

FOR LEASE: PRIME RETAIL SPACE NEAR YOSEMITE AVE



181 S UNION RD

Manteca, CA 95337

BEN RISHWAIN

209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE

209.471.6358 | andy@fcrei.com
CA DRE #02110117

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at this exceptional property in Manteca. Boasting modern design and ample natural light, the property provides a professional and inviting environment for tenants. With flexible floor plans, high-speed internet connectivity, and state-of-the-art amenities, the property is perfectly suited to meet the needs of today's businesses. Tenants will benefit from ample parking, well-maintained landscaping, and a responsive management team dedicated to ensuring a seamless leasing experience. The property's strategic location offers visibility and accessibility, making it an ideal choice for businesses seeking a prominent presence and convenient access for clients and employees.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	825 - 2,000 SF
Lot Size:	41,733 SF

PROPERTY HIGHLIGHTS

- Located in a bustling retail center anchored by **McDonald's** and **Starbucks**, driving consistent customer traffic.
- **Prominent Signage Opportunities** – Excellent visibility at the high-traffic intersection of Yosemite Ave and Union Rd.
- **NNN Lease Structure** – Tenant pays pro-rata share of operating expenses.
- **Ample Parking** – Shared lot with convenient access for customers and employees.
- **Versatile Use** – Ideal for retail, salon, office or service-based businesses.
- **Suite 109:** ±2,000 SF of standard retail space, featuring 2 restrooms, partitioned half-wall rooms, a section with water hook-ups from its prior use as a salon/beauty supply, ample storage area, dedicated display area, and high ceiling heights.
- **Suite 105:** ±825 SF of standard retail space.

SPACES	LEASE RATE:	SPACE SIZE
Suite 109	Contact Broker	±2,000 SF
Suite 105	Contact Broker	±825 SF

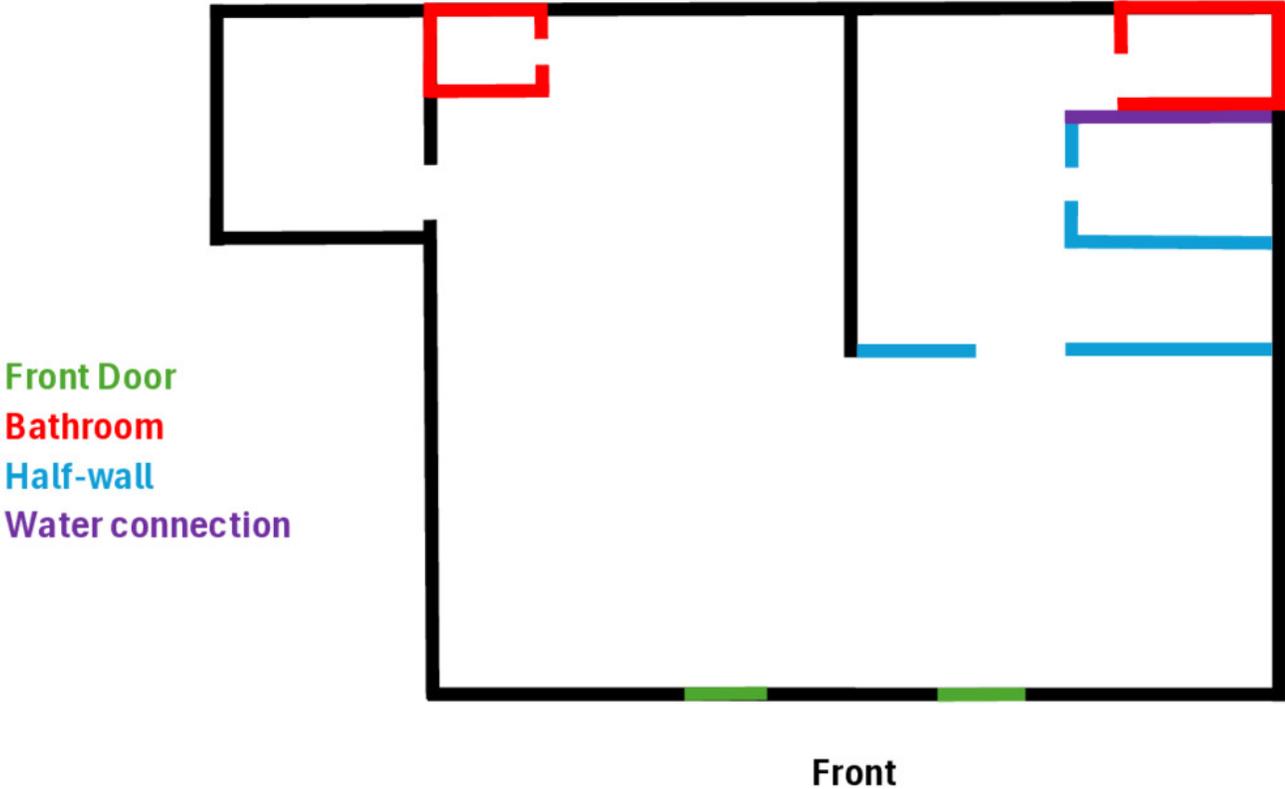
BEN RISHWAIN

209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE

209.471.6358 | andy@fcrei.com
CA DRE #02110117

SUITE 109 FLOOR PLAN



BEN RISHWAIN

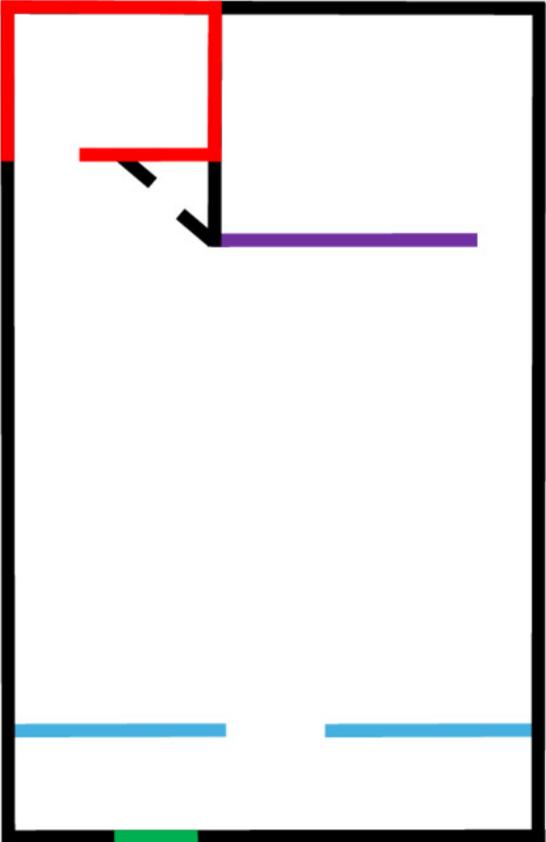
209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE

209.471.6358 | andy@fcrei.com
CA DRE #02110117

SUITE 105 FLOOR PLAN

Entrance/Exit Door
Bathroom
Half-wall
Water connection



BEN RISHWAIN
209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

RETAILER MAP



BEN RISHWAIN
209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

LOCATION MAP



BEN RISHWAIN
209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117

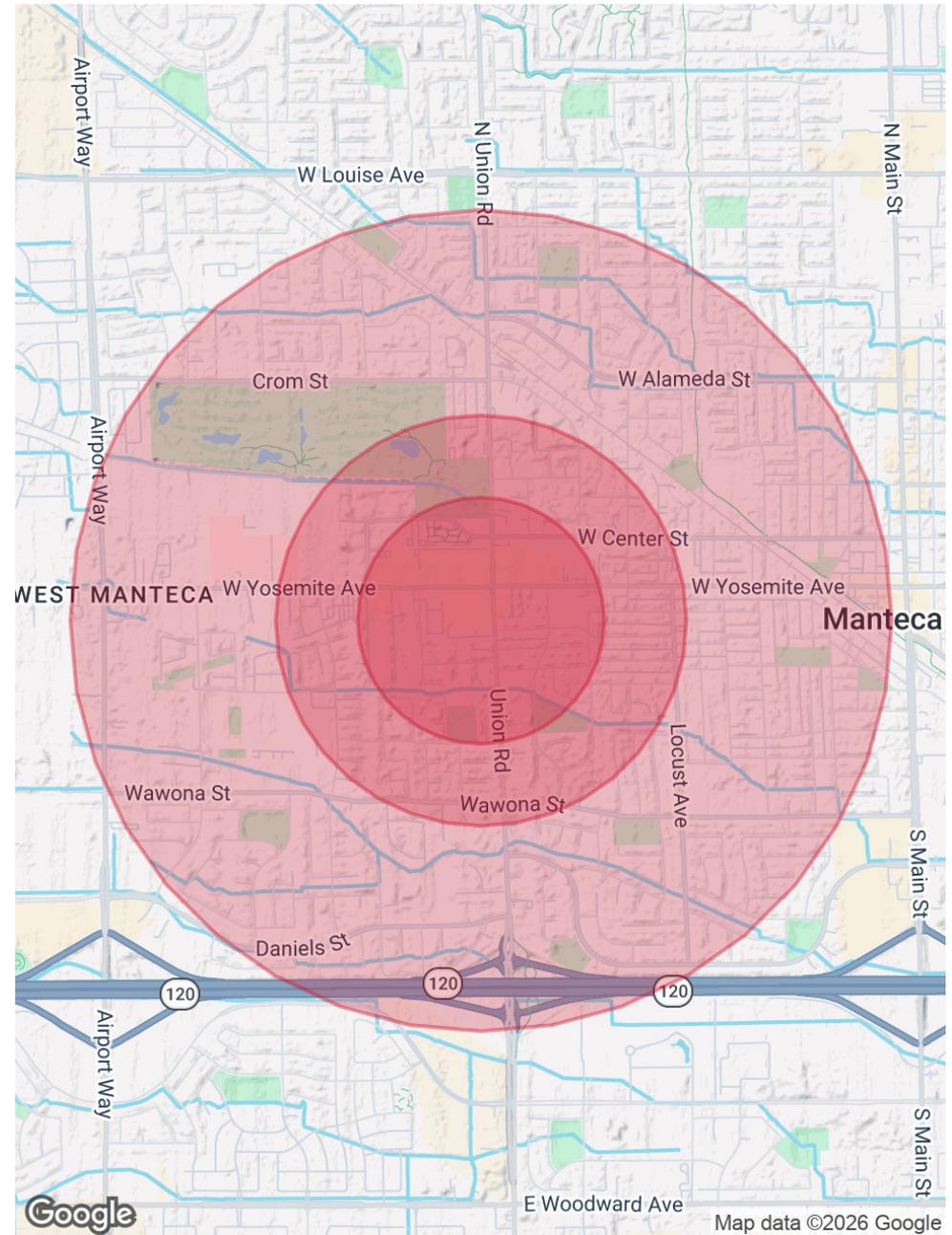
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,448	6,086	20,410
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	829	2,113	6,570
# of Persons per HH	3	2.9	3.1
Average HH Income	\$94,646	\$92,074	\$102,877
Average House Value	\$477,628	\$474,741	\$541,013

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	916	2,282	7,802
% White	37.4%	37.5%	38.2%
Total Population - Black	119	297	887
% Black	4.9%	4.9%	4.3%
Total Population - Asian	282	674	2,089
% Asian	11.5%	11.1%	10.2%
Total Population - Hawaiian	15	37	125
% Hawaiian	0.6%	0.6%	0.6%
Total Population - American Indian	43	120	444
% American Indian	1.8%	2.0%	2.2%
Total Population - Other	692	1,736	5,826
% Other	28.3%	28.5%	28.5%

Demographics data derived from AlphaMap



BEN RISHWAIN
209.461.6400 | ben@fcrei.com
CalDRE #01729449

ANDY LE
209.471.6358 | andy@fcrei.com
CA DRE #02110117