

**BRAND NEW SHOP SPACE IN SPRECKELS!
TWO NEW SHOP SPACES LEFT!
165 COMMERCE AVENUE, MANTECA, CA**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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COMMENTS:

- Attractive, vibrant multi-tenant retail project located at the main entrance to Spreckels Retail Shopping Center
- The Project is supported by high traffic national retailers including; McDonald's, Western Dental, T-Mobile and WingStop
- New shell construction with flexible sized and potential access to a community grease interceptor
- Nearby national retailers include; Home Depot, Target, Staples, Food 4 Less, In N Out, Chipotle, Boot Barn, Petsmart, Panera Bread, Cold Stone, KFC and Chick-fil-A
- Easy access to Highway 99 and Central Manteca!



ECONOMIC DATA:

LEASE RATE: \$3.50 - \$3.75 psf per month / NNN

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NEARBY RETAILERS:

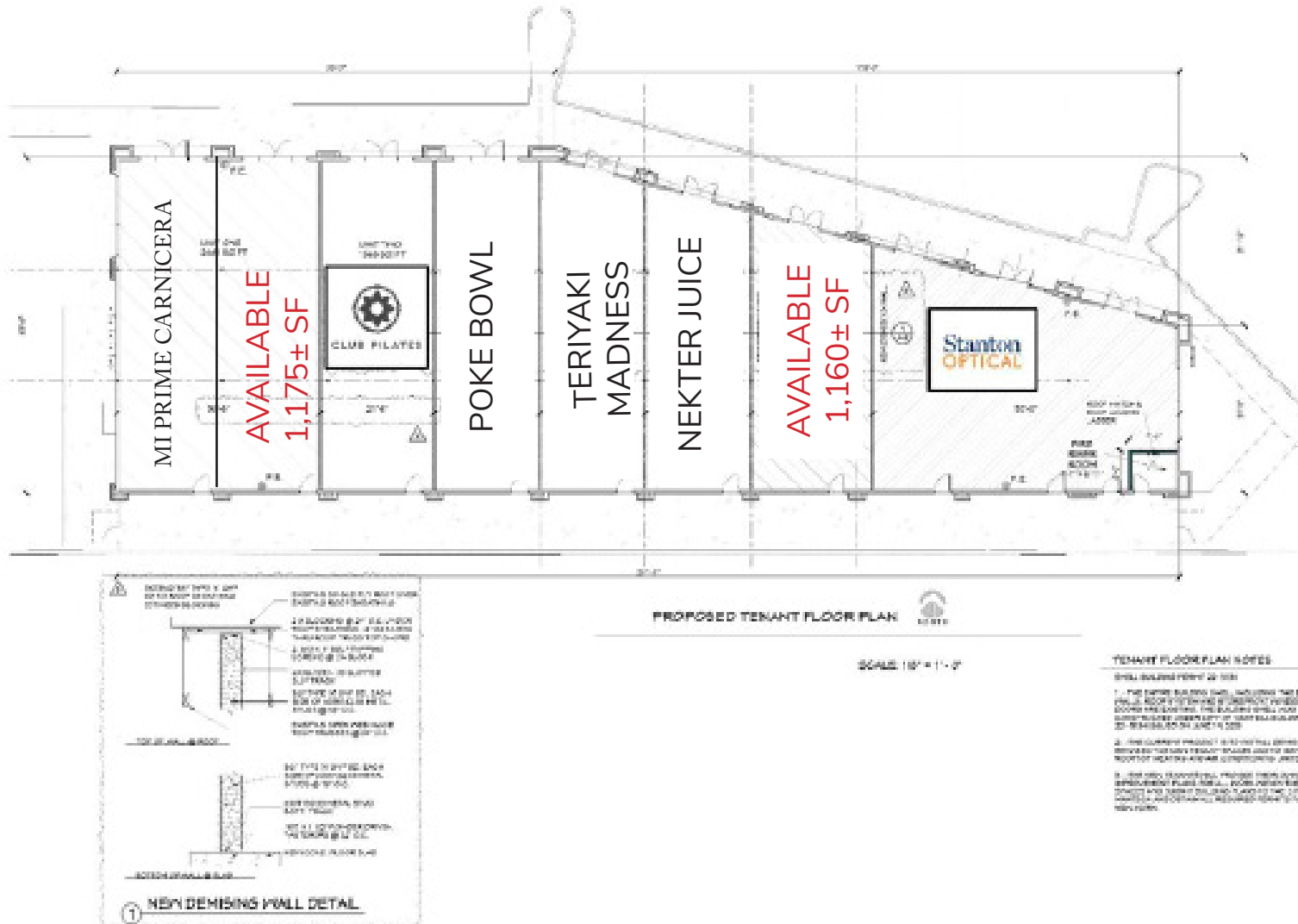


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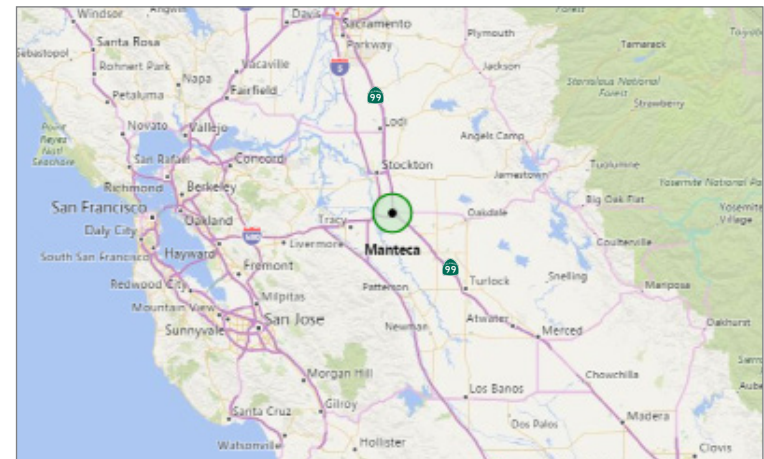
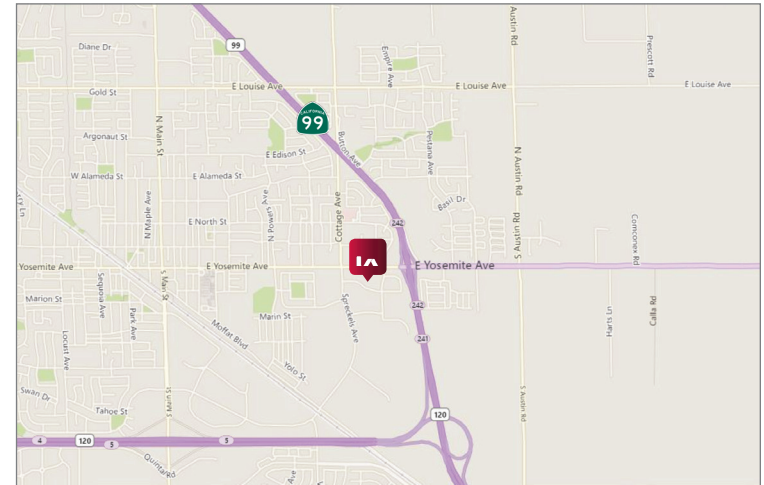
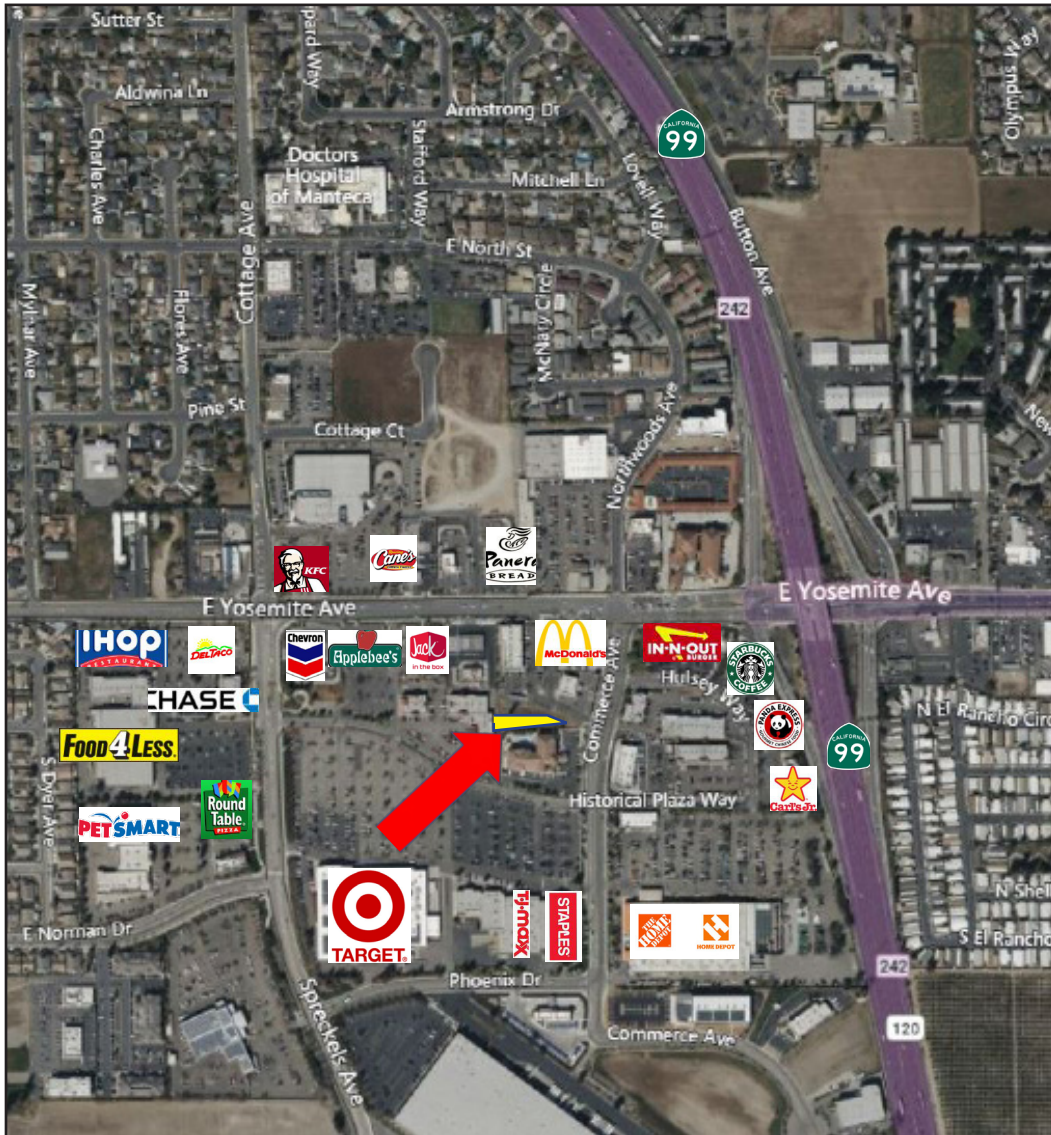
SITE PLAN



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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	22,085	78,174	103,509
Average HH Income:	\$93,038	\$106,524	\$112,031

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