

FOR SALE

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



AVAILABLE PARCEL

±2-13.6 Acres
APNs: 193-040-33, 34 & 35

SALE PRICE

\$2,962,000 (\$5 psf)

ZONING

(GC) General Commercial

TRAFFIC COUNTS




Interstate 5 | ±108,000 ADT
Carolyn Weston Blvd | ±21,300 ADT
Manthey Road | ±4,000 ADT

NEIGHBORHOOD TENANTS

Food4Less, Dollar Tree, AutoZone, and a new Shopping Center that will feature Planet Fitness, Verizon, Starbucks, and 7-Eleven

PROPERTY HIGHLIGHTS

- Commercial Land with over 2000' Interstate 5 Frontage
- Located central to a captive Market consisting of approximately a 36,000 population base
- Ownership will look at selling off smaller parcels
- 3 miles from the Stockton Metropolitan Airport
- Near Major V.A. Medical Facility

NEIGHBORHOOD DEMOGRAPHICS		1 Mi	3 Mi	5 Mi
	POPULATION	9,890	70,706	153,764
	MEDIAN HOUSEHOLD INCOME	\$75,288	\$56,116	\$51,725
	DAYTIME POPULATION	1,697	20,992	73,171

WESTON RANCH NEIGHBORHOOD

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



Neighborhood Highlights

- A captive trade area of ±25,000 people
- Lack of competition nearby
- Close to I-5

Demographics

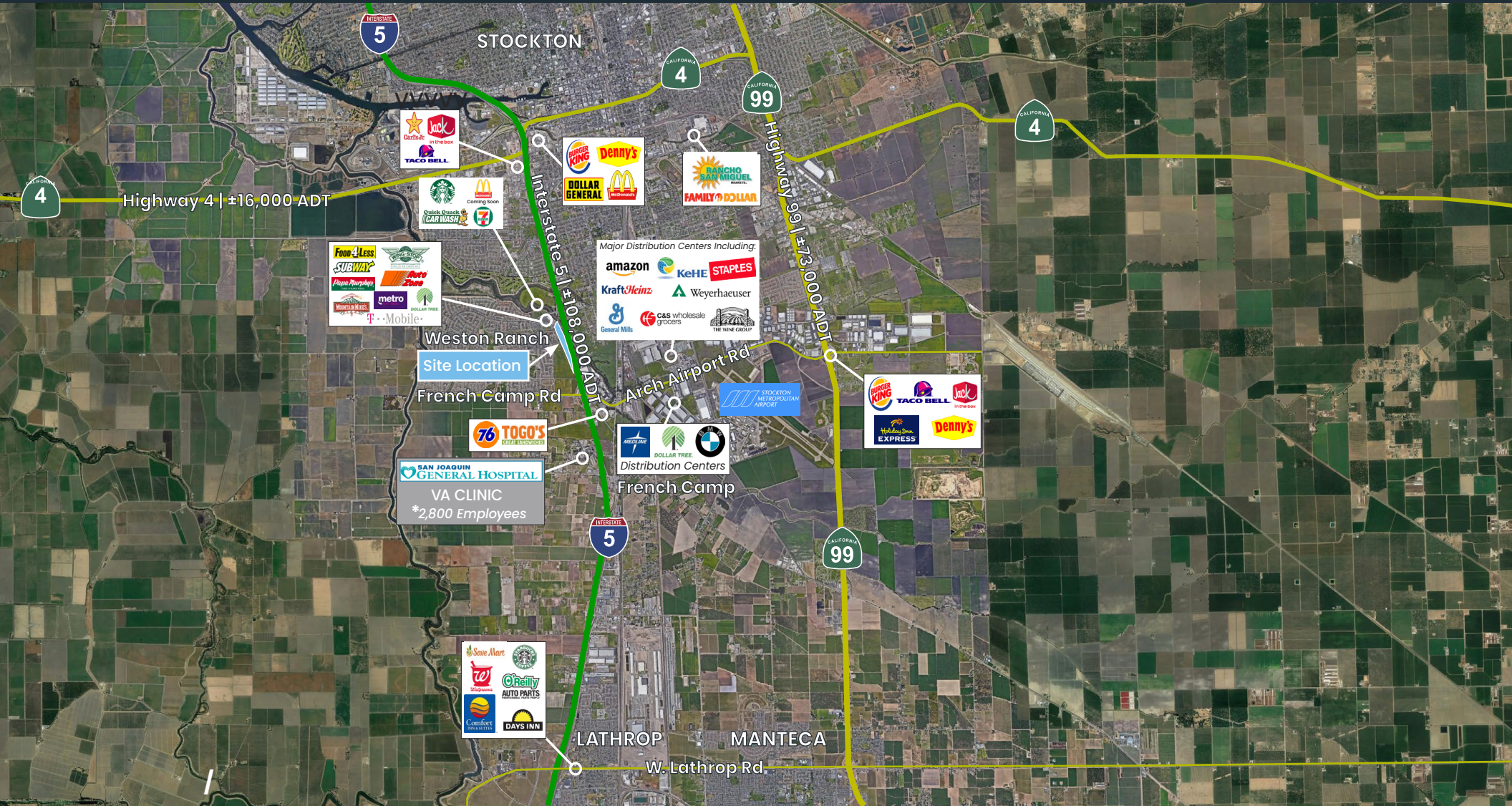
	1 Mile	2 Miles	3 Miles
Population	7,303	16,332	21,319
Households	1,873	4,098	5,036
Avg HH Income	\$101,086	\$98,905	\$97,209

Nicole Key Executive Director | (209) 290-0857 | nkey@theconiccompany.com | DRE Lic #01907567

theconiccompany.com

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeoniccompany.com | DRE Lic #01907567

theeoniccompany.com