

LIFESTYLE LAND

**5 AC OF SHOVEL READY IBP ZONED
FOR SALE**

KEYSTONE



For more information, contact:
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DRE 02108475

**ENTITLED RETAIL DEVELOPMENT
OPPORTUNITY
FOR SALE**

1492 W. YOSEMITE AVE. MANTECA, CA - SAN JOAQUIN COUNTY

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PROPERTY HIGHLIGHTS:

- GREAT TRAFFIC COUNTS
- TRADE AREA GROWTH
- STRATEGIC LOCATION: POSITIONED BETWEEN AIRPORT WAY & UNION ROAD, YOSEMITE PLAZA SITS AT ONE OF THE BUSIEST INTERSECTIONS IN MANTECA, CA, OFFERING UNMATCHED EXPOSURE AND ACCESSIBILITY.
- PRIME VISIBILITY ON YOSEMITE AVENUE: DIRECT FRONTAGE ALONG ONE OF MANTECA'S MOST HEAVILY TRAVELED CORRIDORS ENSURES STEADY DRIVE-BY TRAFFIC, EXCELLENT SIGNAGE OPPORTUNITIES, AND MAXIMUM BRAND EXPOSURE FOR TENANTS.
- SURROUNDED BY HIGH-TRAFFIC ANCHORS: ADJACENT TO SAVE MART AND OTHER ESTABLISHED RETAILERS, THE PROPERTY BENEFITS FROM CONSISTENT CROSS-SHOPPING AND A STEADY STREAM OF DIVERSE CUSTOMER TRAFFIC.
- PROXIMITY TO SIERRA HIGH SCHOOL: MINUTES FROM ONE OF MANTECA'S BUSIEST AND MOST RECOGNIZED HIGH SCHOOLS, THE SITE CAPTURES TRAFFIC FROM STUDENTS, PARENTS, AND STAFF—ENHANCED BY THE RAPID GROWTH OF NEARBY RESIDENTIAL DEVELOPMENTS.

DRAWINGS FOR 4,500 SQFT BUILDING AVAILABLE

EXECUTIVE PROPERTY SUMMARY

1492 W. YOSEMITE AVE

Manteca is one of the fastest-growing communities in San Joaquin County, fueled by strong population growth and continuous residential expansion. Multiple master-planned communities are underway, creating heightened demand for essential retail, dining, and service uses. National brands have strategically positioned themselves in the area, further validating the strength of this trade corridor.

Yosemite Avenue serves as a primary east–west arterial with nearly 19,000 vehicles per day (AADT), ensuring consistent visibility and high traffic volumes. This corridor has rapidly evolved into one of Manteca's premier retail destinations, offering both long-term stability and future growth for investors and developers.

1492 W. Yosemite Avenue represents a rare development opportunity in a supply-constrained, high-demand submarket.

With entitled plans already in place for ±4,500 SF of new retail space—or the flexibility to pursue a custom design—this property is uniquely positioned to capture the strong residential growth and retail demand in the surrounding trade area.

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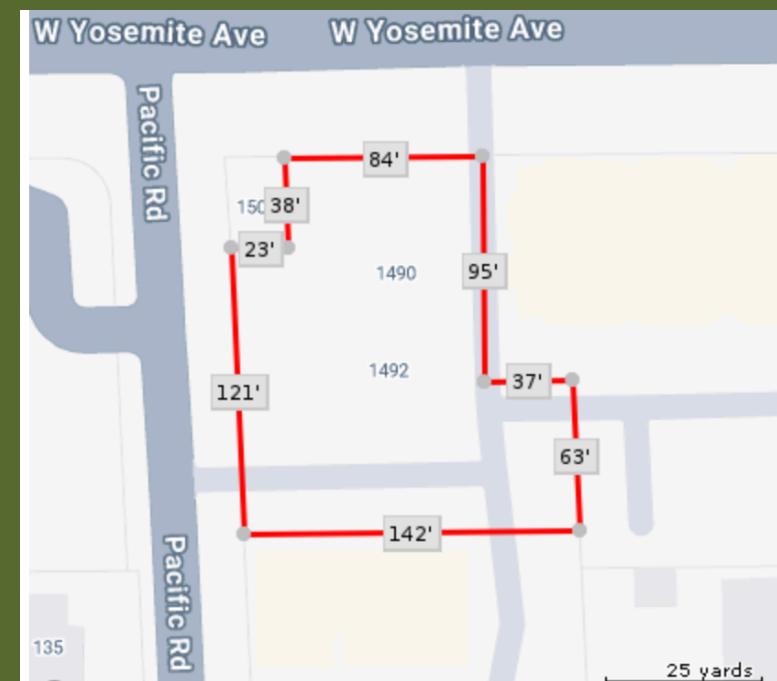
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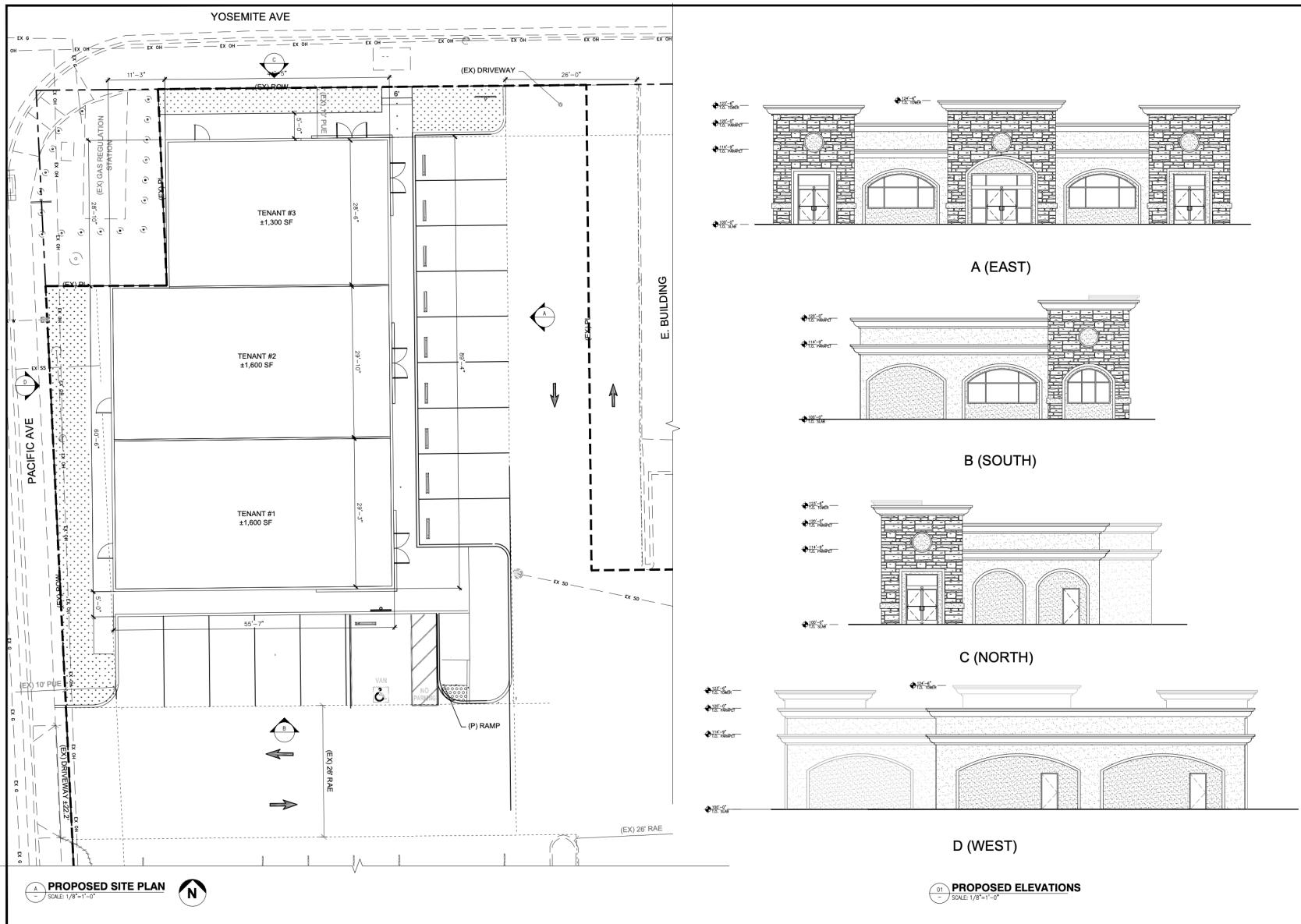
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SITE PLAN



PROPOSED SITE PLAN



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AC
24325 Main St
Valencia, CA
Phone: 661.11.1

NEW DEVELOPMENT
1492 YOSEMITE BLVD
MANTECA, CA 95337
PROPOSED ELEVATIO

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Facility/Project	
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