

Orange Juice AT&T

1489 DRIVE-THRU RESTAURANT OPPORTUNITY

HULSEY WAY | MANTECA, CA



FOR SALE OR LEASE

Contact Broker for Details



149,920 SF
Lot Size



General Commercial
Zoning



3,035
Building Size

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CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge,

CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.,



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EXECUTIVE SUMMARY



1489 Hulsey Way presents a freestanding retail opportunity located within the established Spreckels Park power center in Manteca, CA. The property consists of a $\pm 3,035$ square foot building situated on a ± 1.14 -acre parcel, formerly occupied by Carl's Jr.

Positioned within a dominant regional retail hub anchored by national tenants including Target, The Home Depot, and TJ Maxx, the property benefits from strong consumer traffic, established retail synergy, and convenient access. The site is located near Yosemite Avenue and Highway 99, providing excellent visibility and exposure to both local and regional traffic.

The existing improvements include drive-thru infrastructure and a functional layout suitable for restaurant, retail, or service-oriented users. The site features on-site parking, strong frontage, and visibility within a well-performing commercial corridor.

This opportunity is well suited for an owner-user or tenant seeking a highly visible location within a high-traffic retail environment supported by strong co-tenancy and established consumer demand.

OPPORTUNITY OVERVIEW

OFFERING PRICE

Contact Broker for Details

PROPERTY TYPE	Freestanding Retail / Drive-Thru Restaurant Property
ADDRESS	1489 Hulsey Way Manteca, CA
APN	221-200-60

Site & Building

Lot Size:	±49,920 SF
Building Size:	±3,035 SF

Zoning & Development

Zoning:	General Commercial
Current Opportunity:	Available For Lease or Sale

INVESTMENT HIGHLIGHTS

- Freestanding retail building with existing drive-thru restaurant infrastructure
- Former Carl's Jr. location with functional restaurant layout
- Located within the Spreckels Park power center
- Surrounded by national anchors including Target, The Home Depot, and TJ Maxx
- High-traffic retail environment with strong consumer draw
- Excellent visibility near Yosemite Avenue and Highway 99
- Ample on-site parking with convenient ingress and egress
- Suitable for restaurant, retail, or service-oriented users
- Ideal for owner-users or tenants

LEASE OPPORTUNITY



The property features a ±3,035 square foot freestanding commercial building located within the Spreckels Park power center in Manteca, CA, offering strong visibility and access within a high-traffic retail environment.

The existing improvements include a former Carl's Jr. restaurant with drive-thru infrastructure, providing an opportunity for a restaurant, retail, or service-oriented user to occupy a highly visible location within a well-established regional retail corridor.

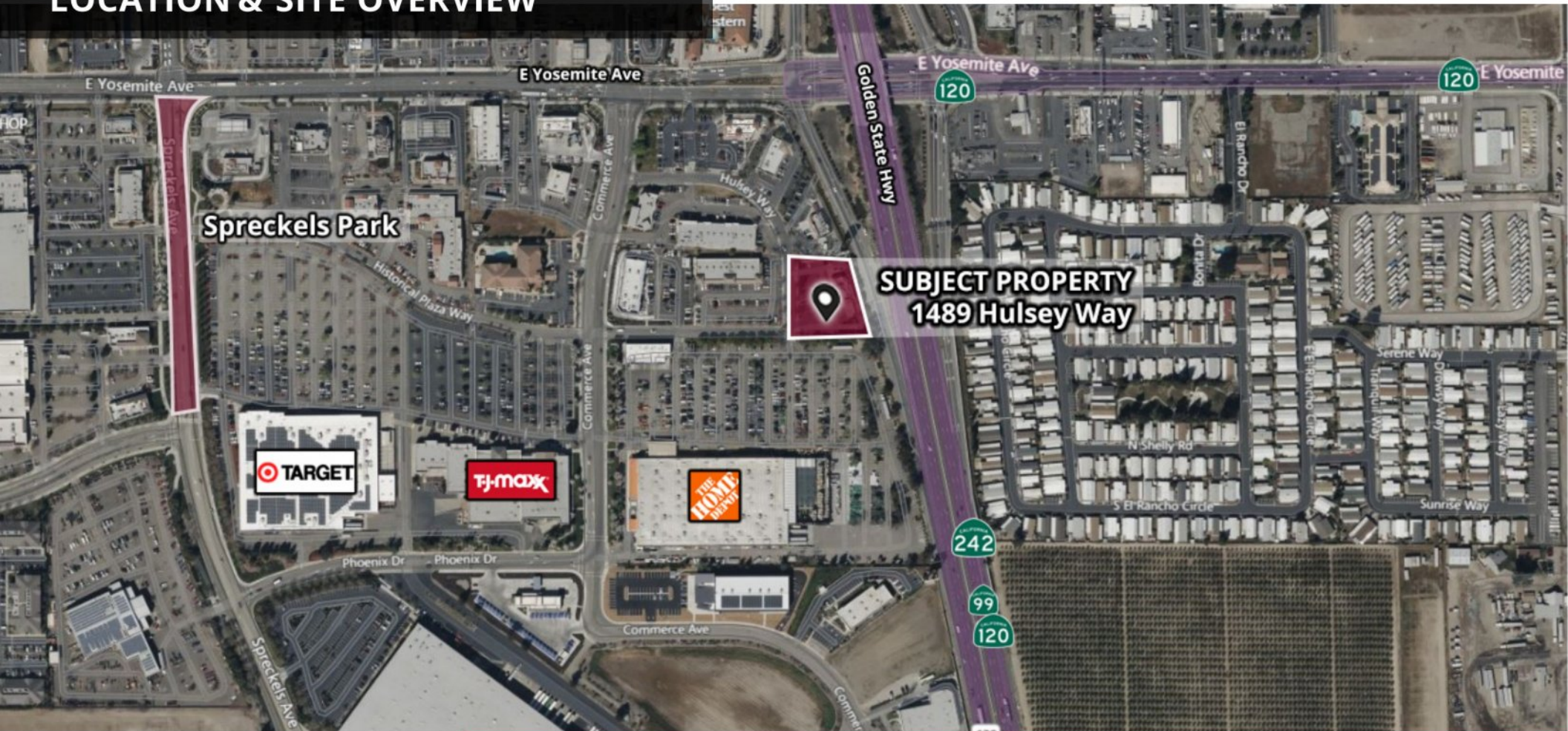
Lease Highlights

- ✓ Prominent frontage within Spreckels Park power center
- ✓ High visibility near Yosemite Avenue and Highway 99
- ✓ Former Carl's Jr. restaurant location
- ✓ Existing drive-thru infrastructure
- ✓ Strong co-tenancy with national retailers
- ✓ Ample on-site parking

IDEAL TENANT PROFILE

- ✓ Quick-service or fast-casual restaurant operators
- ✓ Coffee or cafe concept
- ✓ Specialty or service-oriented users
- ✓ Local, regional, or national food operators

LOCATION & SITE OVERVIEW



SUBJECT PROPERTY
1489 Hulsey Way

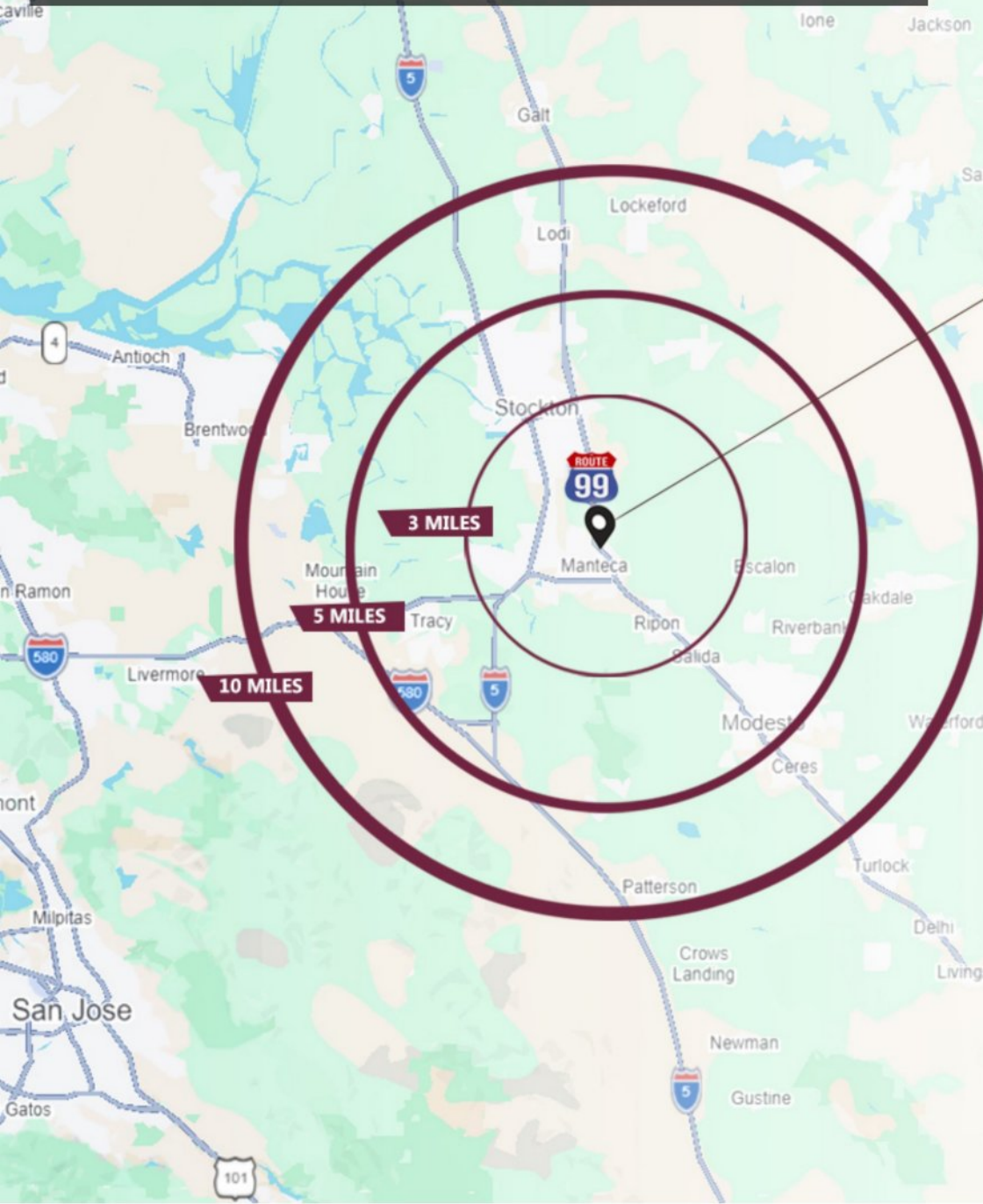
Property Highlights

- ±49,920 SF (±1.14 AC) parcel within established retail center
- Located within Spreckels Park power center in Manteca, CA
- Strong surrounding retail presence with national anchors
- High visibility and convenient access from Yosemite Avenue
- Proximity to Highway 99 providing regional connectivity

Location Advantages

- ✓ Positioned within a dominant regional retail trade area
- ✓ Surrounded by national retailers including Target, Home Depot, and TJ Maxx
- ✓ Strong consumer traffic driven by established retail synergy
- ✓ Easily accessible location with strong local and regional draw
- ✓ Located within a growing Central Valley market

DEMOGRAPHICS



1489 Hulsey Way, Manteca, CA Subject Property

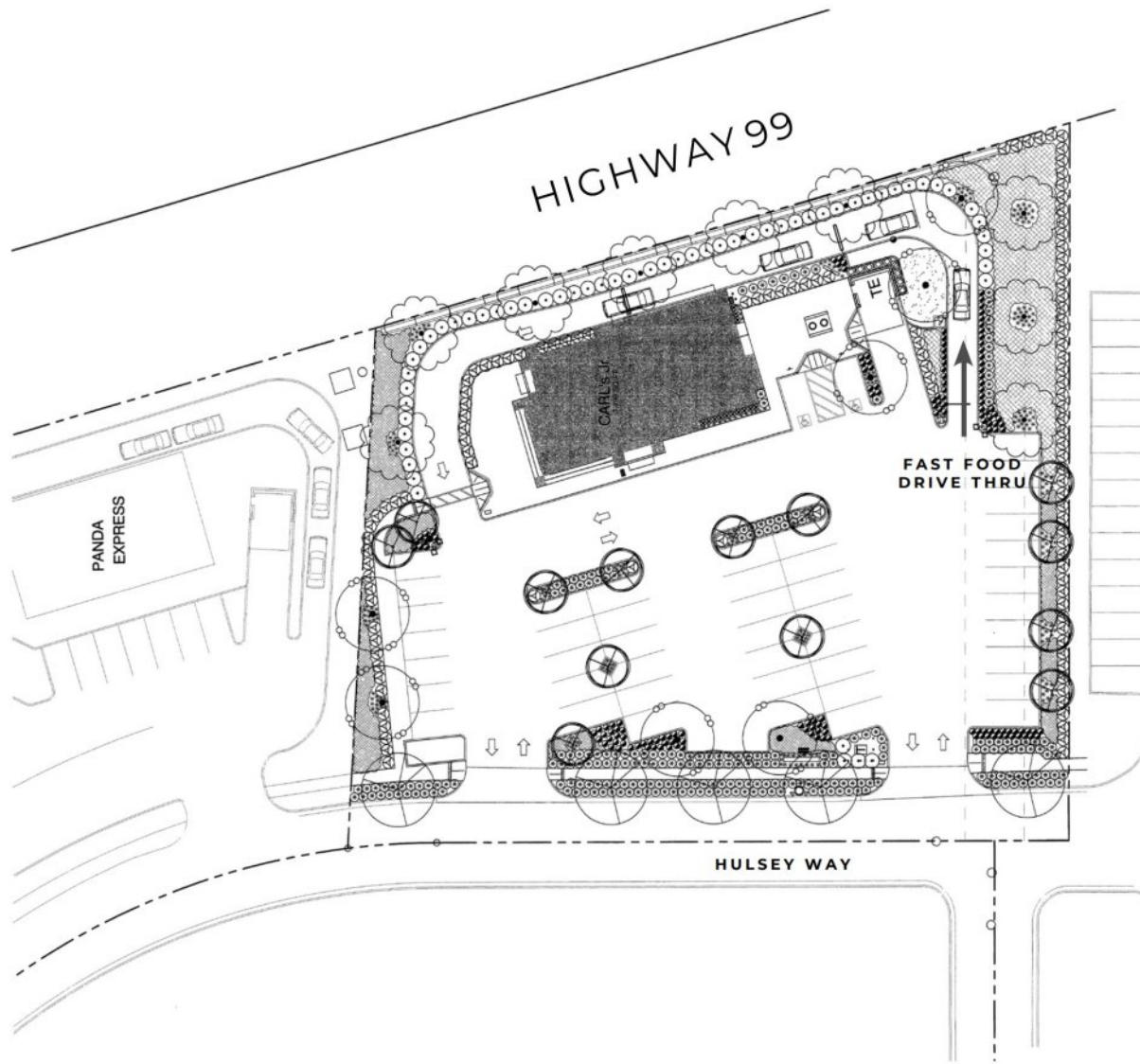
RANGE	2025 Estimated Population	2030 Estimated Population
3 Miles	73,713	77,561
5 Miles	109,363	115,288
10 Miles	216,155	226,579

RANGE	2025 Households	2030 Households
3 Miles	23,655	24,900
5 Miles	35,073	36,973
10 Miles	64,015	67,191

RANGE	2025 Annual Growth	2029 Annual Growth
3 Miles	2.20%	1.10%
5 Miles	2.50%	1.10%
10 Miles	2.20%	1.00%

RANGE	Median Home Value	Median Household Income
3 Miles	\$607,386	\$89,442
5 Miles	\$656,462	\$96,364
10 Miles	\$630,971	\$98,118

SITE PLAN



LANDSCAPING NOTES

SYMBOL	SIZE	DISCUSSION	SYMBOL	SIZE	DISCUSSION
	15 GAL.	LAGERSTROEMIA tuscaraora Crape Myrtle Tree. Count: [13]		5 GAL.	VIBURNUM tinus 'Spring Bouquet', Laurustinus [XX]
	15 GAL.	SAPIUM sebiferum Chinese Tallow Tree Count: [5]		5 GAL.	ESCALLONIA 'Newport Dwarf', Newport Escallonia. [XX]
	15 GAL.	RHUS lancea African Sumac Count: [9]		5 GAL.	FIGUS pumila, Creeping Fig. Attach to wall. [XX]
	15 GAL.	CHITALPA Count: [6]		5 GAL.	RHAMPHOLEPIS indica 'Enchantress', Indian Hawthorn. [XX]
				5 GAL.	CLYTOSTOMA Callistegiodides, Lavender Trumpet Vine, Attach to Trellis. [XX]
				5 GAL.	DIETES indikoides, Fortnight Lily. [XX]
				1 GAL.	Rosa Flower Carpet, Pink, Flower Carpet Rose [XX]
				1 GAL.	COTONEASTER dammeri 'Lowfast', Bearberry Cotoneaster. Plant 2'-6" o.c. in triangular pattern.
					6"x6" CONCRETE MOWSTRIP
					SOD 100% DWARF TALL FESCUE TURFGRASS

PHOTOS



- Located within Spreckels Park power center
- Surrounded by national anchors
- Excellent visibility and access from Yosemite Avenue
- Immediate access to Highway 99



E Yosemite Ave
estimated 87,790 vehicles per day

SB HWY 99

SB HWY 99
estimated 67,806 vehicles per day

GOLDEN STATE HWY

1489 Hulsey Way
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