

AVAILABLE FOR SALE  
PRIME COMMERCIAL LAND  
1688 SOUTH AIRPORT WAY | MANTECA, CA

**LISTING DATA**

**LOCATION:** 1688 S. Airport Way, Manteca, CA 95387  
(APN: 226-160-30)

**SIZE:** 9.08± Acres

**ZONING:** CMU (Commercial Mixed Use)

**COMMENTS:**

- The subject property is located in the heart of the new retail and residential development in booming South Manteca.
- Major retailers in the immediate trade area include Costco, Kohls, AMC Theaters, Bass Pro Shops, Ross, JCPenney and many more.
- Located less than a mile from the immensely successful Big League Dreams and Great Wolf Lodge.
- Easy access 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.
- Flexible zoning allowing for a variety of uses including potential for apartment development project.



**PRICE REDUCED  
BY \$500,000**

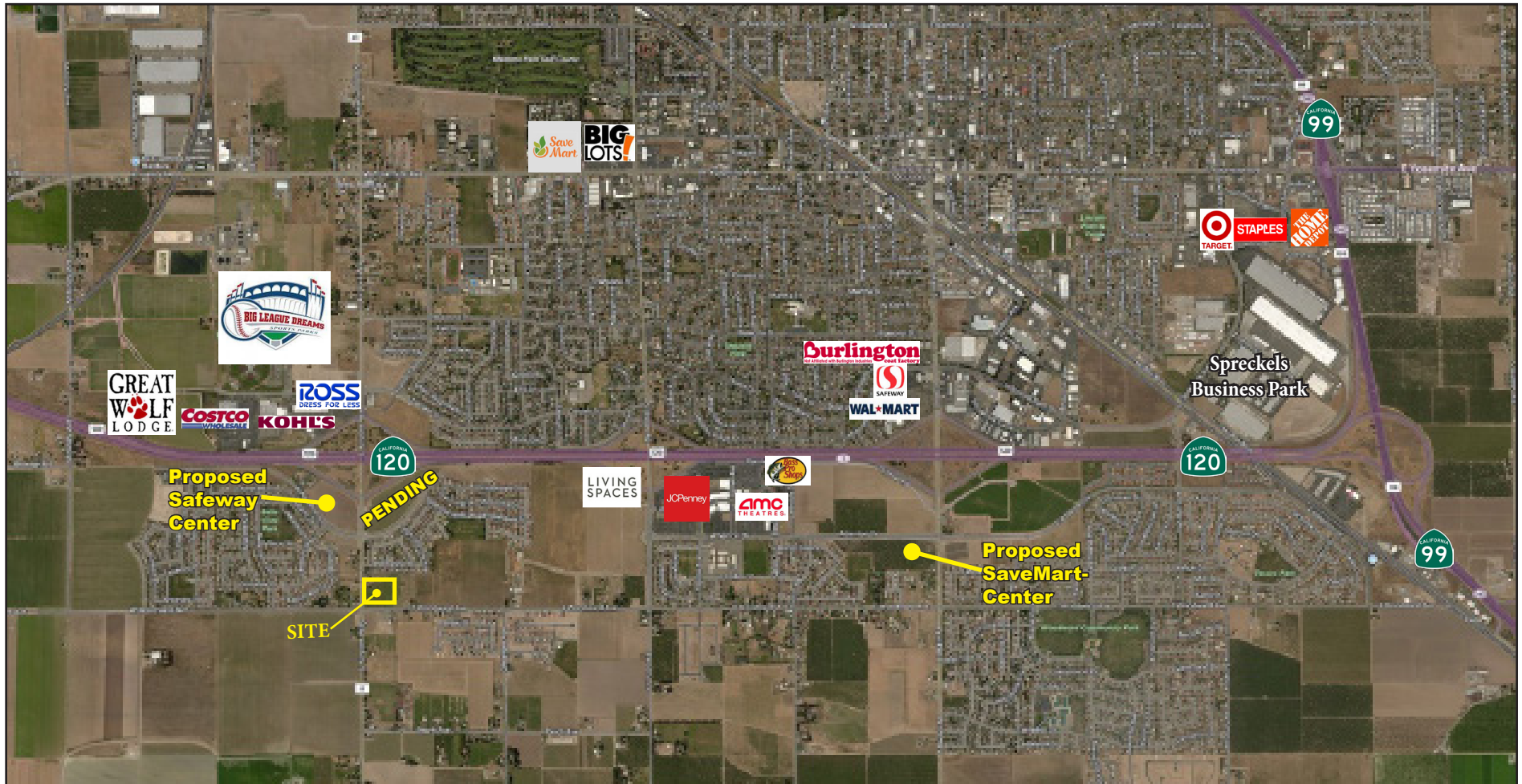
**SALE PRICE:** ~~\$6,400,000~~ \$5,900,000

**CONTACT:**

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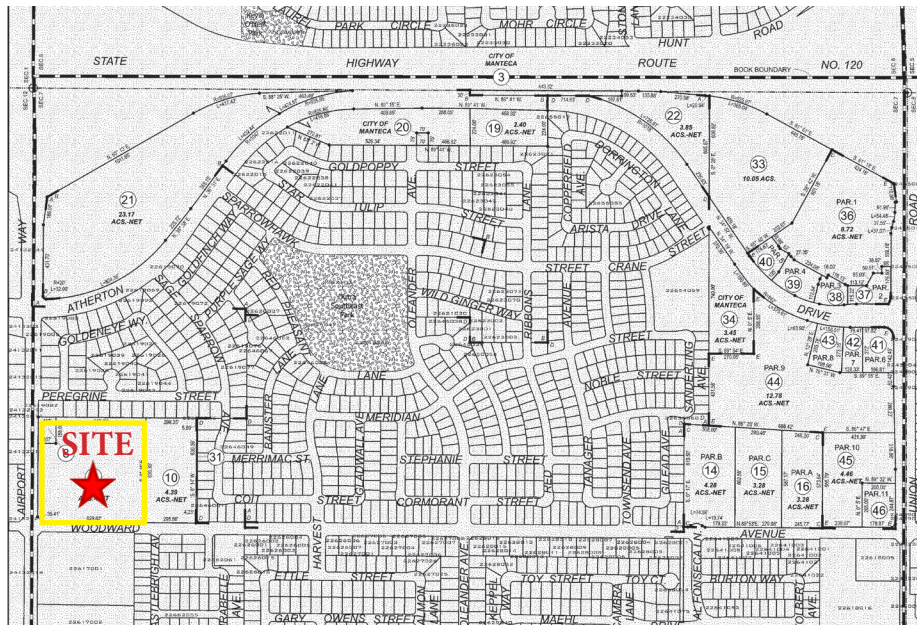
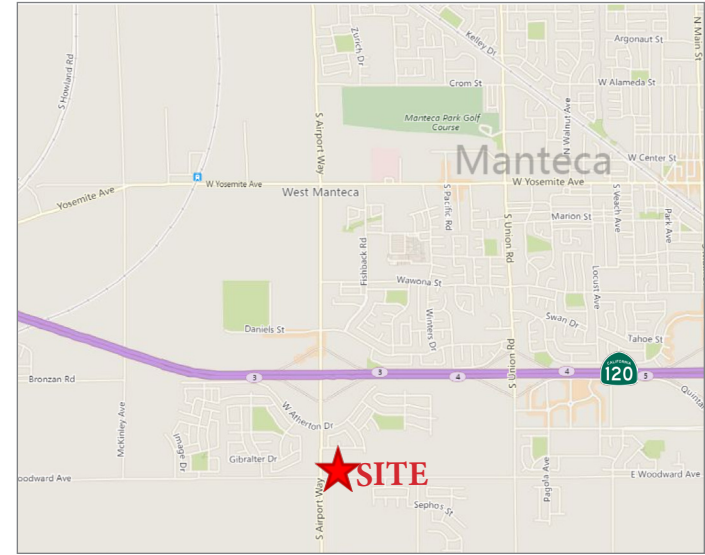
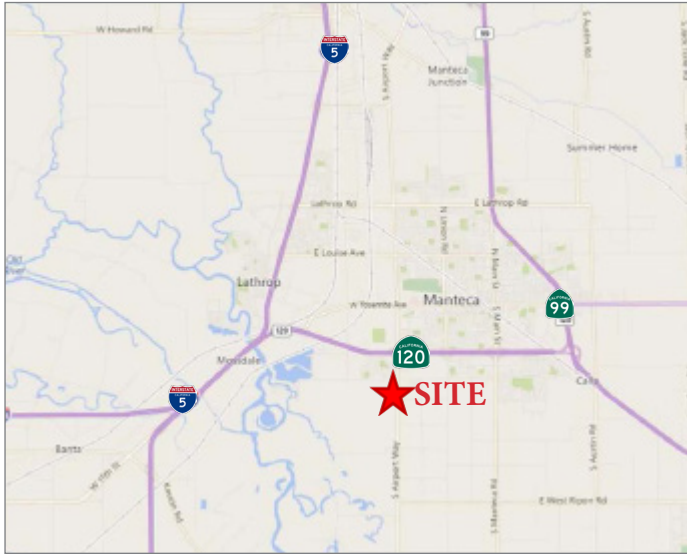
**DEMOGRAPHICS**

| DEMOGRAPHICS:      | 1 MILE    | 3 MILES  | 5 MILES  |
|--------------------|-----------|----------|----------|
| Population:        | 8,888     | 64,982   | 107,964  |
| Average HH Income: | \$118,547 | \$95,095 | \$98,297 |

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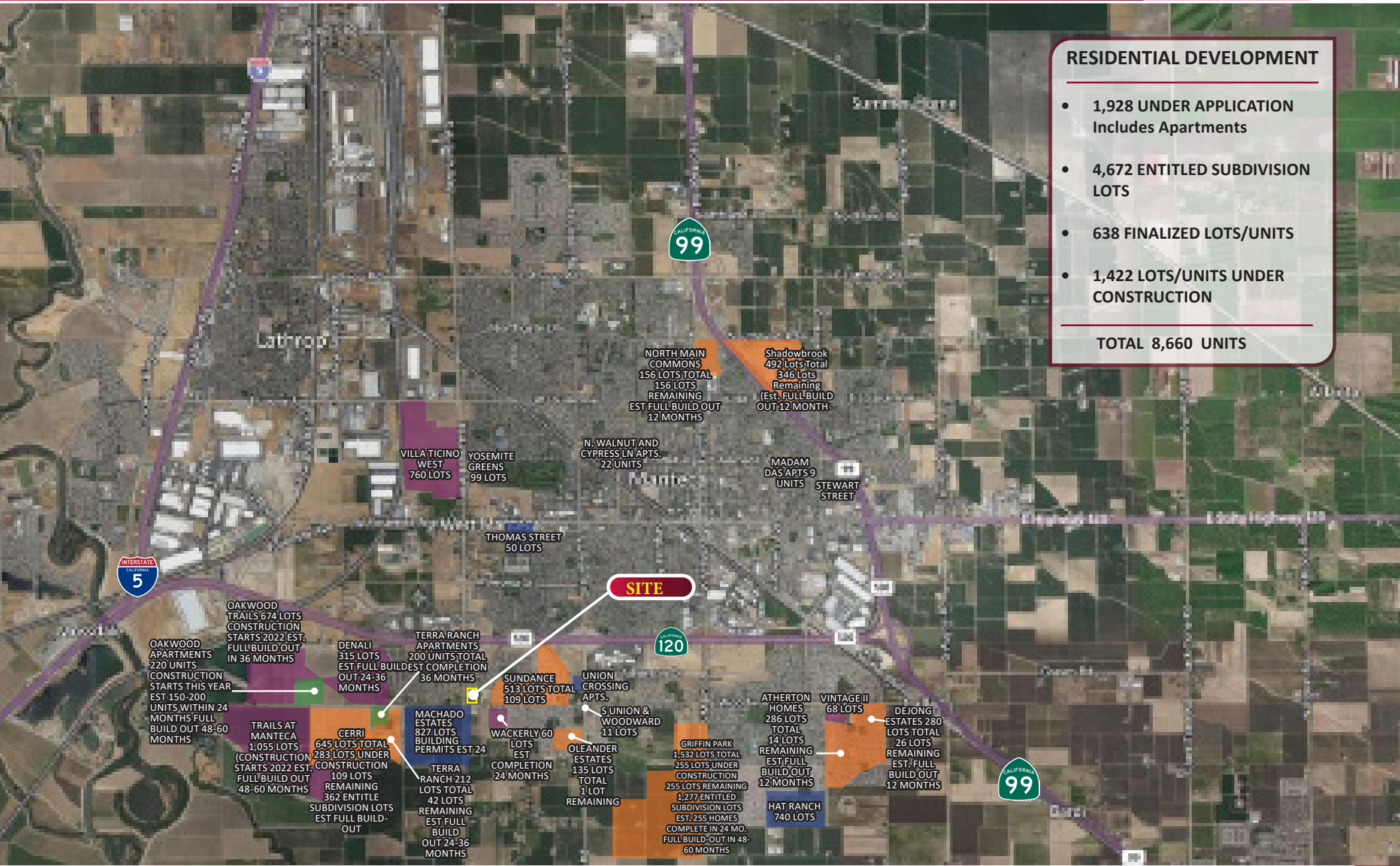
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**RESIDENTIAL DEVELOPMENT**

- 1,928 UNDER APPLICATION Includes Apartments
- 4,672 ENTITLED SUBDIVISION LOTS
- 638 FINALIZED LOTS/UNITS
- 1,422 LOTS/UNITS UNDER CONSTRUCTION

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**TOTAL 8,660 UNITS**

|   |   |   |  |   |  |   |                            |   |                    |
|---|---|---|--|---|--|---|----------------------------|---|--------------------|
|  | UNDER APPLICATION SUBDIVISIONS & APARTMENTS |  | ENTITLED SUBDIVISIONS TENTATIVE MAP APPROVED PENDING FINAL MAP |  | FINALIZED APARTMENT UNITS READY FOR BUILDING PERMITS |  | FINALIZED SUBDIVISION LOTS |  | UNDER CONSTRUCTION |
|---|---|---|--|---|--|---|----------------------------|---|--------------------|