



## PROPERTY SUMMARY

This 88,426 SF (2.03-acre) level lot is now available for lease. Located on Manteca's primary retail corridor, the property provides strategic exposure. Under Manteca's CMU designation, the site is ideal for retail, medical and service-based businesses.

## PROPERTY HIGHLIGHTS

- Retail ground lease
- High visibility
- Utilities on the property
- Strategic location
- Excellent signage opportunities

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<b>Lease Rate</b>	\$8,000.00 per month (Ground)
<b>Site Size</b>	2.03 Acres
<b>Zoning</b>	CMU
<b>Market</b>	Manteca



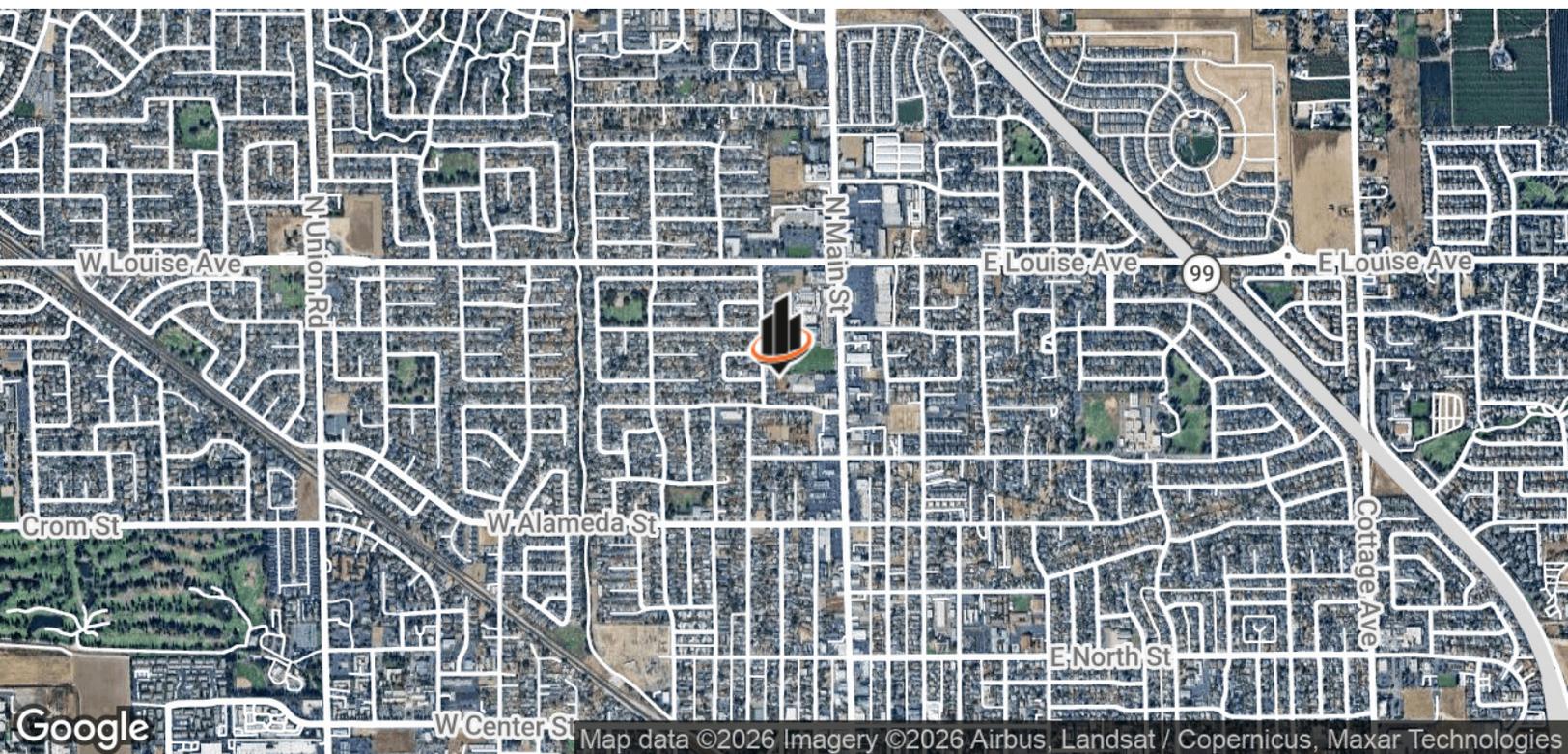
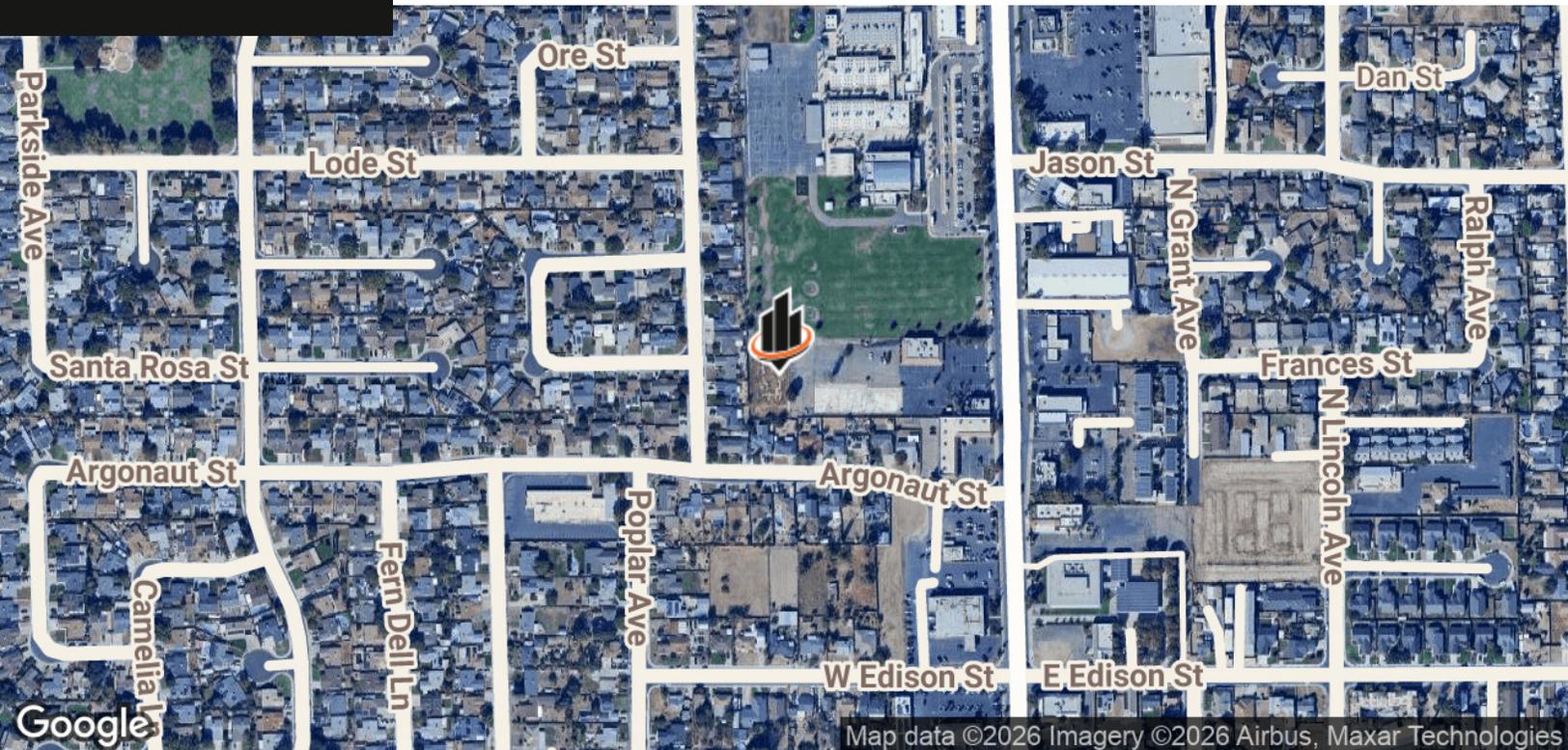
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CalDRE #02095520



# For Lease

757 - 847 N Main St.

757 - 847 North Main Street, Manteca, CA 95336



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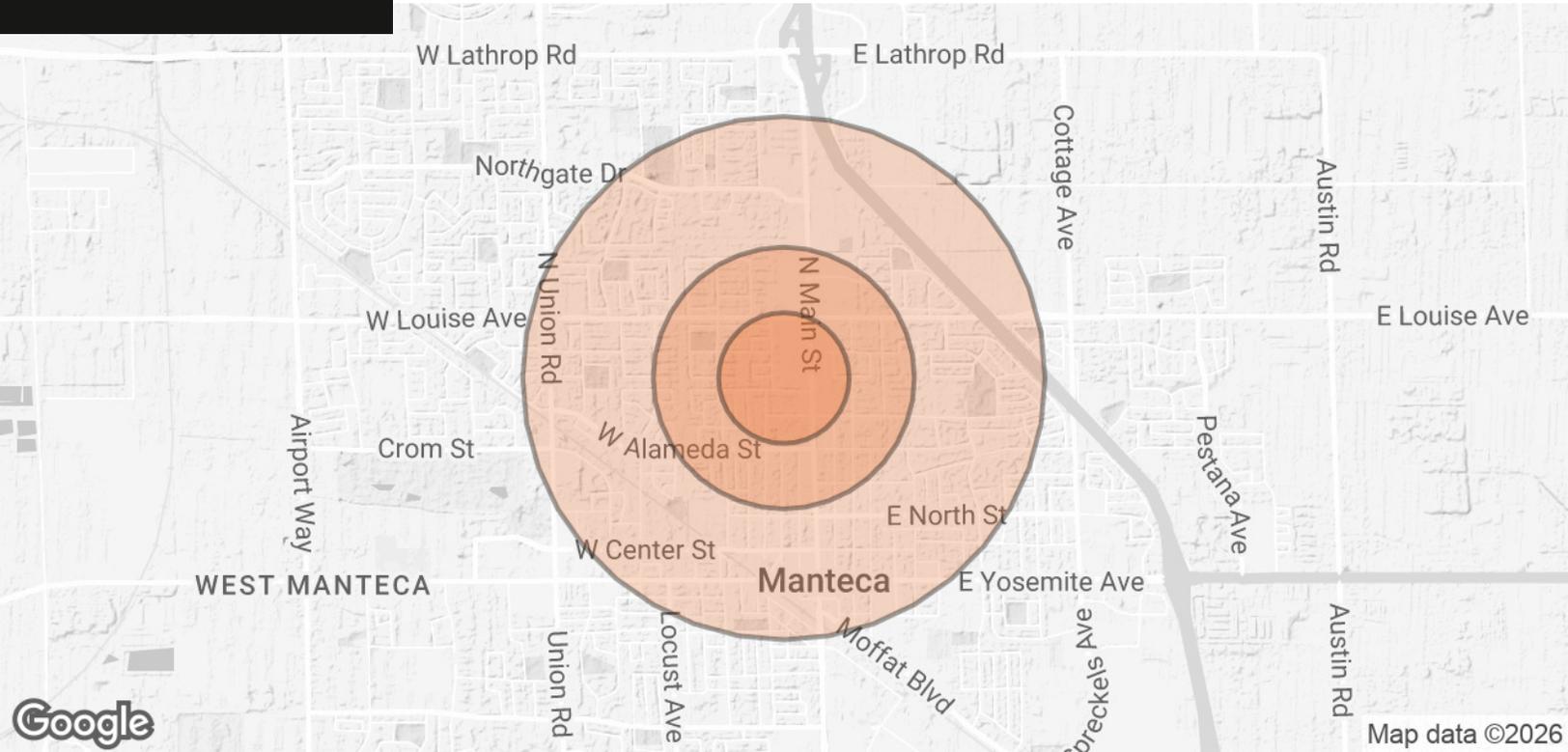
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,164	5,922	22,372
<b>AVERAGE AGE</b>	38.9	37.2	36.3
<b>AVERAGE AGE (MALE)</b>	39.3	37.3	36.2
<b>AVERAGE AGE (FEMALE)</b>	38.2	36.3	36.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	343	1,661	6,937
<b># OF PERSONS PER HH</b>	3.4	3.6	3.2
<b>AVERAGE HH INCOME</b>	\$111,795	\$100,682	\$93,393
<b>AVERAGE HOUSE VALUE</b>	\$437,153	\$441,602	\$461,204

2023 American Community Survey (ACS)



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