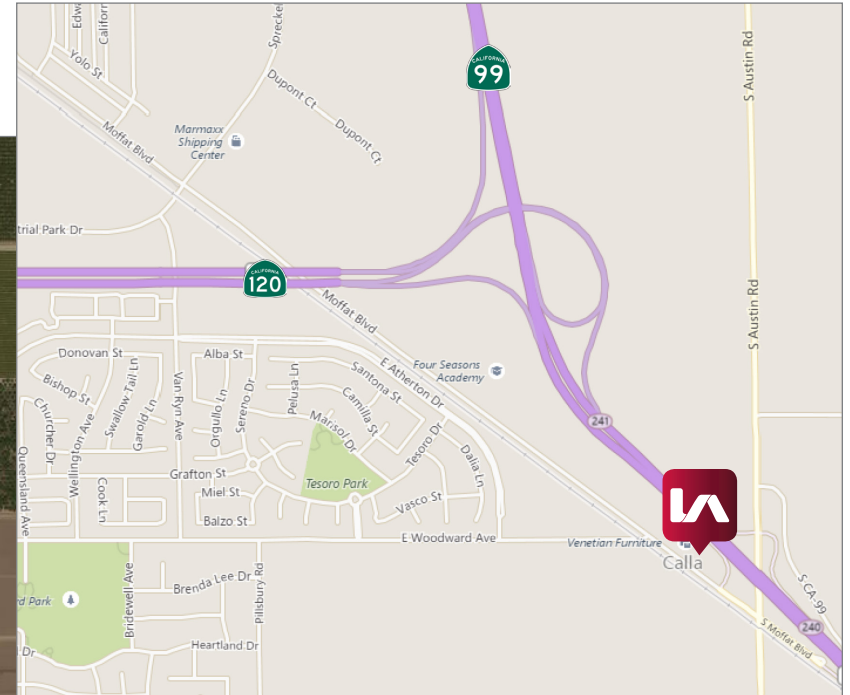
CONTACT

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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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Demographics

2111 MOFFAT BLVD MANTECA CA 95336

Population By Year

	5 Miles	10 Miles	15 Miles
Population (1990)	58,696	99,888	398,872
Population (2000)	67,944	126,735	482,039
Population (2010)	88,684	158,218	557,367
Population (Current)	95,589	169,922	596,564
Population (5 Yr. Forecast)	99,877	177,286	622,443
Percent Growth (Current Yr./Previous Yr.)	7.66%	7.32%	6.92%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.5%	4.4%	4.34%

Population By Age

	5 Miles	10 Miles	15 Miles
Median Age	35	35	34
Aged 0 to 5	8,325	14,290	54,345
Aged 6 to 11	9,116	15,650	56,558
Aged 12 to 17	9,519	16,289	56,634
Aged 18 to 24	9,044	16,699	61,126
Aged 25 to 34	12,656	23,742	85,608
Aged 35 to 44	12,556	22,516	75,745
Aged 45 to 54	12,835	22,391	73,761
Aged 55 to 64	10,334	18,471	63,546
Aged 65 to 74	6,738	12,066	41,006
Aged 75 to 84	2,987	5,288	19,341
Aged 85+	1,479	2,520	8,894
Total Population	95,589	169,922	596,564

Population By Race

	5 Miles	10 Miles	15 Miles
White Alone	58,203	99,413	310,604
Black Alone	3,450	7,475	35,596
Asian Alone	7,289	16,410	59,306
Native American and Alaska Native Alone	957	1,615	6,363
Other Race Alone	17,597	32,014	140,054
Two or More Races	8,093	12,995	44,641

Population By Ethnicity

	5 Miles	10 Miles	15 Miles
Hispanic	35,511	64,705	269,644
White Non-Hispanic	42,718	70,288	195,817

General Income Characteristics

	5 Miles	10 Miles	15 Miles
Median Household Income	\$78,393	\$78,427	\$66,135
Total Household Income	\$3,025,912,200	\$5,170,734,998	\$15,553,030,844
Average Household Income	\$98,429	\$97,895	\$84,015
Per Capita Income	\$31,655	\$30,430	\$26,071
Avg Family Income	\$97,928	\$100,478	\$85,862
Family Income, Per Capita	\$27,558	\$28,340	\$23,959

Families by Income

	5 Miles	10 Miles	15 Miles
Family High Income Avg	\$331,621	\$334,878	\$324,242
Under \$15,000	1,046	1,673	10,769
\$15,000 - \$24,999	1,204	1,995	10,464
\$25,000 - \$34,999	1,480	2,480	11,443
\$35,000 - \$49,999	2,669	4,657	16,944
\$50,000 - \$74,999	4,347	7,506	24,352
\$75,000 - \$99,999	3,804	6,670	19,424
\$100K - \$125K	2,890	5,045	14,341
\$125K - \$150K	2,372	3,754	10,553
\$150K - \$200K	1,990	3,367	10,244
Over \$200K	2,111	3,790	10,077

General Household Characteristics

	5 Miles	10 Miles	15 Miles
Households (Current)	30,742	52,819	185,123
Families	23,913	40,937	138,611
Average Size of Household	3.06	3.1	3.15
Median Age of Householder	51	50	50
Median Value Owner Occupied	\$229,451	\$237,123	\$198,602
Median Rent	\$1,110	\$1,097	\$981
Median Vehicles Per Household	2	3	2
Housing Units	32,479	56,098	198,682
Owner Occupied Units	18,496	32,374	100,674
Renter Occupied Units	12,246	20,445	84,449
Vacant Units	1,737	3,279	13,559