

# FOR SALE



Solinda's Salon  
Kingdom Hall of Jehovah's Witnesses  
East Union Cemetery



Valley Christian Fellowship - Church  
Valley Caps - Adult Daycare

N Union Rd  $\pm 7,844$  ADT

W Louise Ave  $\pm 10,039$  ADT



Two parcels totaling 6.86 acres with frontage on N Union Rd & W Louise Ave  
W Louise Ave & N Union Rd | Manteca, CA



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## HIGHLIGHTS

- Neighborhood Commercial Zoning allowing for traditional retail & office uses.
- Great location for a potential Day Care, Veterinary Facility, Car Wash, or other use designed to serve the neighborhood.
- Two legal parcels offering the opportunity to acquire individual parcels or the entire offering.

## PROPERTY OVERVIEW

ADDRESS	W Louise Ave & N Union Rd, Manteca, CA 95336	
PROPERTY TYPE	Land	
SALE PRICE	Contact Broker	
ZONING	Neighborhood Commercial	
LOT SIZE	Parcel 1	2.57 Acres
	Parcel 2	4.29 Acres
*Option for buyer to purchase one or both lots.		
APN	Parcel 1	216-410-030
	Parcel 2	216-410-040
TRAFFIC	N Union Rd	± 7,844 ADT
	W Louise Ave	± 10,039 ADT

# MARKET OVERVIEW



East Union High School  
Neil Hafley Elementary School  
McFall Preschool  
Northgate Park  
Doxey Park  
The Church of Jesus Christ of Latter-day Saints

Colony Park

**SITE 1**

**SITE 2**

Valley Caps - Adult Daycare

Valley Christian Fellowship - Church

N Union Rd ± 7,844 ADT

W Louise Ave ± 10,039 ADT

East Union Cemetery



**QuikStop**

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Prestige Carpet Cleaning



### Prime Location & Accessibility

Located in California's Central Valley, Manteca sits at the junction of Highway 99, I-5, and I-205, offering seamless access to Stockton, Modesto, Sacramento, and the Bay Area. This connectivity makes it an ideal location for retail, industrial, and logistics operations.

### Economic & Population Growth

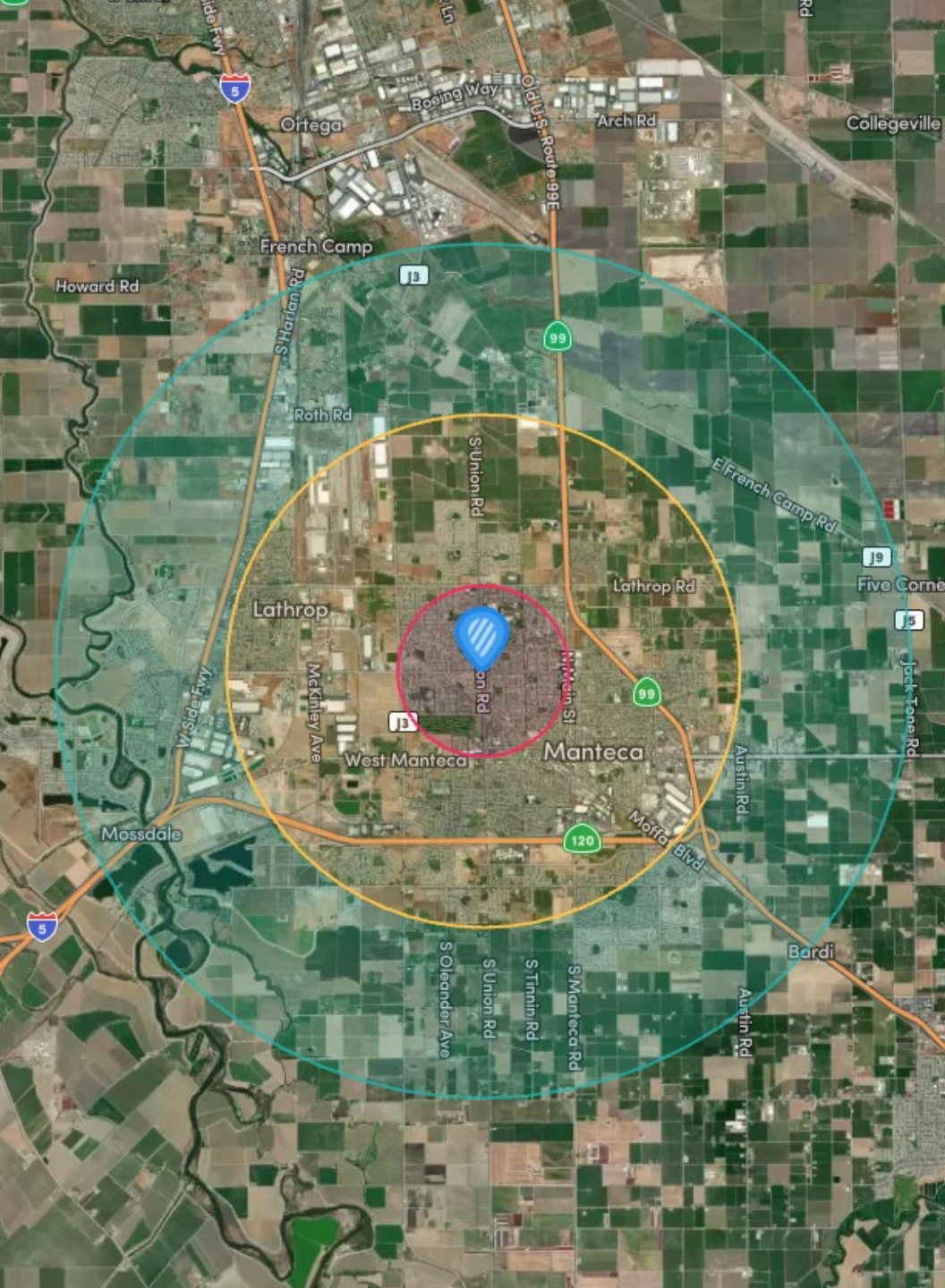
With a population exceeding 90,000 and steady growth, Manteca continues to attract businesses and residents seeking affordability and opportunity. The city's pro-business climate, competitive costs, and expanding workforce drive demand across industrial, retail, and service sectors.

### Thriving Business & Retail Market

Home to major employers like Amazon, Tesla, Medline, and Pratt Industries, Manteca benefits from a diverse economic base. Its retail sector is booming, with prominent shopping centers like The Promenade Shops at Orchard Valley and Stadium Center, featuring major national retailers and high consumer demand.

### Development & Investment Potential

With ongoing infrastructure improvements and commercial expansion, Manteca offers strong investment potential for businesses seeking growth opportunities in a high-traffic, business-friendly environment.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,144	87,339	124,491
Projected Growth	22,458	91,467	132,969
Median Age	36	38	38
Households	7,096	27,937	38,148
White Population	7,741	29,695	38,056
Black Population	996	4,260	6,974
Asian Population	2,908	15,776	31,282
Am Indian Population	472	1,790	2,281
Other Population	10,371	39,945	54,377
Hispanic Population	52.84%	49.11%	45.21%
Average HH Income	\$113.6k	\$121.7k	\$129.4k
Median HH Income	\$93.5k	\$99.2k	\$105.3k
High School Graduates	12,450	48,849	68,321
College Graduates	3,952	16,083	24,270
Total Employees	9,496	37,052	53,039



Investment Sales | Leasing | Asset Management | Property Management



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