

FOR SALE 4245 MANTHEY ROAD | STOCKTON, CA

4 PARCELS

GENERAL COMMERCIAL & HIGH AND LOW DENSITY RES



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by First Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

4245 MANTHEY ROAD | STOCKTON, CA

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4245 MANTHEY ROAD | STOCKTON, CA



4245 MANTHEY ROAD | STOCKTON, CA OFFERING SUMMARY

PROPERTY INFORMATION

SUBJECT SITE: 4245 Manthey Road, Stockton

APN: 168-170-070

LOT AREA: Tentative Approved 4 Parcels

ZONING: Multiple Zones (See Below)

NEIGHBORHOOD: Weston Ranch

SEWER UTILITY: City of Stockton

WATER UTILITY: City of Stockton

ELECTRICAL SERVICE: PG&E

GAS SERVICE: PG&E

GARBAGE SERVICE: Republic Services

PRICING: Call Listing Agent

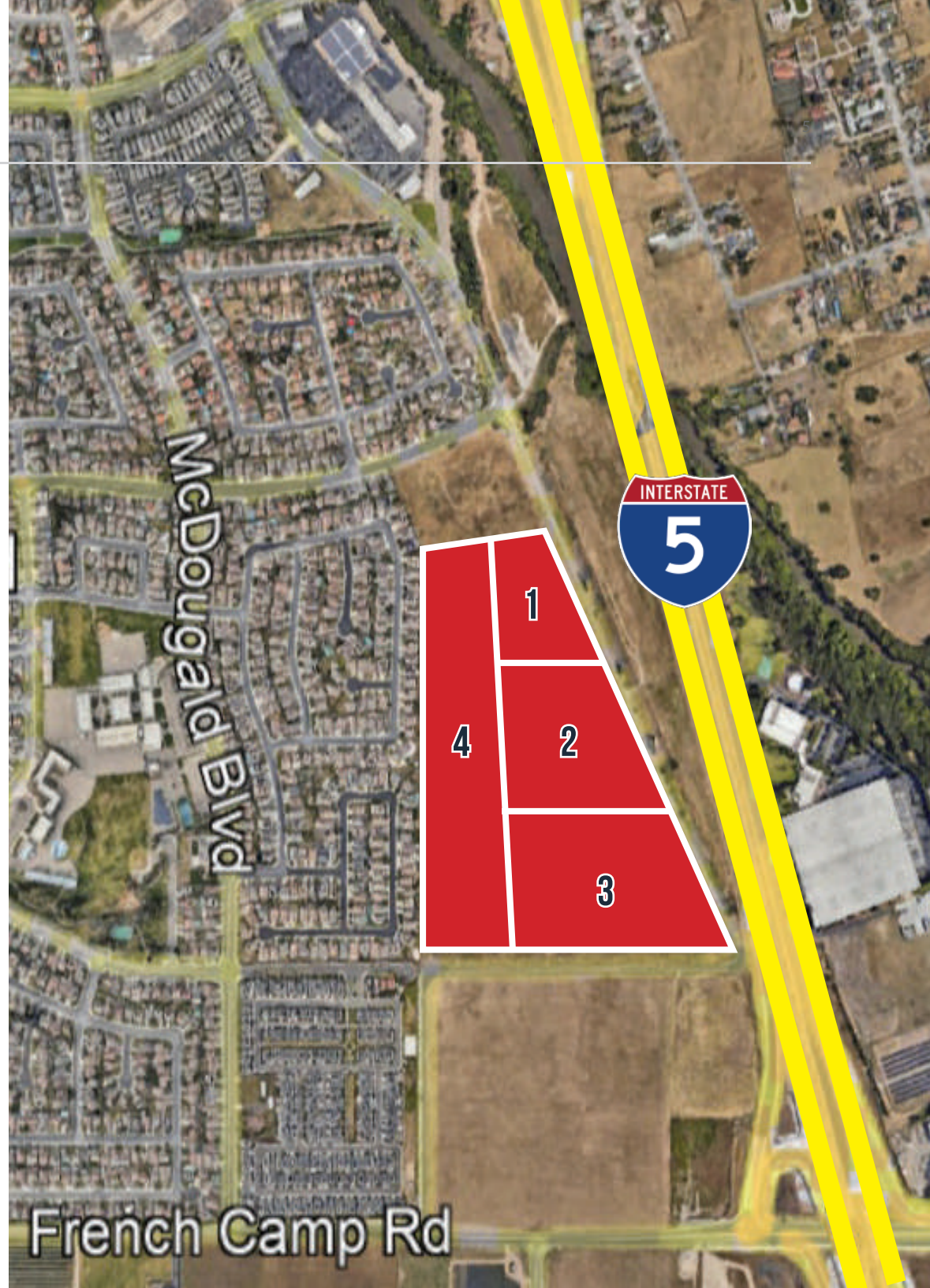
ZONING:

PARCEL 1 - 7.12 AC / GEN COMMERCIAL

PARCEL 2 - 10.00 AC / HIGH DENSITY RES

PARCEL 3 - 12.16 AC / HIGH DENSITY RES

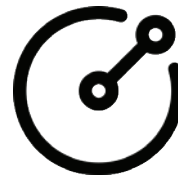
PARCEL 4 - 20.74 AC / LOW DENSITY RES



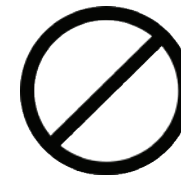


PROPERTY HIGHLIGHTS

FISRT COMMERCIAL REAL ESTATE is proud to offer an opportunity to purchase a strategically located development site that is situated in along a major interchange on I-5 in Stockton, CA. The site is bordered on the west by Weston Ranch, a 6,000 home planned community, to the east by Interstate 5 and 31 Million square feet of Industrial development, and to the south by dispersed older residential development along with major public facilities, including San Joaquin County General Hospital and the new federal VA Clinic and Hospital. French Camp Rd interchange on I-5 serves all of the above and proceeds east as a major trucking route to connect with HWY 99, the freeway oriented distribution hubs and the Stockton Metropolitan Airport.



WITHIN STOCKTON
CITY LIMITS



NO DEED
RESTRICTIONS



CITY SERVICES
AVAILABLE



COMMERCIAL



HIGH DENSITY
RESIDENTIAL



LOW DENSITY
RESIDENTIAL

TRAFFIC COUNTS

INTERSTATE 5: $\pm 111,055$ PER DAY

FRENCH CAMP ROAD: $\pm 7,415$ PER DAY:

MANTHEY ROAD: $\pm 4,428$ PER DAY

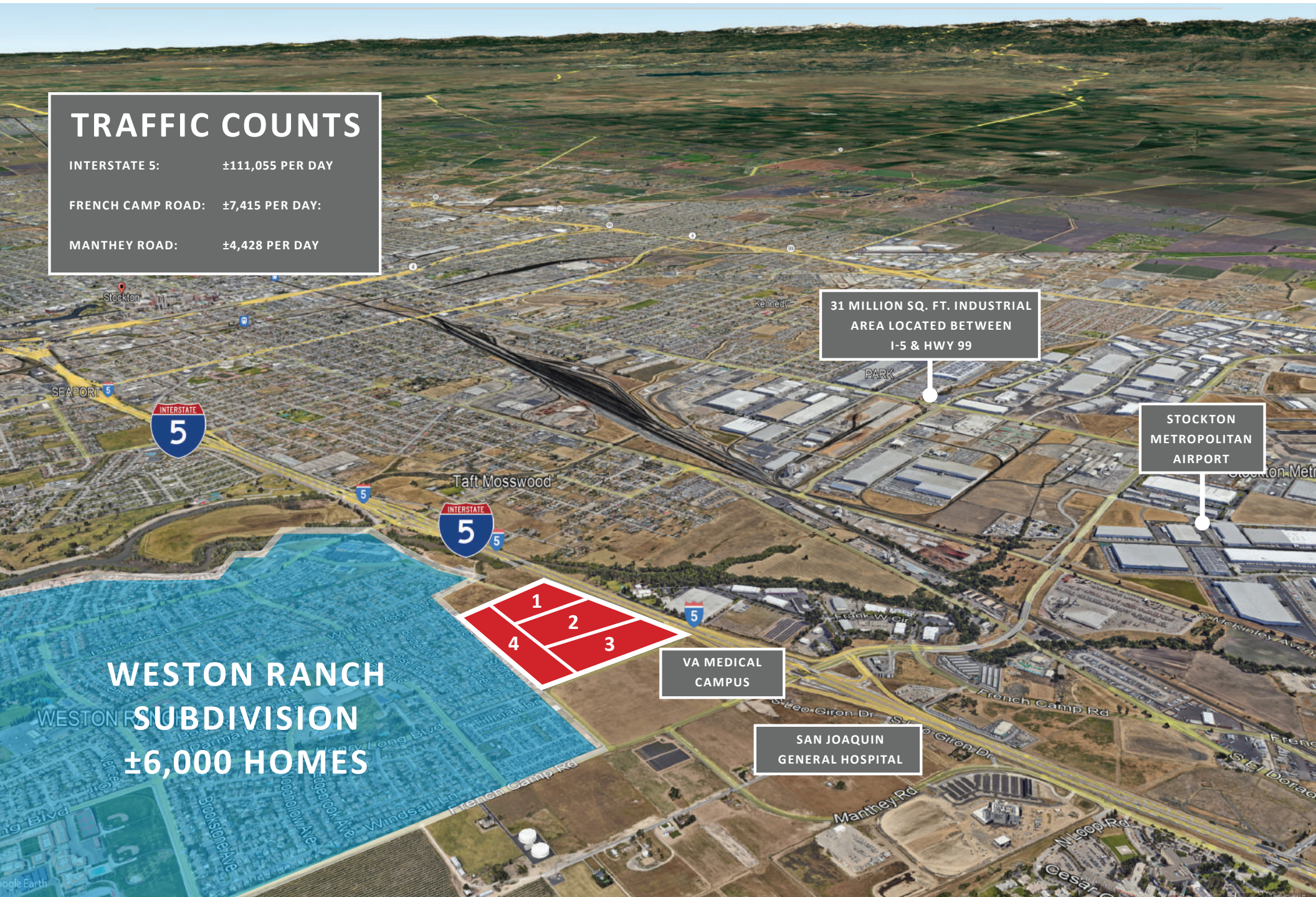
31 MILLION SQ. FT. INDUSTRIAL
AREA LOCATED BETWEEN
I-5 & HWY 99

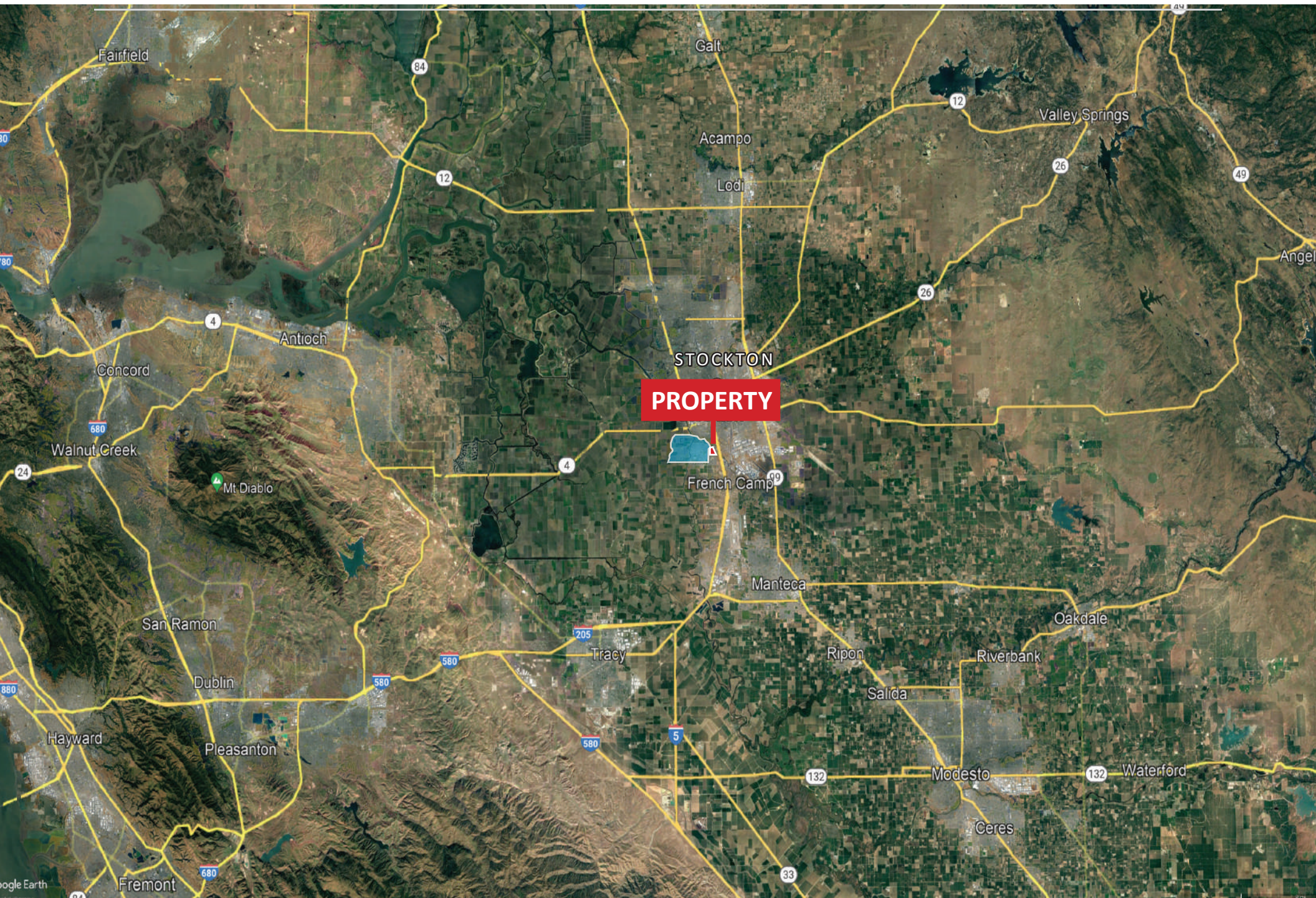
STOCKTON
METROPOLITAN
AIRPORT

VA MEDICAL
CAMPUS

SAN JOAQUIN
GENERAL HOSPITAL

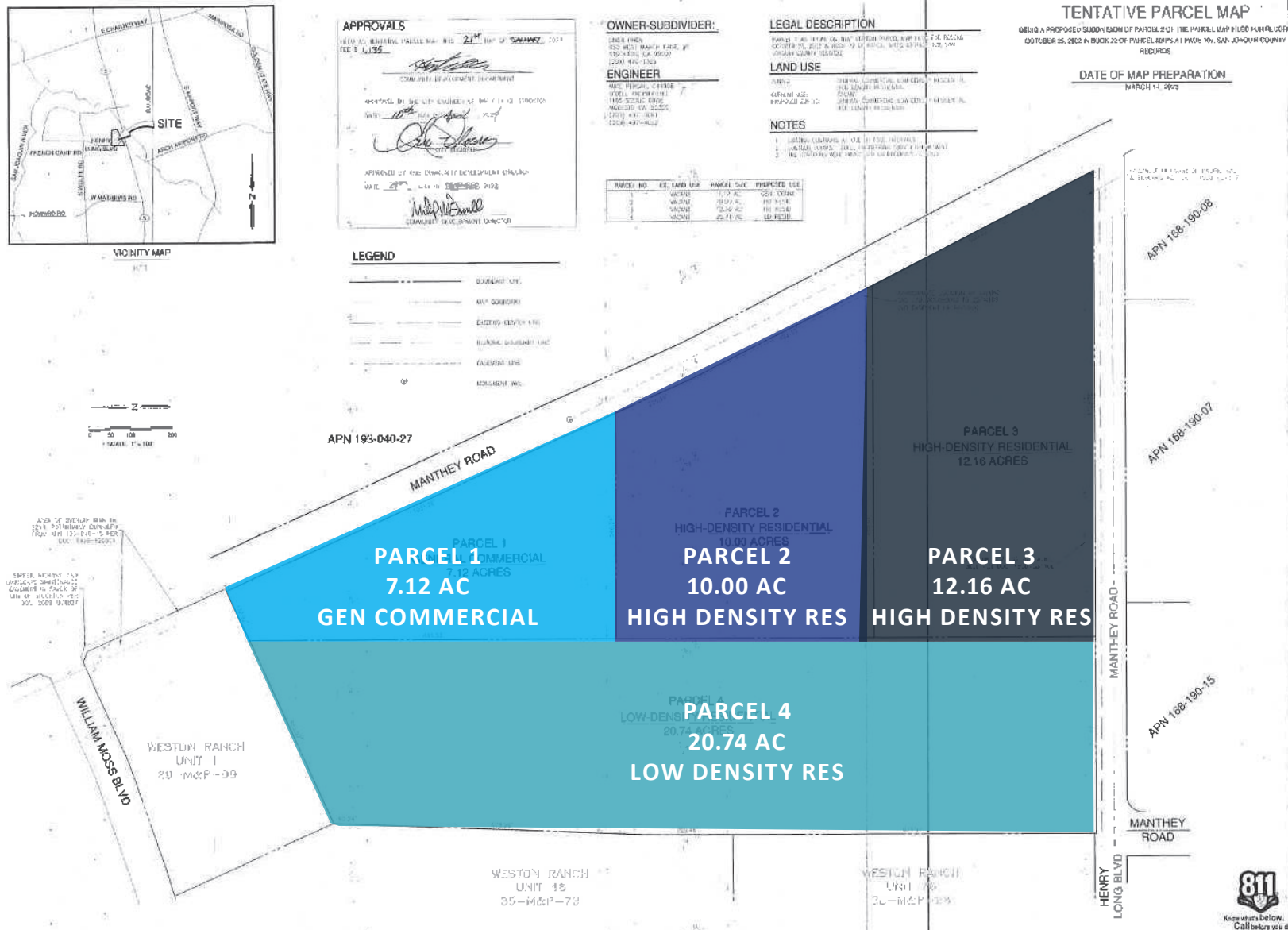
WESTON RANCH
SUBDIVISION
 $\pm 6,000$ HOMES





PARCEL MAP

4245 MANTHEY ROAD | STOCKTON, CA



STOCKTON, CALIFORNIA

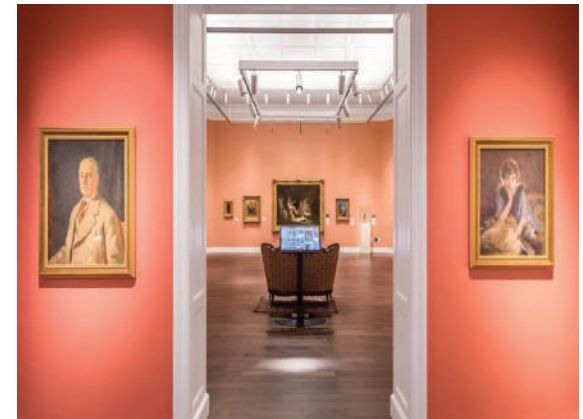
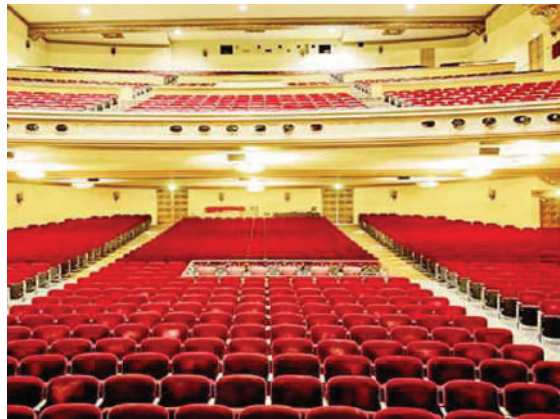


STOCKTON, CALIFORNIA

Known as California's "Sunrise Seaport," the City of Stockton is located at the confluence of the San Joaquin River and the Delta region waterways, allowing for ease of transportation of goods, or entertainment activities such as boating, skiing, and fishing. The City of Stockton is ranked the 13th largest city in California and is the 4th largest city in the Central Valley. Stockton has a dynamic, multi-ethnic and multi-cultural population of more than 307,000 residents.

Stockton is widely considered to be the economic, political, and social epicenter of California's Central Valley. Stockton has established itself as an irreplaceable component to the greater San Francisco Bay Area economy as Stockton is strategically positioned 50 miles south of California's state capitol, Sacramento, and 80 miles east of the world's most prosperous and innovative metropolitan city, San Francisco. Stockton is the legislative seat of San Joaquin County and maintains a critical transportation hub for the Northern California region. It is ideally located at the agricultural, technological, and logistical epicenter of the valley.

THE ASSETS STOCKTON, CALIFORNIA



UOP & SJ DELTA COLLEGE

Stockton is home of the University of the Pacific since 1924, after moving from San Jose. Pacific's longtime emphasis has been on music education, but now supports engineering, pharmacy, and business schools as well as highly regarded dental and law schools. The private school's ivy-league ambiance, complete with lovely old brick buildings and wide shady lawns, have made it a location in many feature films. San Joaquin Delta College and an off-site campus for Cal University-Stanislaus provide excellent public education.

THE HISTORIC BOB HOPE THEATRE

The Bob Hope (Fox) Theatre in Downtown Stockton, built in 1930, was one of only two "movie palaces" in the Central Valley of California. Fox Theatre was a major chain of grand movie palaces that were built on the west coast in the 1920s and 1930s. Stockton's historic Fox Theatre was saved and lovingly renovated so that future audiences may continue to enjoy its beauty. Today the Bob Hope Theatre's 2,042 seats are host to year-round live theatre, musicals, concerts, family events, a classic cinema series, and comedy.

THE HAGGIN MUSEUM

The Haggin Museum, an art and history museum, has been referred to by *Sunset* magazine as "one of the undersung gems of California." Its art collection features works by such noted 19th-century painters as Albert Bierstadt, Rosa Bonheur, and William-Adolphe Bouguereau, J.C. Leyendecker, as well as many other American and European artists. The Haggin Museum features exhibits on local / regional history, hosts traveling history, art exhibits and invites the public to special events weekly.



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