

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



123 Sycamore Ave | Manteca CA 94336



PROPERTY DESCRIPTION

Built in 1917 this Old Manteca City Hall office building is getting a fresh breath of life. The building has been completely restored & remodeled. The first floor has been converted to (4) Retail Spaces. The second floor has been converted into (3) office spaces. Spaces are available now and the city is offering assistance with Tenant Improvement costs. This would be a great space for a cafe, pizza place, bakery, and small to mid size office use. We are currently showing the spaces.

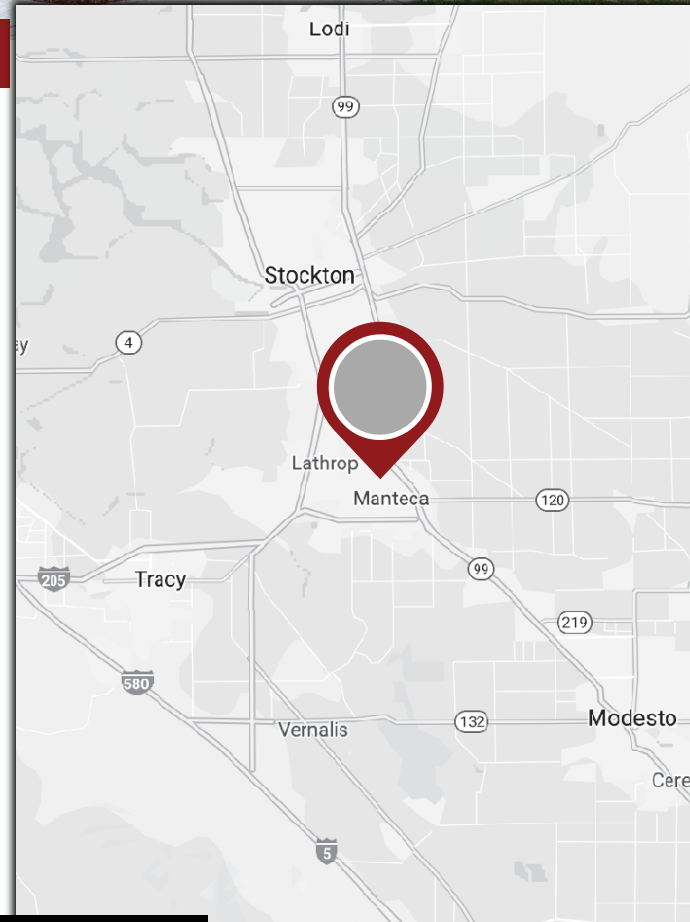
It is the perfect time for your business to make a mark in Manteca in a beautiful classic building with all the modern features of a new building.

4 Retail spaces will be approximately (1)904.5sf, (1)1076sf, (1)954.5sf, & (1)1221 on the first floor.

3 Office Spaces will be approximately (1)1522sf, (1)1117sf, & (1)1433sf on the second floor.

PROPERTY HIGHLIGHTS

- Historic Downtown Location in Old Manteca City Hall
- Great traffic from the library, the park, and W. Yosemite Ave
- Many activities happen in front of the building, such as a farmers markets and other family friendly activities.
- Growing Old Town retail/commercial zone
- Next to ample free parking on both sides of the building



FOR MORE INFORMATION CONTACT

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Aerial & Amenities Map



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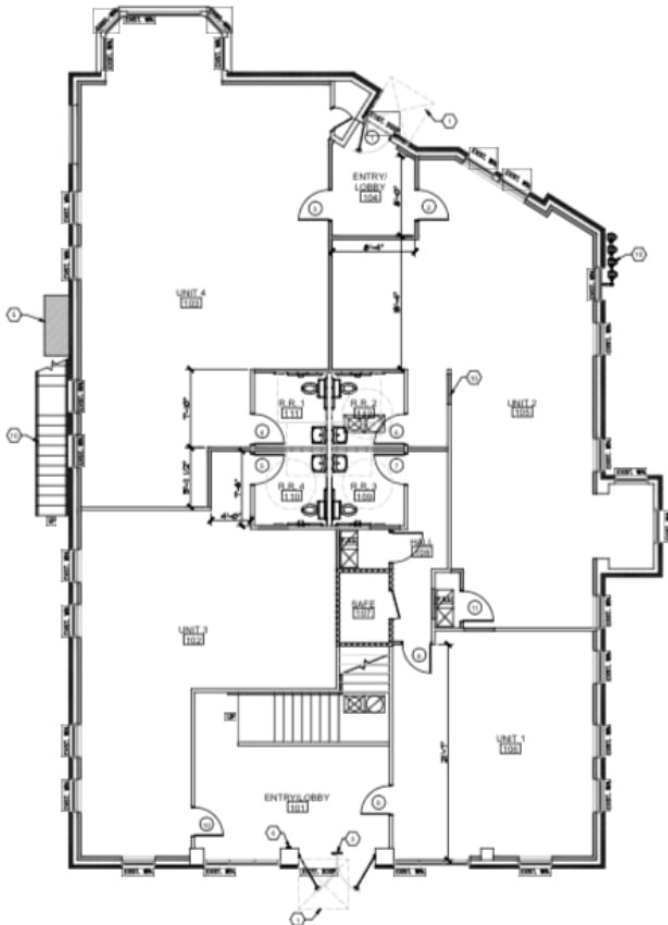
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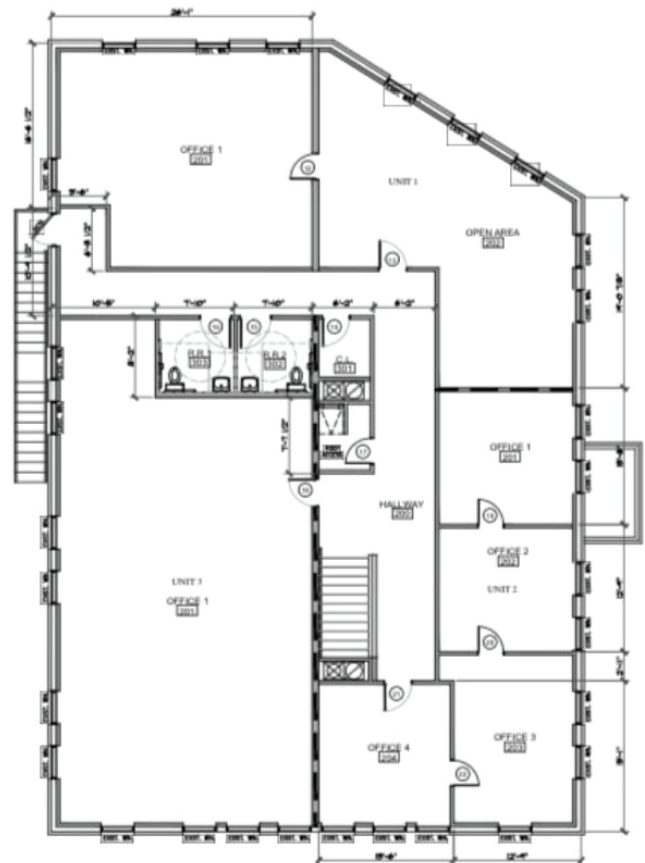


Floor Plan

FIRST FLOOR



SECOND FLOOR



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Property Photos



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PARTNERS

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THIS MAP IS FOR
ASSESSMENT USE ONLY

HIGHEST A.P.N. USED

YEAR	PAR. #	PAR. #	PAR. #
04-05	64		
05-06	67		
07-08	69		
08-09	71		

NOTE: Assessor's Parcel Numbers Shown in Circles. Assessor's Block Numbers Shown in Ellipses.

A - P. M. Bk. 11 Pg. 109

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CITY OF MANTECA
Assessor's Map Bk.217 Pg.21
County of San Joaquin, Calif.

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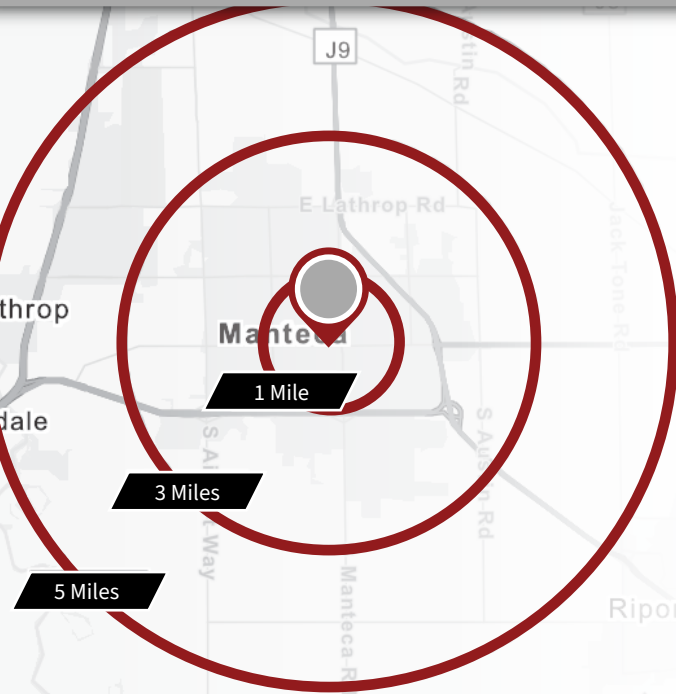
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Location Overview



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	22,110	92,195	122,711
Households	7,306	29,316	38,057
Families	5,238	22,314	29,535
Average Household Size	2.99	3.13	3.21
Owner Occupied Housing Units	3,659	19,886	26,641
Renter Occupied Housing Units	3,647	9,430	11,416
Median Age	35.6	37.8	37.7
Median Household Income	\$71,522	\$96,760	\$101,227
Average Household Income	\$91,071	\$124,336	\$127,818

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	22,244	100,791	135,520
Households	7,371	31,826	41,910
Families	5,260	24,299	32,635
Average Household Size	2.98	3.15	3.22
Owner Occupied Housing Units	3,798	22,318	30,252
Renter Occupied Housing Units	3,573	9,508	11,659
Median Age	35.9	38.7	38.5
Median Household Income	\$81,907	\$109,941	\$114,175
Average Household Income	\$106,309	\$143,407	\$147,352



Manteca is a city in San Joaquin County in the Central Valley of California. It is located in between the larger cities of Modesto and Stockton, just 76 miles east of San Francisco. Manteca fashions itself the "Family City", and it lies at a crossroads of major highways and railroads. Since the construction of the 120 bypass portion of State Route 120, Manteca has become a popular choice for commuters. The population of Manteca continues to increase, with some housing being constructed on what was once farmland to the north and southeast. Manteca has more than tripled in population since 1980.

Manteca Transit Center is the hub of public transit in the city. Local bus service is provided by Manteca Transit. A commuter rail service is provided by the Altamont Corridor Express (ACE) at the Lathrop/Manteca station – it operates in peak travel directions with trips to San Jose in the morning and to Stockton in the evening. It is expected to be routed directly to the Transit Center by 2023.

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