

1274 Dupont Court, Manteca, CA

Manteca Business Centre



1274

EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

SECTION 1 Executive Summary	4
SECTION 2 Property Information	7
SECTION 3 Market Overview	12

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY

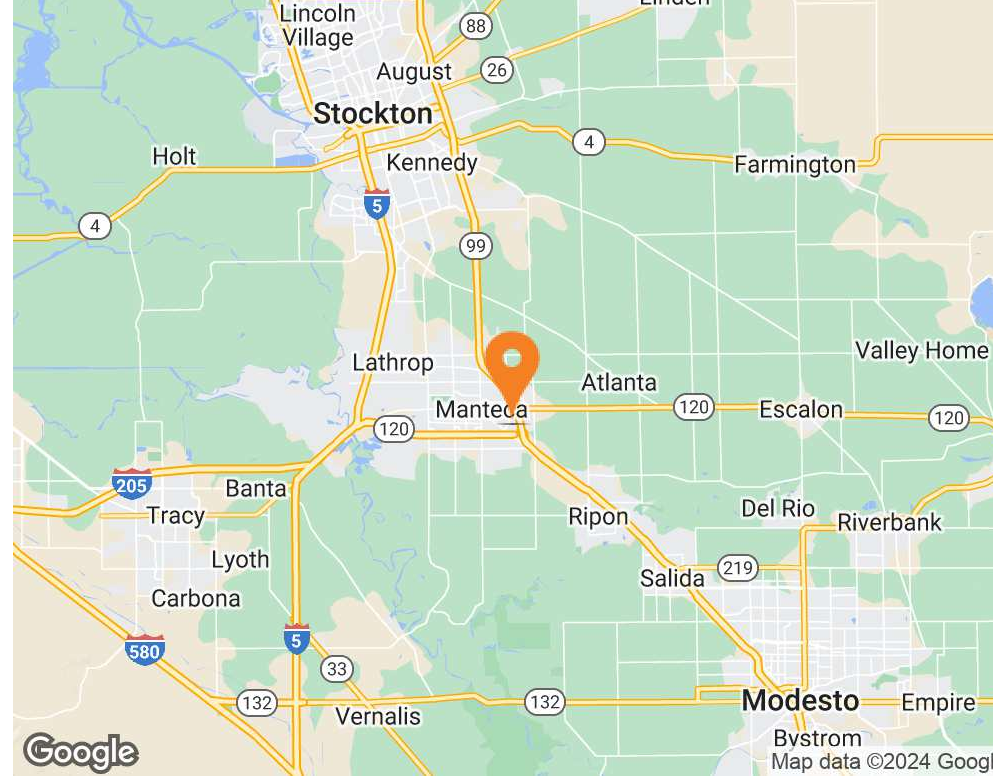
 Listing Price \$1,200,000	 Gross Square Feet ± 5,604 SF	 Price/SF \$214.13
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FINANCIAL

Listing Price	\$1,200,000
Price/SF	\$214.13
Occupancy	Owner Will Leaseback for Six (6) Months at Market Rent

PROPERTY

Property Type	Industrial Warehouse / Business Park
Gross Square Feet	± 5,604 SF
- Warehouse Space	± 4,354 SF
- Office Space	± 1,250 SF
Lot Size	± 0.34 Acres (± 14,810 SF)
Year Built	2006



1274 DUPONT COURT,

Manteca, CA 95336

INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market for sale 1274 Dupont Ct, Manteca, CA, a class "A" industrial warehouse opportunity situated in Manteca Business Centre, a Professionally Managed Industrial/Commercial Association. The property has several desirable features such as concrete-tilt construction, ± 1,250 SF of office space, two (2) automatic grade-level doors, ± 18-foot clear height, fire sprinklers, LED lighting, and two (2) evaporative coolers. In addition, the property is located adjacent to highway 120, providing easy connections to interstate 5, interstate 205, and highway 99. **The property will be presented to the market in its current condition, with the owner leasing it back at market rate for a six-month period.**

INVESTMENT HIGHLIGHTS

- Class "A" Industrial Warehouse Opportunity Situated in Manteca Business Centre, a Professionally Managed Industrial/Commercial Association.
- Building Features Concrete-tilt Construction, ± 1,250 SF of Office Space, Two (2) Automatic Grade-level Doors, ± 18-foot Clear Height, Fire Sprinklers, Led Lighting, and Two (2) Evaporative Coolers.
- Convenient Access to Highway 120, Providing Easy Connections to Interstate 5, Interstate 205, and Highway 99.

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL & LOCAL MAP

Marcus & Millichap

PROPERTY DETAILS // 1274 Dupont Ct

SITE DESCRIPTION

Property Address	1274 Dupont Cir, Manteca, CA 95336
Assessor Parcel Number	221-210-320
Lot Size	± 0.34 Acres (± 14,810 SF)
Zoning	PD(Planned Development),City of Manteca

BULDING DESCRIPTION

Property Type	Industrial Warehouse
Gross Square Feet	± 5,604 SF
- Warehouse Space	± 4,354 SF
- Office Space	± 1,250 SF
Construction Type	Concrete-Tilt
Year Built	2006
Clear Height	± 18'
Grade Level Doors	Two (2), 12'x12', Automatic
Power Capacity	225 Amps, 480y/277v, 3p, 4w 125 Amps, 208y/120v, 3p, 4w
Fire Sprinklers	Yes
Skylights	Four (4)
Lighting	LED Motion Sensored
Evaporative Coolers	System 1 - 20,000 CFM Evaporative Cooler System 2 - 20,000 CFM Evaporative Cooler



Walmart

DOWNTOWN MANTECA

CALIFORNIA 120 85,450 VPD



MOFFAT BLVD



SPRECKELS AVE



Elite Plastering, Inc.

E-M MANUFACTURING, INC.



VACANT

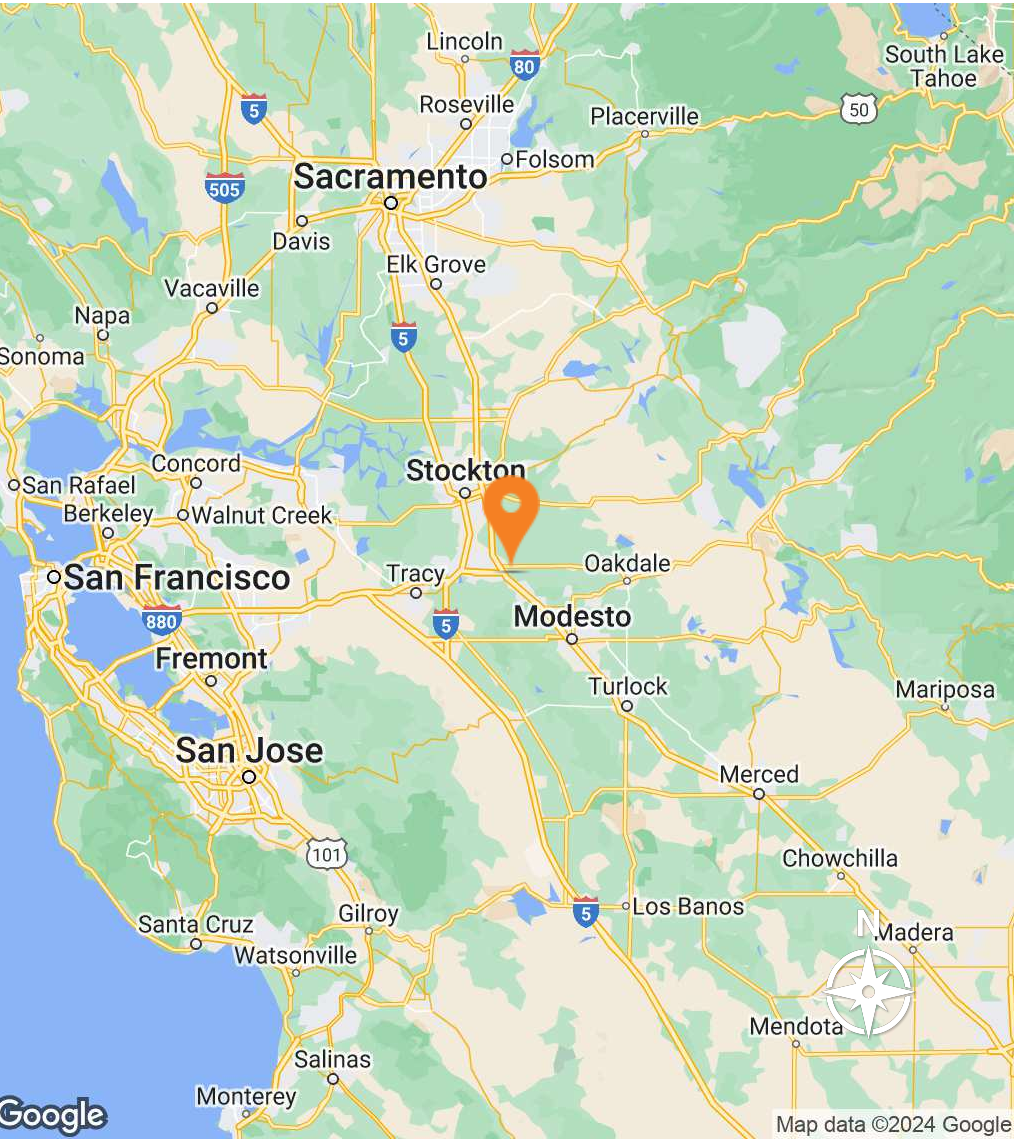


J.A.Clark Construction Inc





1274 Dupont Ct // REGIONAL & LOCAL MAP



SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

DISCLAIMER

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STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2024, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

DEMOGRAPHICS



POPULATION

774K

Growth 2023-2028*
4.5%



HOUSEHOLDS

248K

Growth 2023-2028*
5.0%



MEDIAN AGE

34.9

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$79,800

U.S. Median
\$68,500

DEMOGRAPHICS // 1274 Dupont Ct

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	10,132	72,608	109,636
2023 Estimate			
Total Population	8,995	67,982	103,638
2020 Census			
Total Population	8,134	66,974	103,063
2010 Census			
Total Population	6,005	56,046	85,074
Daytime Population			
2023 Estimate	10,376	53,572	88,736
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,328	23,720	36,486
2023 Estimate			
Total Households	2,968	22,188	34,425
Average (Mean) Household Size	3.1	3.1	3.0
2020 Census			
Total Households	2,747	21,274	33,216
2010 Census			
Total Households	2,089	18,087	27,599

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	6.2%	8.3%	10.1%
\$150,000-\$199,999	13.6%	11.7%	12.8%
\$100,000-\$149,999	22.7%	20.0%	20.8%
\$75,000-\$99,999	16.6%	15.9%	15.5%
\$50,000-\$74,999	16.7%	16.9%	16.2%
\$35,000-\$49,999	7.8%	9.9%	9.0%
\$25,000-\$34,999	3.8%	5.5%	5.0%
\$15,000-\$24,999	5.5%	6.2%	5.5%
Under \$15,000	7.1%	5.7%	5.1%
Average Household Income	\$103,155	\$109,873	\$118,656
Median Household Income	\$88,523	\$83,802	\$89,664
Per Capita Income	\$34,113	\$35,989	\$39,590
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	8,995	67,982	103,638
Under 20	32.0%	29.1%	28.0%
20 to 34 Years	20.6%	20.3%	19.4%
35 to 39 Years	8.4%	7.1%	6.8%
40 to 49 Years	13.8%	13.2%	13.1%
50 to 64 Years	14.9%	17.8%	18.4%
Age 65+	10.3%	12.6%	14.4%
Median Age	33.4	35.5	36.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,589	43,922	68,173
Elementary (0-8)	8.3%	8.3%	7.6%
Some High School (9-11)	9.7%	9.0%	7.9%
High School Graduate (12)	27.8%	30.6%	29.1%
Some College (13-15)	23.4%	25.3%	26.2%
Associate Degree Only	11.1%	9.9%	10.2%
Bachelor's Degree Only	14.1%	12.1%	13.3%
Graduate Degree	5.7%	4.7%	5.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	40.0	38.0	37.0



POPULATION

In 2023, the population in your selected geography is 103,638. The population has changed by 21.82 since 2010. It is estimated that the population in your area will be 109,636 five years from now, which represents a change of 5.8 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 36.9, compared with the U.S. average, which is 38.7. The population density in your area is 1,318 people per square mile.



EMPLOYMENT

In 2023, 48,672 people in your selected area were employed. The 2010 Census revealed that 54.9 percent of employees are in white-collar occupations in this geography, and 25.9 percent are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 34.00 minutes.



HOUSEHOLDS

There are currently 34,425 households in your selected geography. The number of households has changed by 24.73 since 2010. It is estimated that the number of households in your area will be 36,486 five years from now, which represents a change of 6.0 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$426,395 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 17,642.00 owner-occupied housing units and 9,958.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$89,664, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 49.31 since 2010. It is estimated that the median household income in your area will be \$104,587 five years from now, which represents a change of 16.6 percent from the current year.

The current year per capita income in your area is \$39,590, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$118,656, compared with the U.S. average, which is \$100,106.



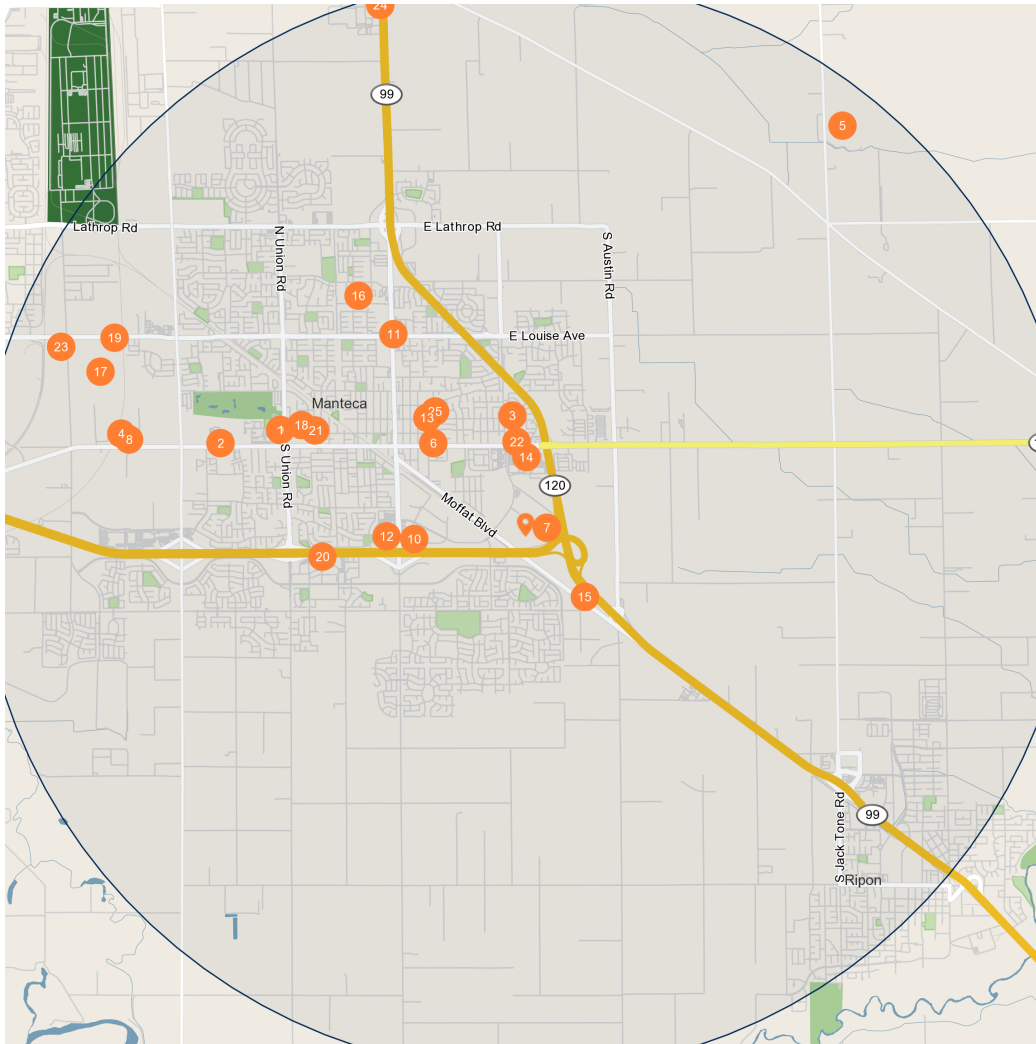
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 13.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.2 percent vs. 8.5 percent, respectively.

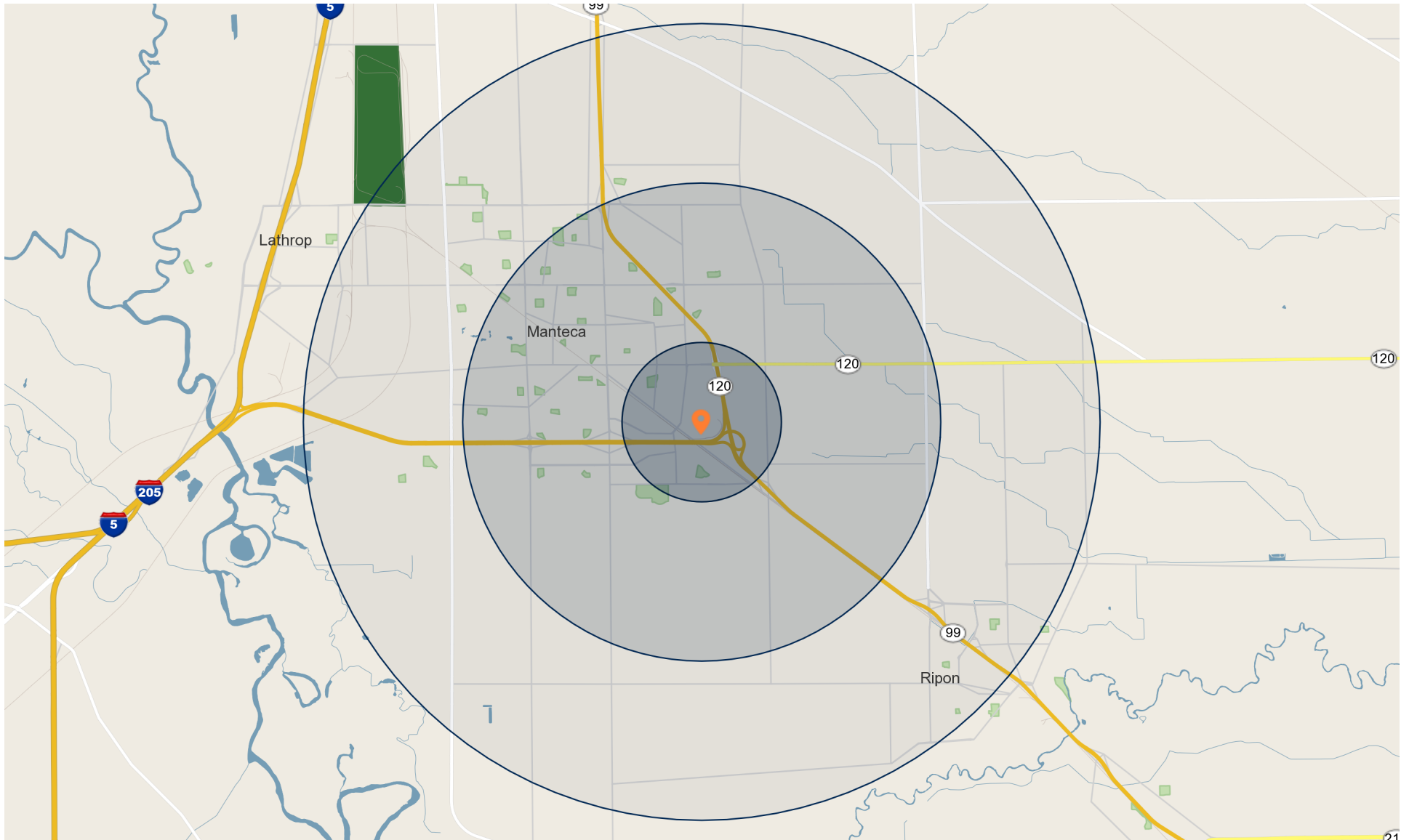
The area had more high-school graduates, 29.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.2 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 1274 Dupont Ct



Major Employers		Employees
1	Supermedia Inc-Dex Media	1,595
2	Kaiser Foundation Hospitals-Kaiser Prmnnte Manteca Med Ctr	1,479
3	Doctors Hospital Manteca Inc	400
4	CRST Expedited Inc	370
5	Van Groningen & Sons Inc	359
6	Frontier California Inc-Verizon	298
7	Dreyers Grand Ice Cream Inc-Nestle Dsd - Manteca DC	256
8	Sunnyvalley Smoked Meats Inc	250
9	Clearpath Workforce MGT Inc	224
10	Cal-West Concrete Cutting Inc	218
11	Parakeet Logistics Inc	200
12	Walmart Inc-Walmart	195
13	Diocese Stockton Eductl Off-St Anthonys Catholic Church	191
14	Drd Hospitality Inc-Holiday Inn Express Manteca	160
15	Kamps Company	160
16	Karma Inc-PAKSN MANAGEMENT SERVICES	160
17	Capstone Logistics LLC	149
18	City of Manteca	140
19	Super Store Industries	137
20	Penney Opco LLC-JC Penney	135
21	Unity Courier Service Inc	125
22	Redarhcs Inc-McDonalds	121
23	Cbc Steel Buildings LLC	120
24	Delicato Vineyards LLC-Costal Brands	120
25	Diocese Stockton Eductl Off-Saint Anthonys School	120

1274 Dupont Ct // DEMOGRAPHICS



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OFFICES THROUGHOUT THE U.S. AND CANADA
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