



Shopping Center Availabilities: Restaurant/Office/Retail Spaces



Lease Rate	\$0.90 SF/MONTH
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OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	1,000 - 3,000 SF
Lot Size:	2.36 Acres
Number of Units:	8
Year Built:	2008
Renovated:	2016
Zoning:	HC: Highway Commercial
Traffic Count:	150,057
Cross Streets:	Manning & Colorado Ave
APN:	033-040-89S

PROPERTY HIGHLIGHTS

- High Exposure Like-New Restaurant, Office, & Retail Spaces
- ±1,000-9,000 SF Available: Move-In Ready/Fully Improved
- Prime Retail Location on #1 Retail Corridor in San Joaquin
- Frontage on Manning and Colorado Ave Connecting I-5 & Hwy 99
- Surrounded with Ample Parking, Quality Tenants, & Great Exposure
- Newer Building ~ Landlord Improvements Available
- Well-known Building in High Traffic Area on Major Corridor
- Street Facing Access, Windows & Parking - Great Signage & Exposure
- Quality Construction | Well Maintained | Economical Space
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Easy Access from Surrounding Major Corridors
- \$83,596 Avg. Household Income (10-Mile)

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Central CA Commercial
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Prime "San Joaquin Plaza" shopping center well-located on San Joaquin's busiest #1 Retail destination corridor – Manning Ave – historically, serving the vast majority of San Joaquin and Mendota residents. Newly remodeled inline spaces of ±1,000 to 9,000 SF off a high-traffic intersection. Property offers access from both Manning and Colorado Avenues with ample parking on-site. Units can be reconfigured, combined, or demised with TI's available for retail or office uses. Established tenants including Salvation Army, United Securities Bank, Omoni's Pizza, Sonadoras Bakery, and other tenants. The shopping center is uniquely located to service the San Joaquin trade area and surrounding foothill communities. Front and side private parking lot with multiple entrance points, easy access, abundant parking, and direct signage/exposure.

**LOCATION DESCRIPTION**

Well located off the Northwest corner of Manning and Colorado Avenues between Placer Street and S Colusa Street. Densely populated location neighboring United Securities bank to the East and Dollar General to the South in San Joaquin, CA. San Joaquin, California, is a small, rural town located in the heart of the San Joaquin Valley. Nestled in Fresno County, it serves as a quiet, agricultural community, with its economy largely driven by farming. The town lies approximately 20 miles west of Fresno, offering a tranquil retreat from the busier cities while still being within driving distance of major urban areas. Its location places it at the crossroads of rural tranquility and proximity to larger hubs of commerce and culture.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 3,000 SF	Lease Rate:	\$0.90 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21650 W Manning Avenue, Space 100 - 101	Available	1,000 - 3,000 SF	Modified Gross	\$0.90 SF/month	Offers Multiple Private Offices, Sink / Shower, an Open Bullpen Area, Two (2) restrooms.
21650 W Manning Avenue, Space 102	Available	1,000 - 3,000 SF	Modified Gross	\$0.90 SF/month	offers improved restaurant space with built-in L-shaped bar, gas line hookups, stainless prep table, vented hood walk-in fridge/freezer, and (2) restrooms.

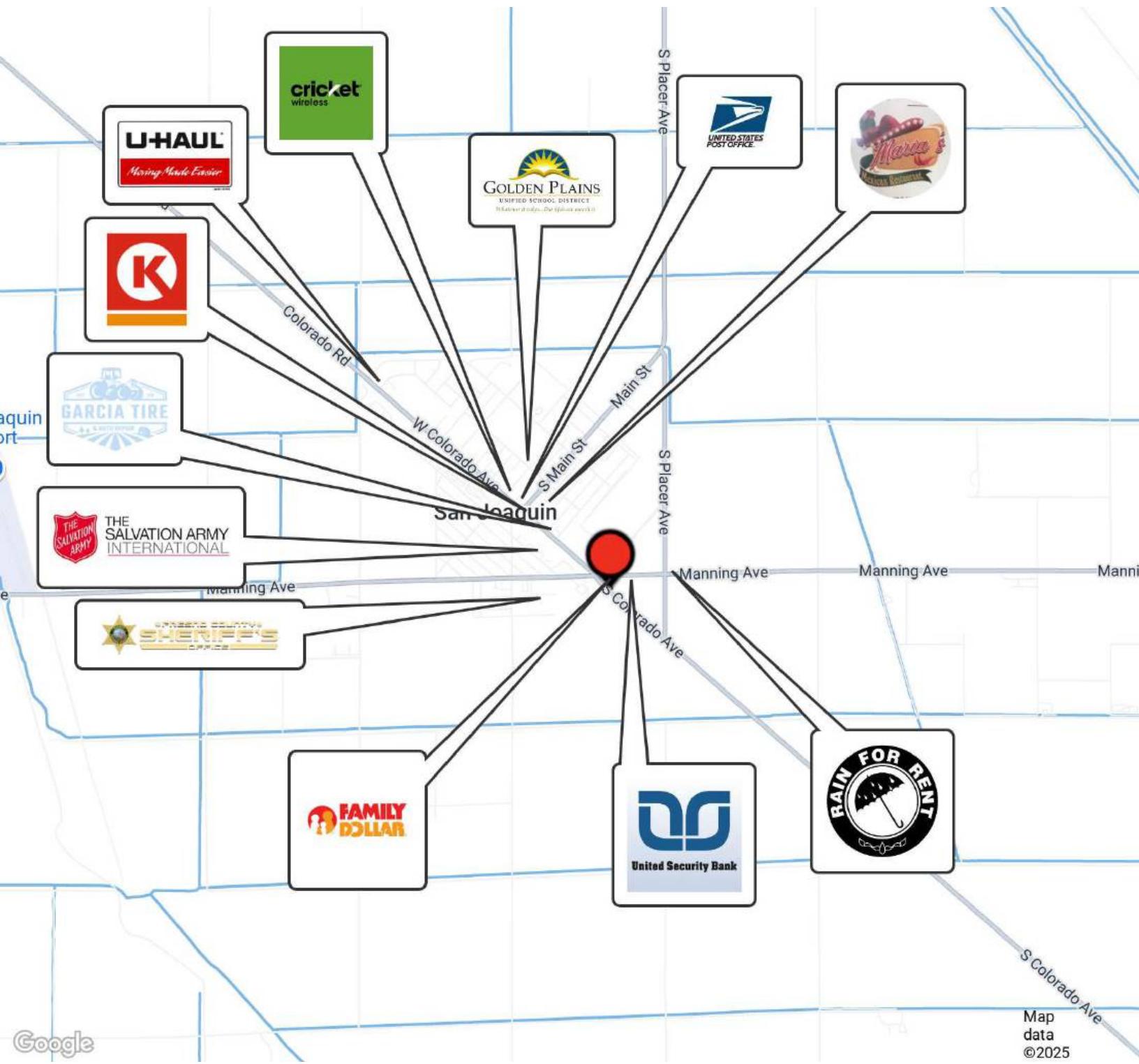
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Map
data
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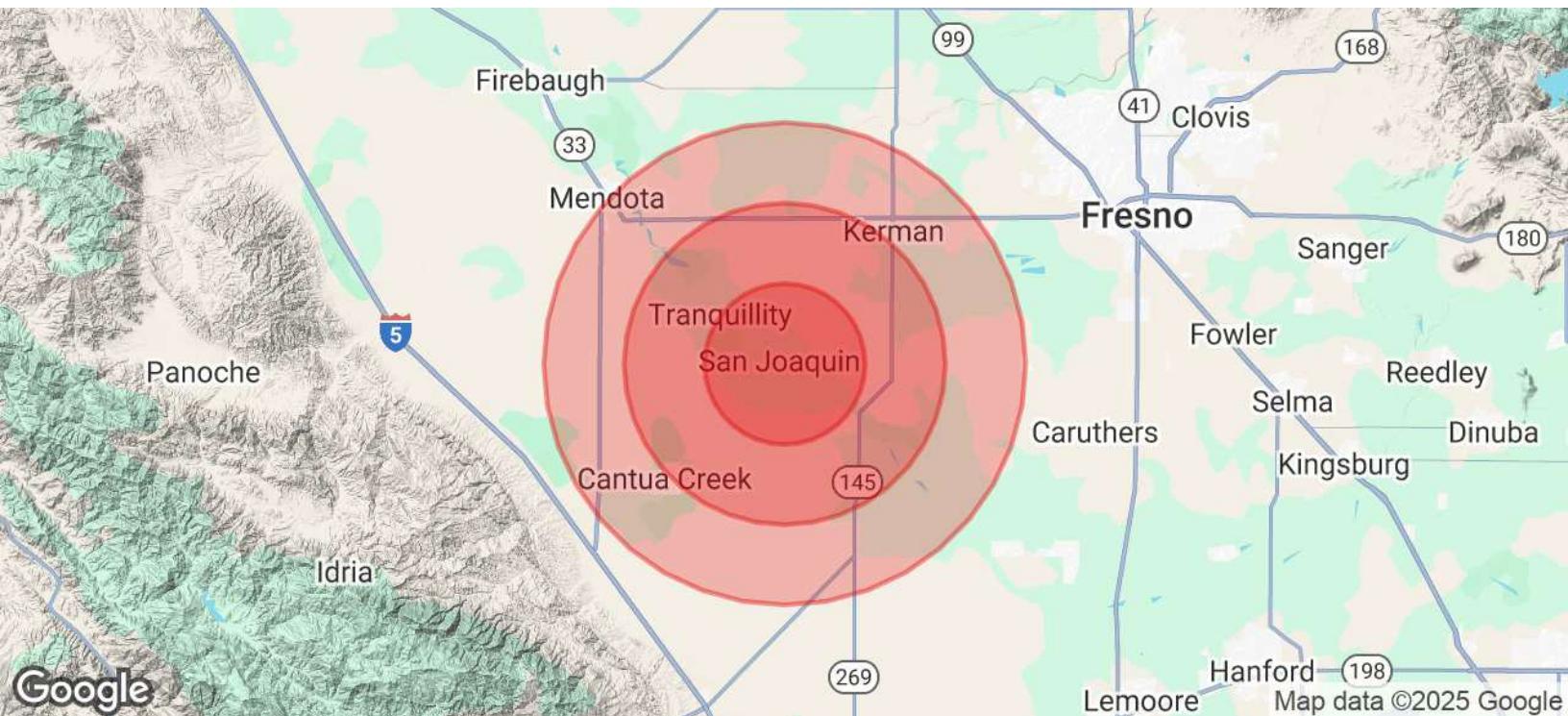
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	5,211	14,459	30,495
Average Age	33	33	34
Average Age (Male)	33	33	34
Average Age (Female)	32	34	35
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,342	3,775	8,330
# of Persons per HH	3.9	3.8	3.7
Average HH Income	\$70,917	\$87,735	\$82,586
Average House Value	\$424,818	\$445,971	\$434,133
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	93.6%	84.0%	82.4%

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