

AVAILABLE FOR SALE PRIME COMMERCIAL LAND

1460 SOUTH AIRPORT WAY & 1602 ATHERTON DRIVE, MANTECA, CA

LISTING DATA

LOCATION: 1460 S. Airport Way & 1602 Atherton Dr.
Manteca, CA 95387

SIZE: 25.57± Acres

APN: 226-160-21 | 226-160-19

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: \$10-12 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

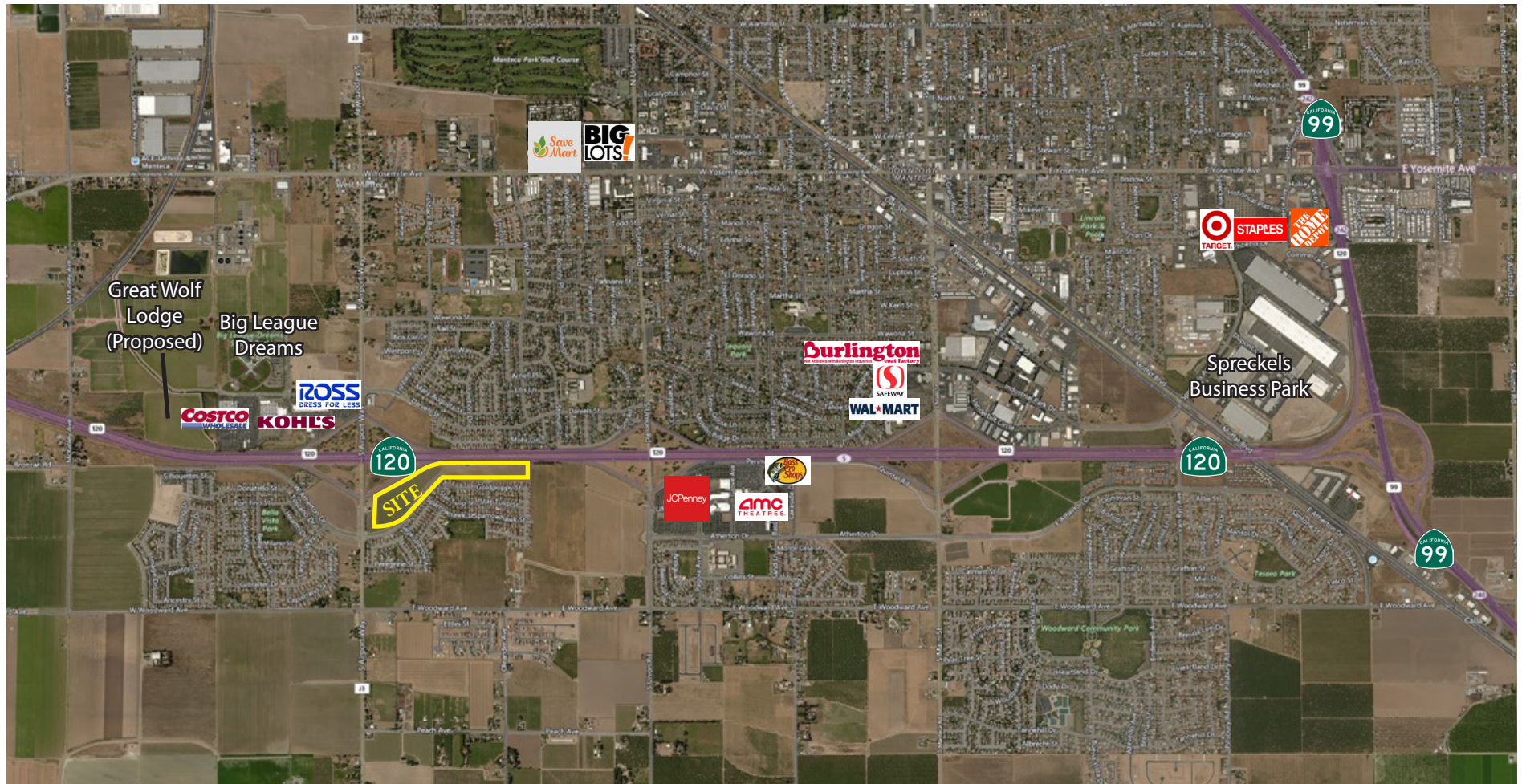
Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

Wendy Coddington
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.

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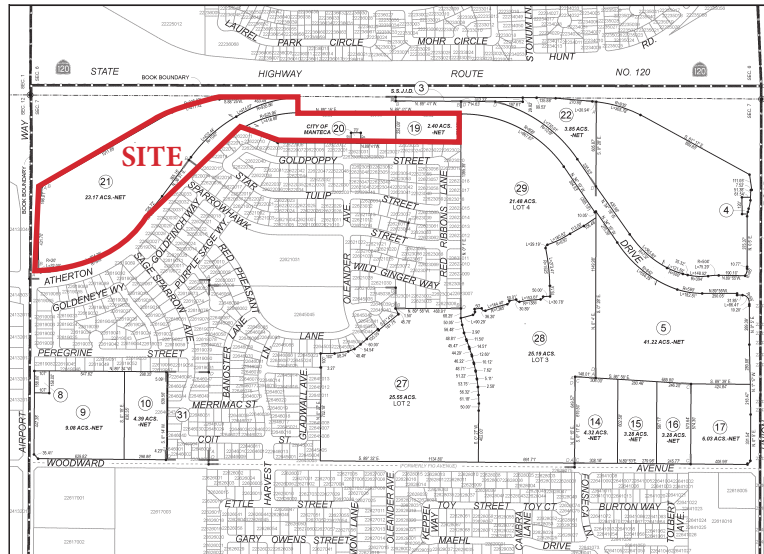
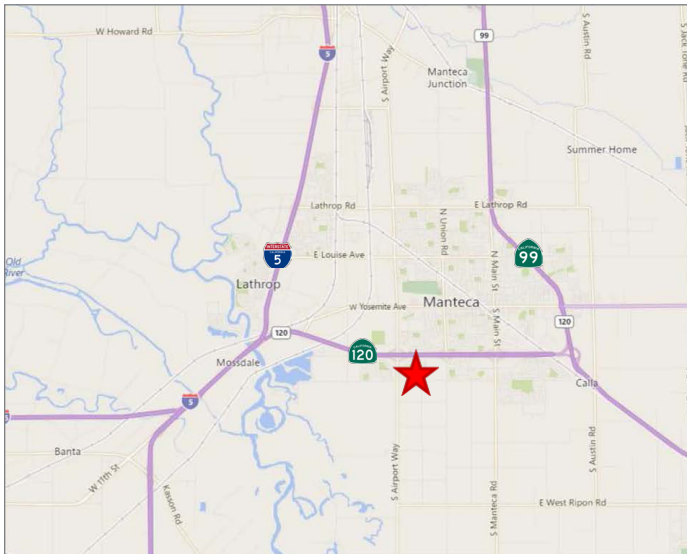
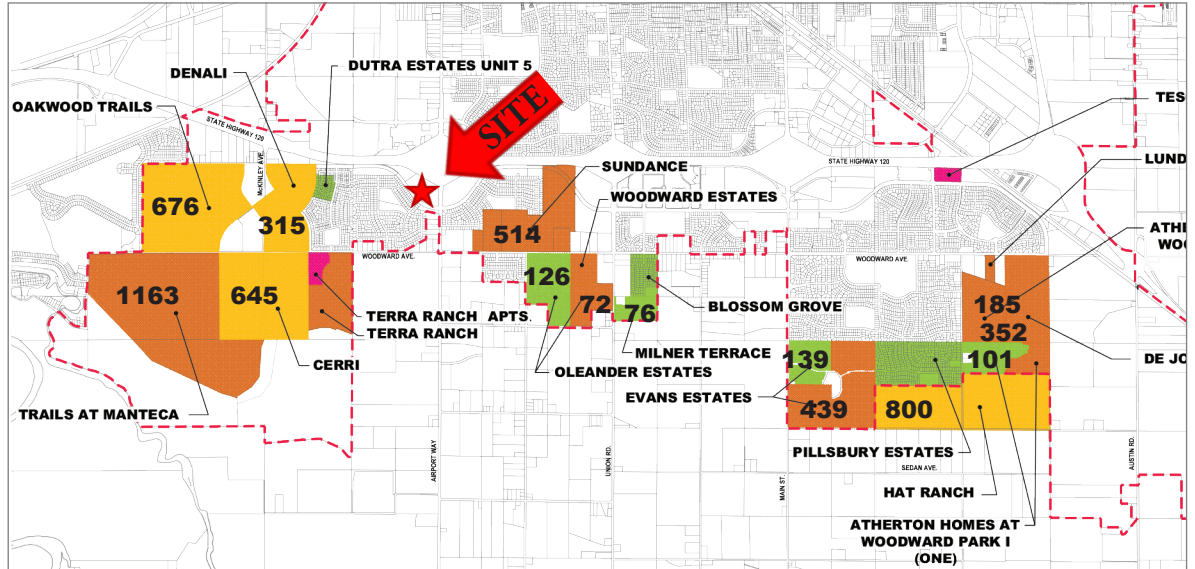
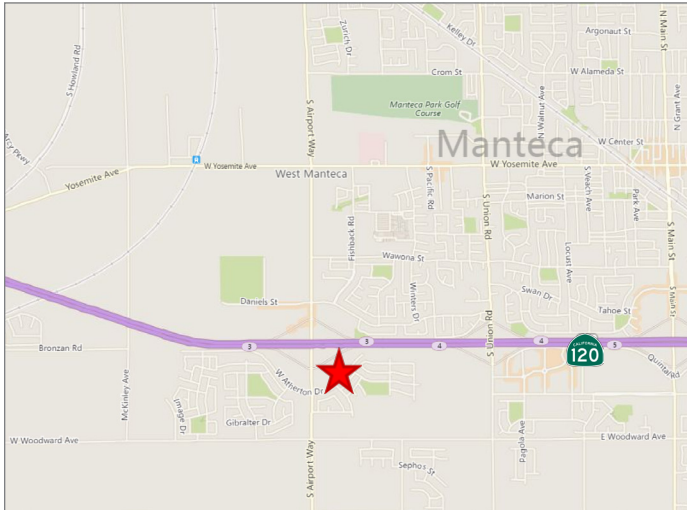
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Finished, Entitled, Master Plan and Pending Lots as of April 2016



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Demographics

1460 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