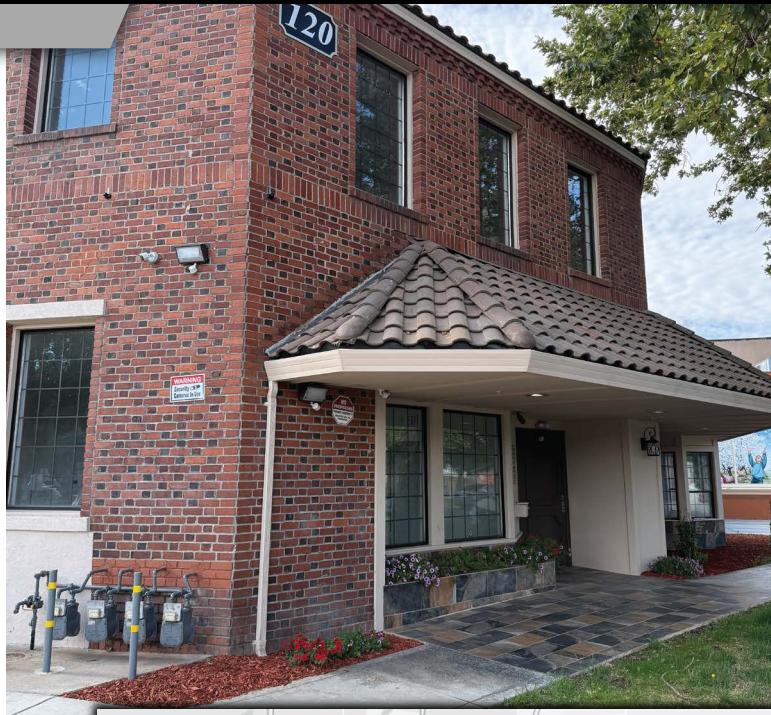


CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



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.

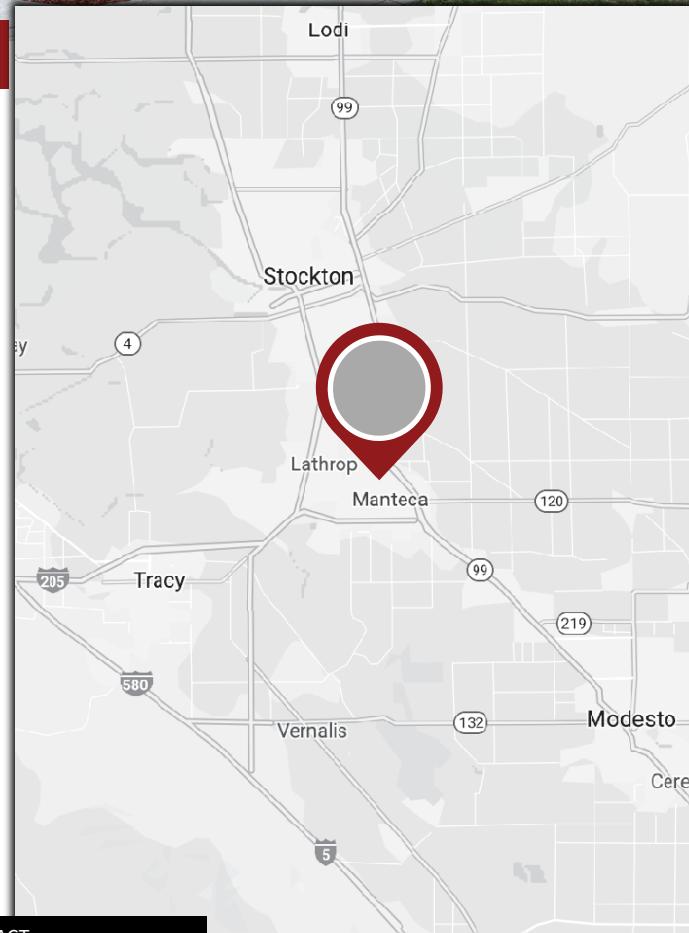
It is the perfect time for your business to make a mark in Manteca in a beautiful classic building with all the modern features of a new building.

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

Michael Santillan

DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



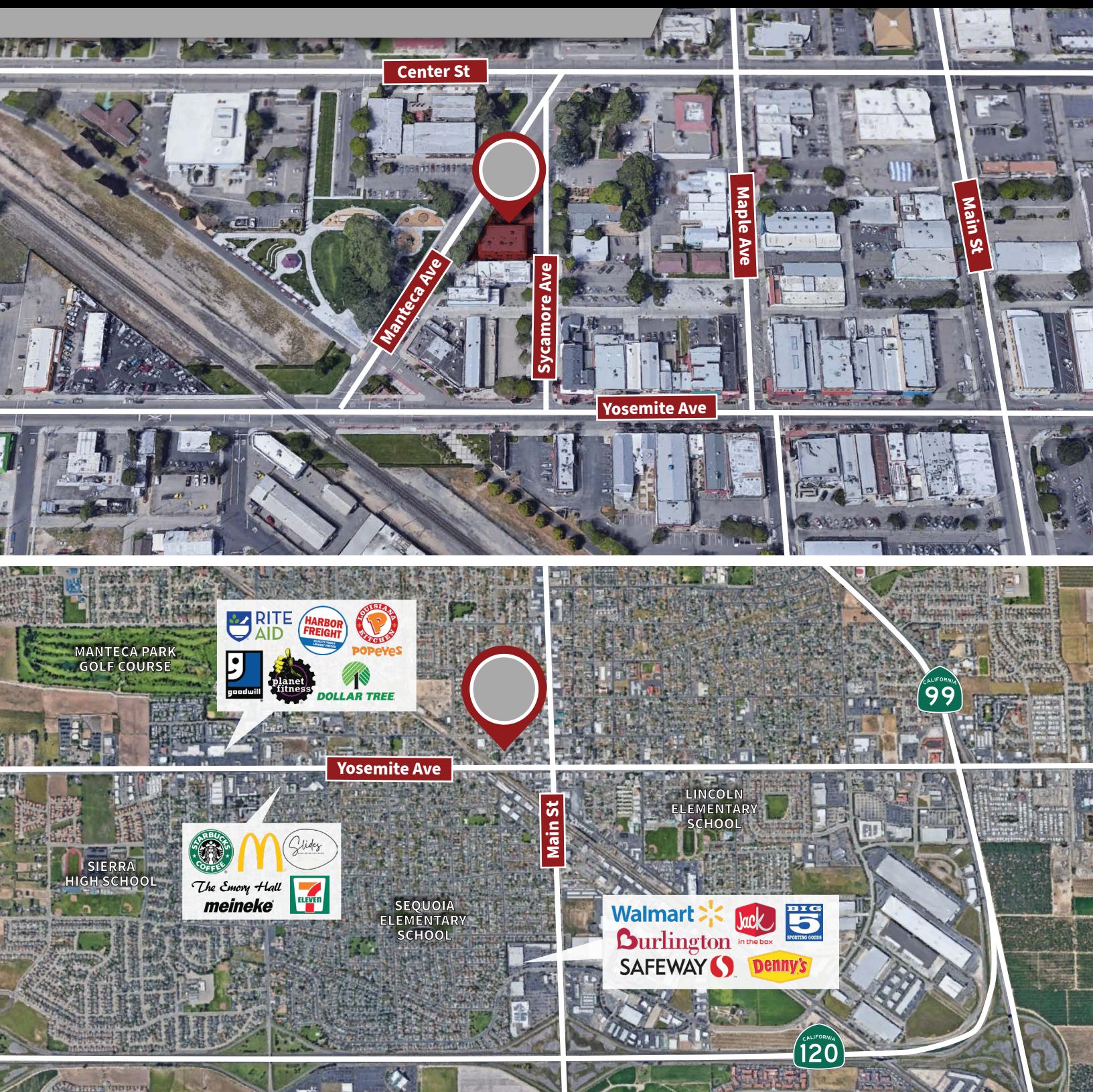
Matt Hagar, SIOR, MSRE, CCIM

DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



Aerial & Amenities Map



FOR MORE INFORMATION CONTACT

Michael Santillan
DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



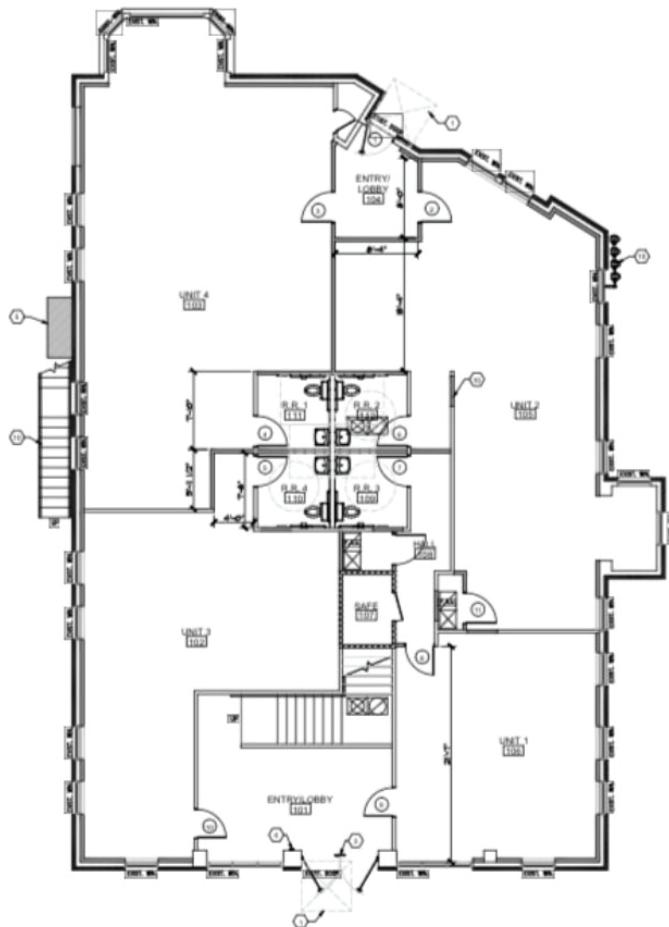
Matt Hagar, SIOR, MSRE, CCIM
DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE

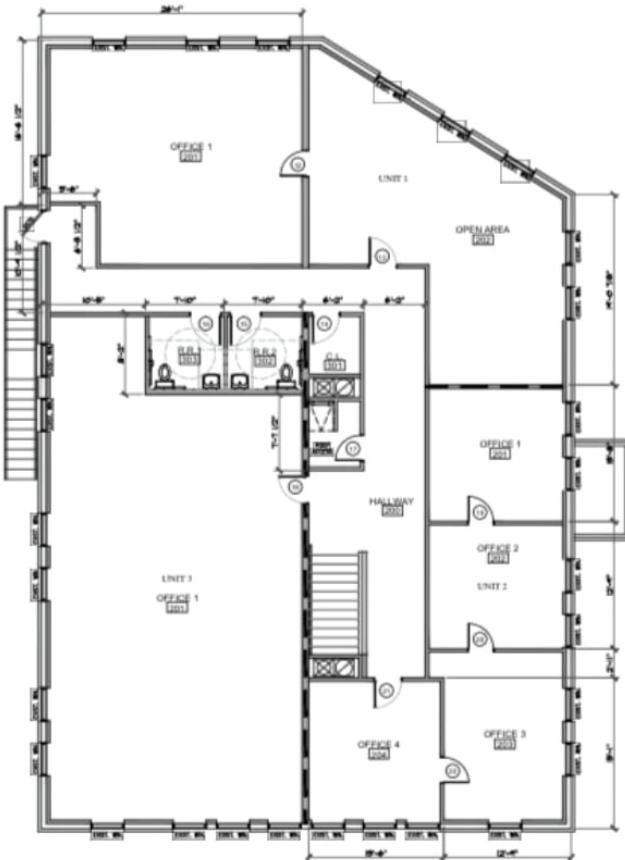


Floor Plan

FIRST FLOOR



SECOND FLOOR



FOR MORE INFORMATION CONTACT

Michael Santillan
DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



Matt Hagar, SIOR, MSRE, CCIM
DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE

ACRE
PARTNERS

THG
THE HAGAR GROUP

Property Photos



FOR MORE INFORMATION CONTACT

Michael Santillan
DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com

ACRE
PARTNERS

THG
THE HAGAR GROUP

Matt Hagar, SIOR, MSRE, CCIM
DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



Parcel Map

NORTH MANTECA

THIS MAP IS FOR
ASSESSMENT USE ONLY

217-21



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

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

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

FOR MORE INFORMATION CONTACT

Michael Santillan

Michael Santillan
DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



Matt Hagar, SIOR, MSRE, CCIM

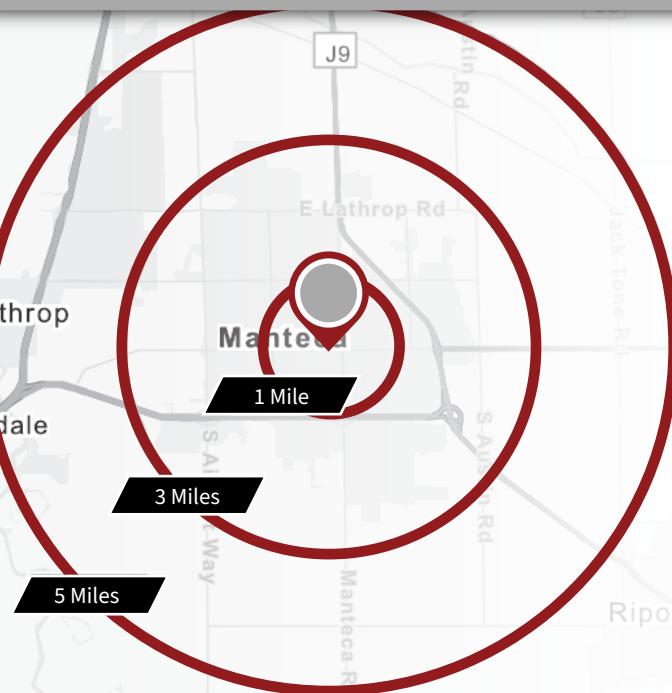
DBE# 01896662 | 925-380-9006

MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



Location Overview

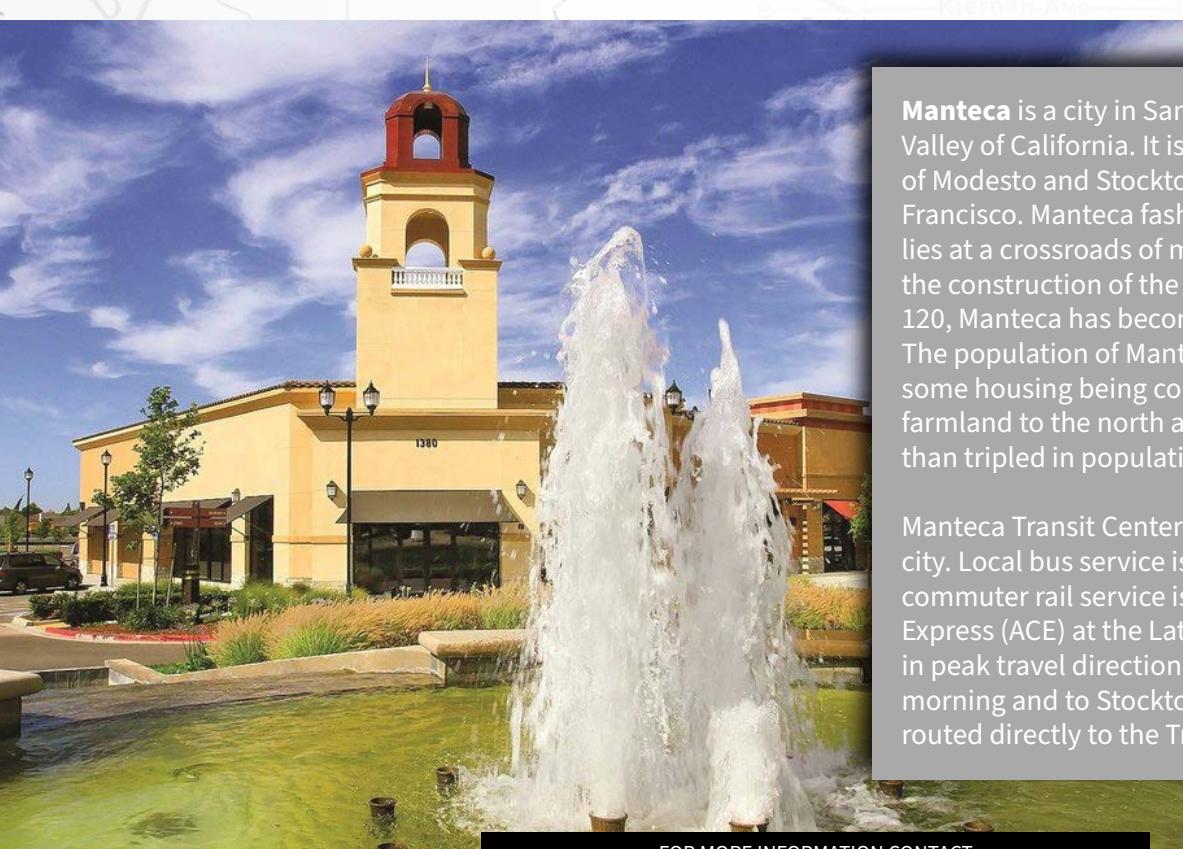


2024 Summary

	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.

FOR MORE INFORMATION CONTACT

Michael Santillan
DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



Matt Hagar, SIOR, MSRE, CCIM
DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

CLASSIC MANTECA CITY HALL MIXED USE SPACES FOR LEASE



123 Sycamore Ave | Manteca CA 94336

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

FOR MORE INFORMATION CONTACT

Michael Santillan

DRE# 02071162 | 925-915-0931
MSantillan@AiCREPartners.com



Matt Hagar, SIOR, MSRE, CCIM

DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com