

# For Lease or Build to Suit

New Neighborhood Shopping Center- Coming Soon!

Manteca, CA

**LOCATION:** Southwest corner of Main Street and Atherton Drive, Manteca, CA

**GROSS LEASABLE AREA:** ±81,000 Square Feet

**TERMS:** Lease or build to suit. Contact broker for pricing

**DEMOGRAPHICS:**

	1 Mile	3 Miles	5 miles
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<i>Population:</i>	10,947	65,898	92,676
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*Average Household*

<i>Income:</i>	\$99,394	\$76,848	\$78,056
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## FEATURES:

- The subject property will feature a grocery anchored neighborhood shopping center, serving the growing trade area of south Manteca.
- The site is located with easy access and visibility to Highway 120 (84,000 cars ADT) which acts as a connector between Highway 99 and Interstate 5.
- South Manteca is one of the fastest growing areas in San Joaquin County with over 8,700 proposed residential units which will ultimately increase population density by approximately 26,000 people.
- Other national retailers in the immediate trade area include Bass Pro Shops, JC Penney, AMC Showplace Theatres, Wal-Mart, Safeway Marketplace and Burlington Coat Factory
- Ideal location for service stations, fast-food, financial institutions, and other neighborhood retailers!



**Christopher W. Sill**

BRE # 01188616

Direct: 209-983-6837

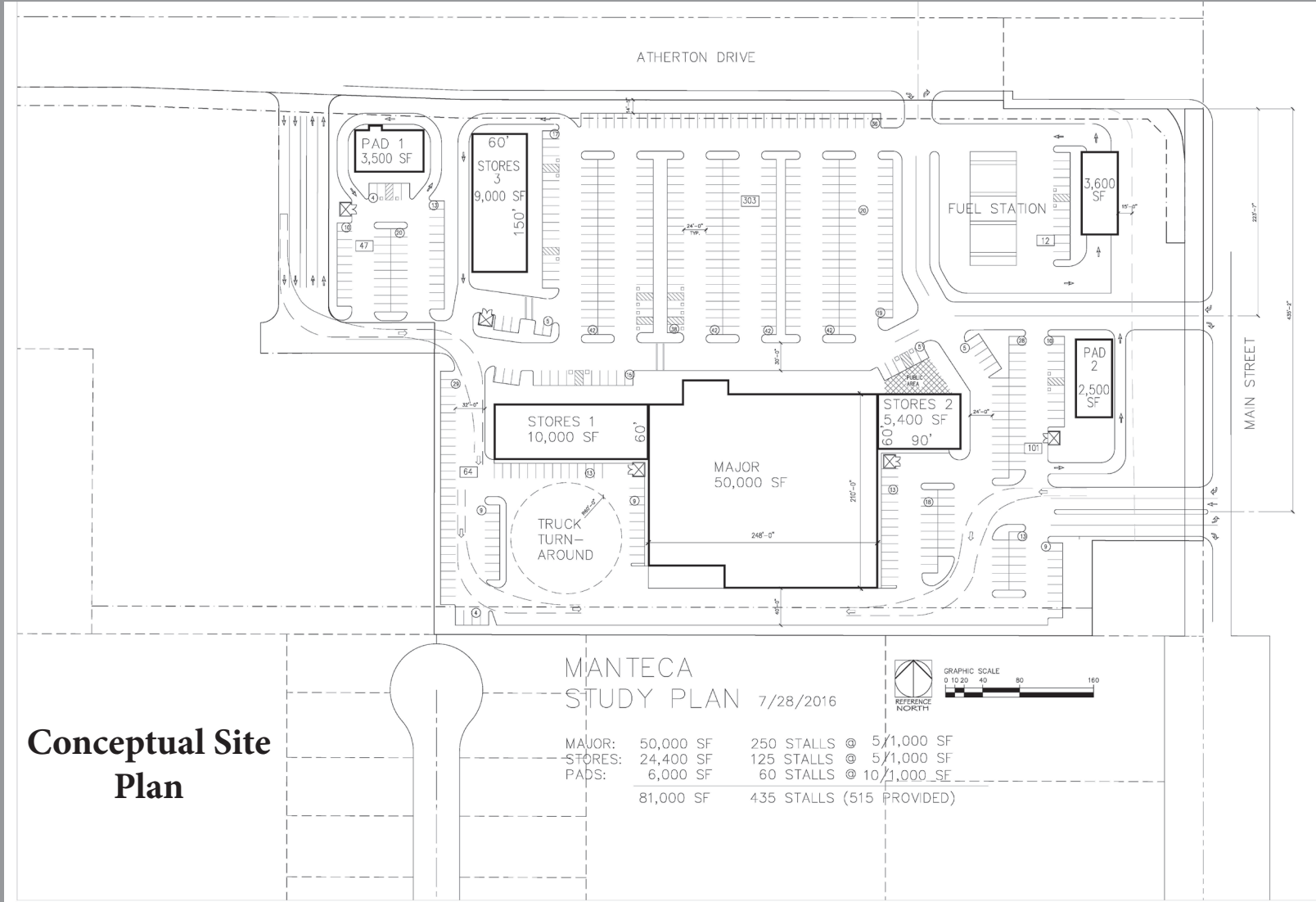
csill@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES  
www.lee-associates.com/centralvalley

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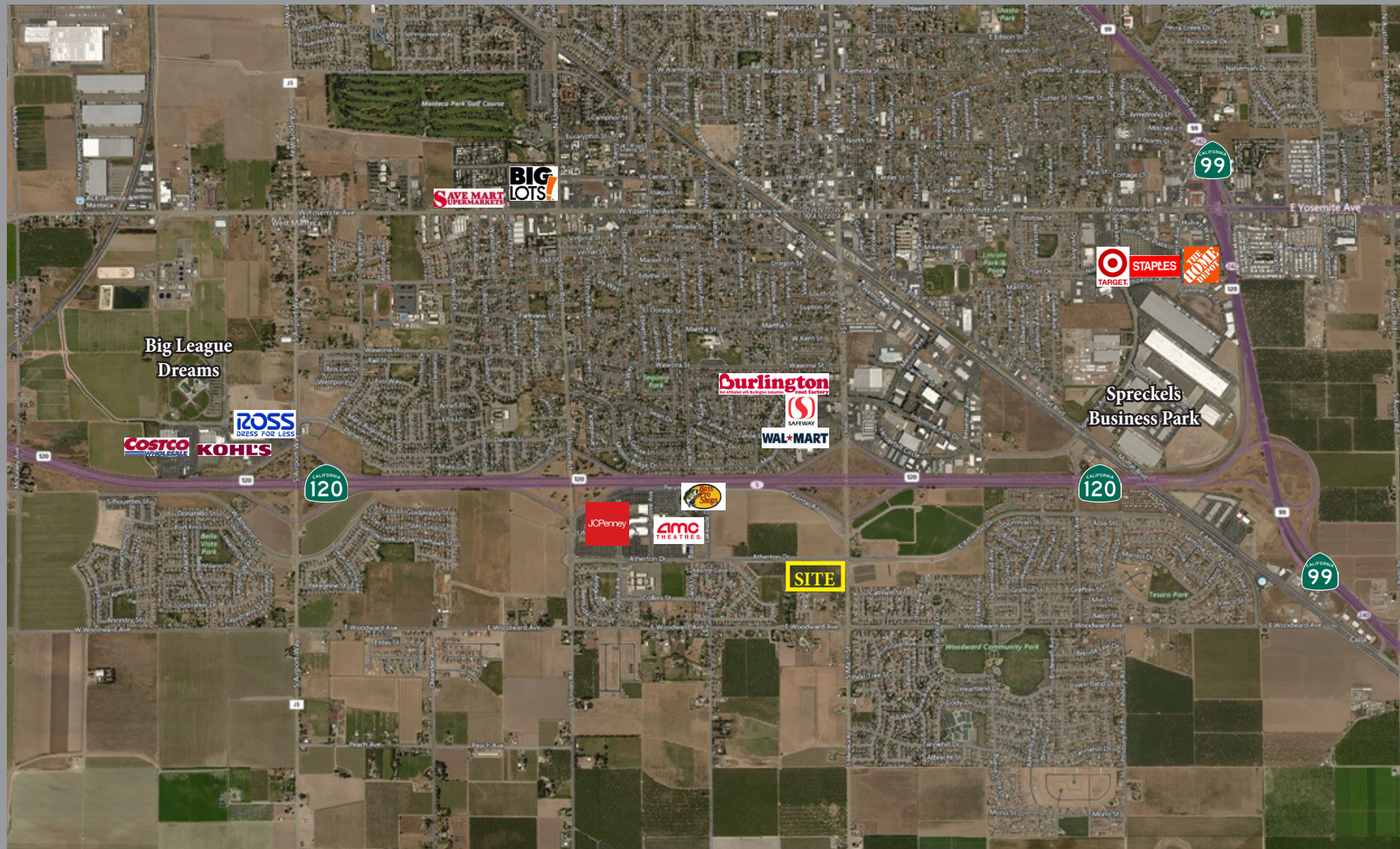


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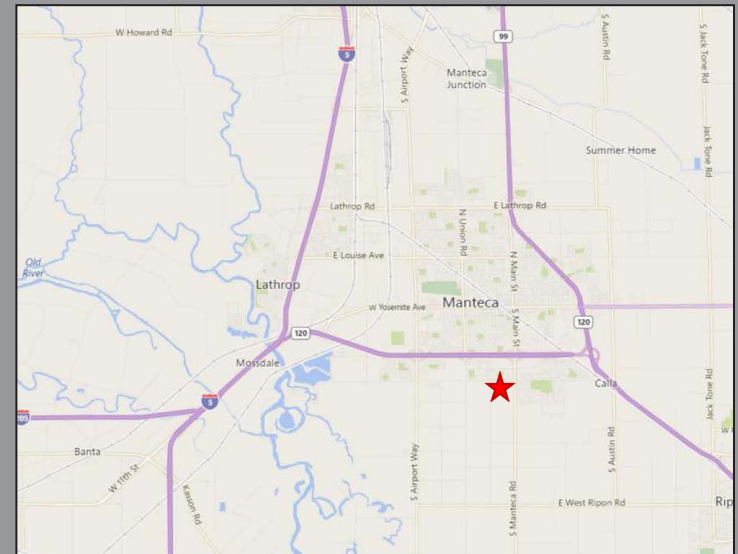
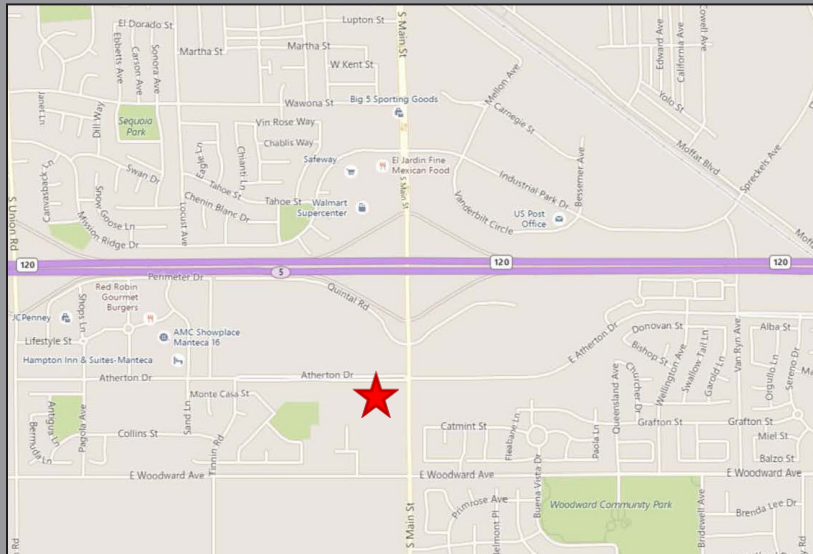
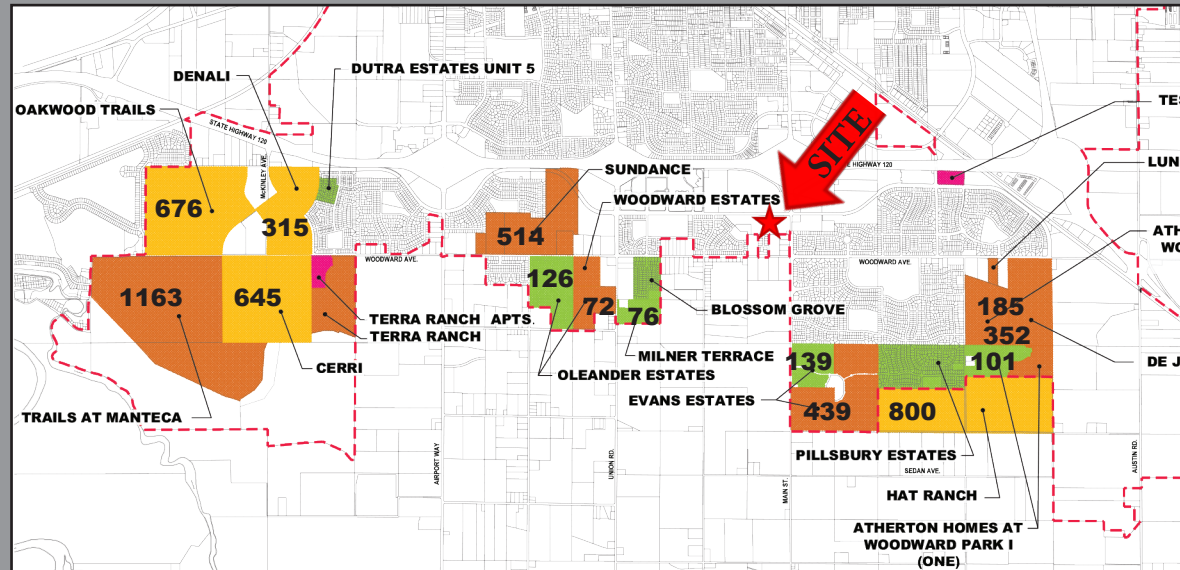
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Finished, Entitled,  
Master Plan and  
Pending Lots as of  
April 2016



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