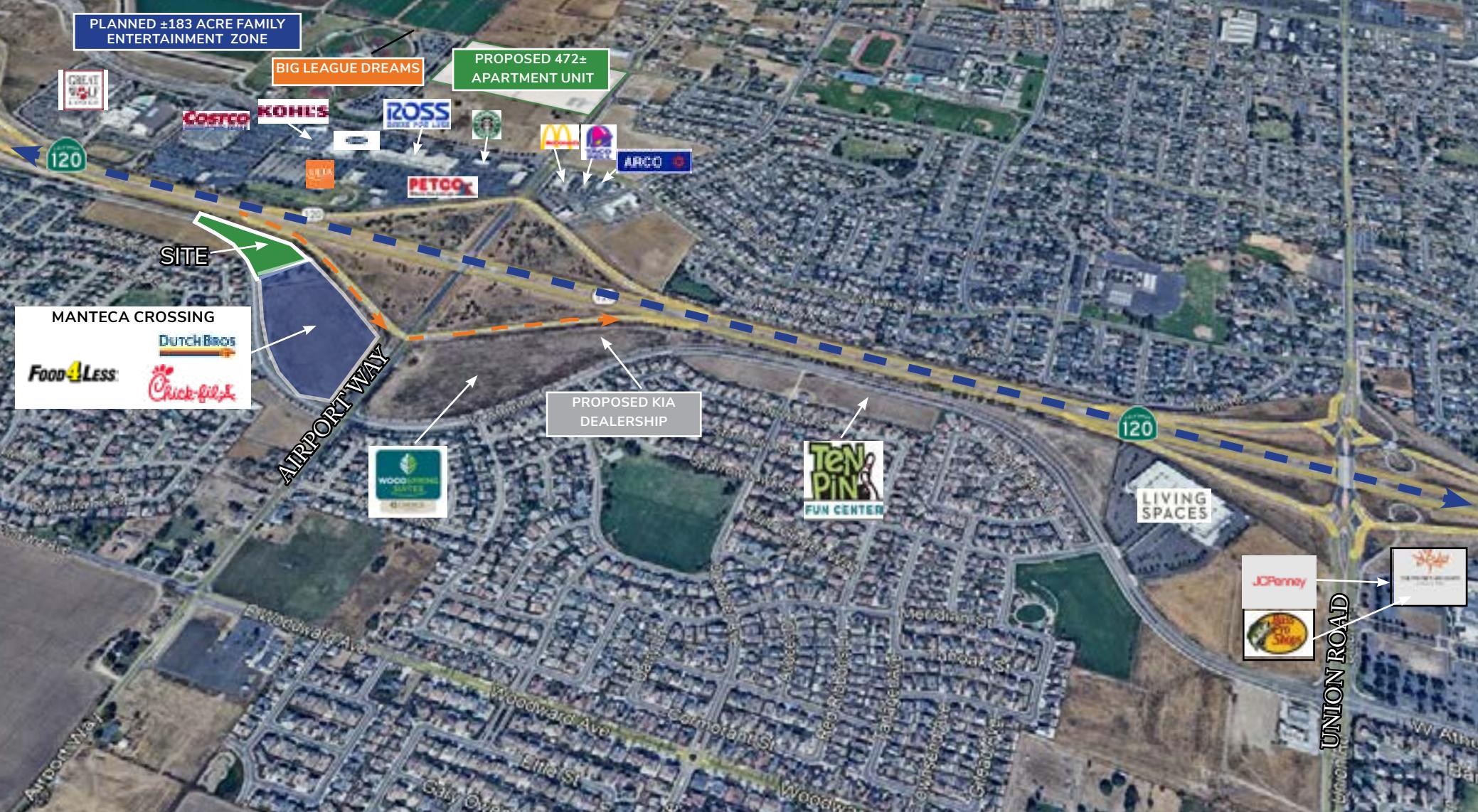


# FOR SALE

2.4± ACRES  
2329 ATHERTON DRIVE  
MANTECA, CA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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

**ECONOMIC DATA:** Call for Pricing

# COMMERCIAL LAND FOR SALE



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

## FEATURES:

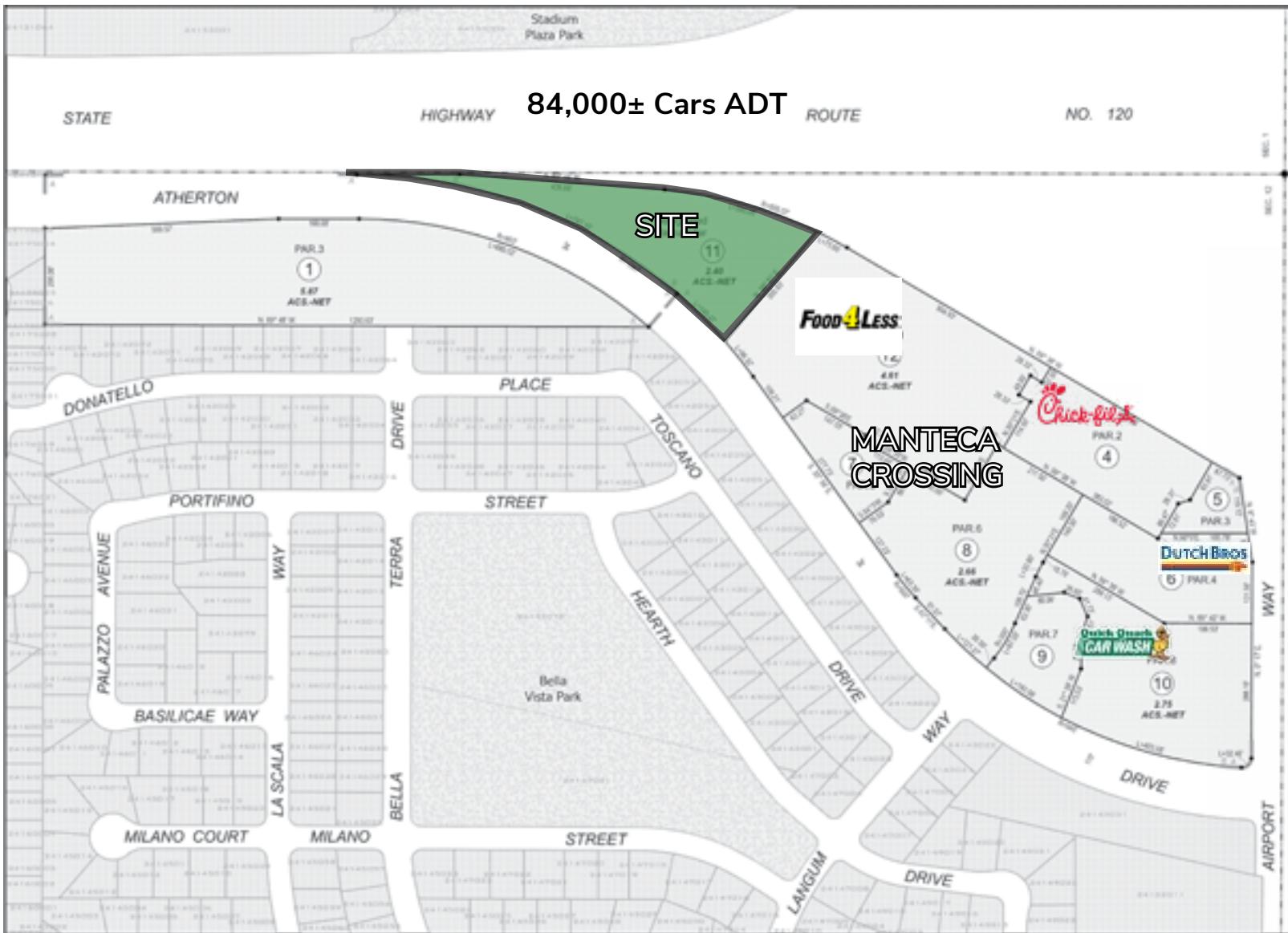
- 2.4± acres of commercial land zoned General Commercial with incredible Highway 120 visibility in rapidly growing Manteca, CA
- The site is located with easy access and visibility to Highway 120 (84,000 cars ADT) which acts as a connector between Highway 99 and Interstate 5.
- South Manteca is one of 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 Theaters, Wal-Mart, Safeway Marketplace and Burlington Coat Factory
- There are over 9,000± Residential Units proposed and planned in Manteca alone and 6,300± of those are within a 2 mile radius of the site
- By 2033, Manteca is projected to surpass Tracy as the second largest city in San Joaquin County

## Nearby Retailers:



# COMMERCIAL LAND FOR SALE

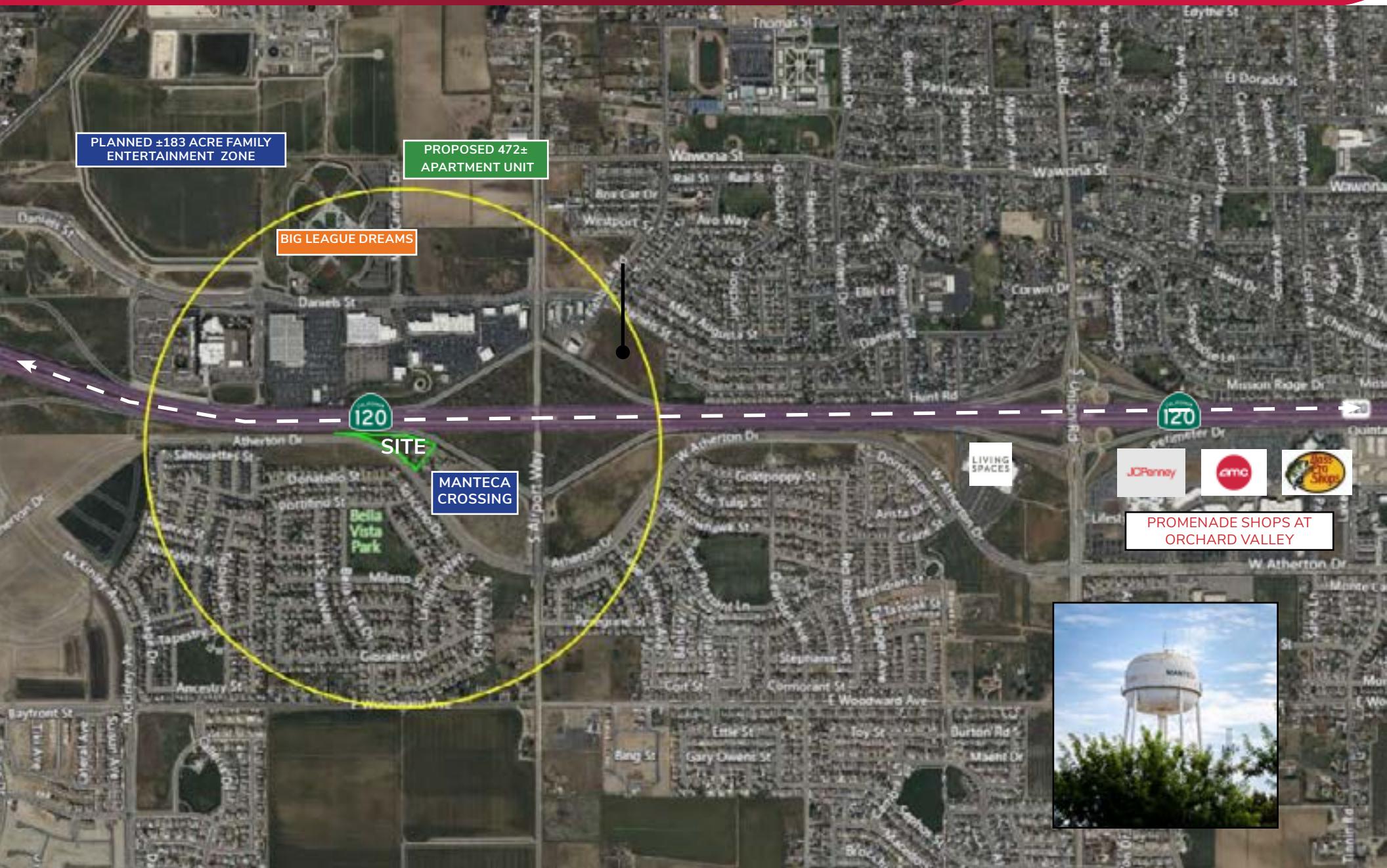
## CONCEPTUAL SITE PLAN



# COMMERCIAL LAND FOR SALE

The logo for Lee & Associates consists of a stylized 'L' and 'A' icon followed by the company name in a serif font.

## 3 MILE RETAIL AERIAL



# COMMERCIAL LAND FOR SALE

Manteca has experienced significant population growth over the past decade. The increase in population offers a customer base that can support a wide thriving, population with discretionary income to spend on non-essential goods and dining experiences.

Manteca, California is located in the center of the Central Valley and connects the wider region of Stockton, Modesto and Tracy, as well as popular attractions and is the premier shopping, dining and community destination.



Entitled Subdivisions

Under Construction

Finalized Apartment Units

Proposed

## DEMOGRAPHICS



According to the Bureau of Economic Analysis, San Joaquin County has the 2nd highest concentration of transportation and logistics jobs in the nation. Manteca's close proximity to colleges and universities, major international and domestic air services, rail, and shipping ports delivers the strategic advantage growing businesses need.

DRIVE TIME PROFILE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 POPULATION	11,145	72,863	132,353
Daytime Population	8,630	63,236	109,616
Median HH Income	\$112,837	\$90,678	\$96,462
Number of Households	2,978	22,341	40,000

DRIVE TIME PROFILE	5 MINUTE DT	10 MINUTE DT	20 MINUTE DT
2028 Estimated Population	30,704	125,545	448,603
2023 Daytime Population	25,043	101,983	418,341
Median HH Income	\$126,916	\$122,009	\$112,222
2023 Avr. Number of Households	8,784	37,150	131,936



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# COMMERCIAL LAND FOR SALE

## MAPS

