

**PRIME
LOCATION**

FOR LEASE

211 E. YOSEMITE AVENUE • MANTECA • CA • 95336-5713



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3413
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM

**PRIME
LOCATION**

PROPERTY SUMMARY

ADDRESS: 211 E. Yosemite Avenue • Manteca
LEASE RATE: \$1.90 PSF MG
AVAILABLE SF: ± 1,750 SF
LOT SIZE: ± 7,600 SF • ± 0.17 AC

YEAR BUILT: 1970
COUNTY: San Joaquin County
PROPERTY TYPE: Commercial Retail/Restaurant
PARCEL NUMBER: 223-102-110
PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

This prime ±1,750 square foot retail restaurant space is located in a bustling suburban area with high visibility on East Yosemite Avenue and Grant Avenue. Built in 1970, this single-story, masonry building features a 10-foot ceiling height and offers a parking ratio of 4.30 spaces per 1,000 square feet, including 8 surface spaces. The property is on a corner lot, ensuring excellent frontage and foot traffic, with a Walk Score® of 92, meaning it's a "Walker's Paradise." Ideal for businesses seeking a convenient and accessible location, this space is just a short drive from the Lathrop-Manteca commuter rail and Stockton Metro Airport, making it perfect for attracting both local and commuter clientele. Zoned for commercial retail use, this space is available for and offers a prime opportunity for businesses looking to capitalize on the area's strong consumer base and growth potential.



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM

**PRIME
LOCATION**

PHOTO GALLERY



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

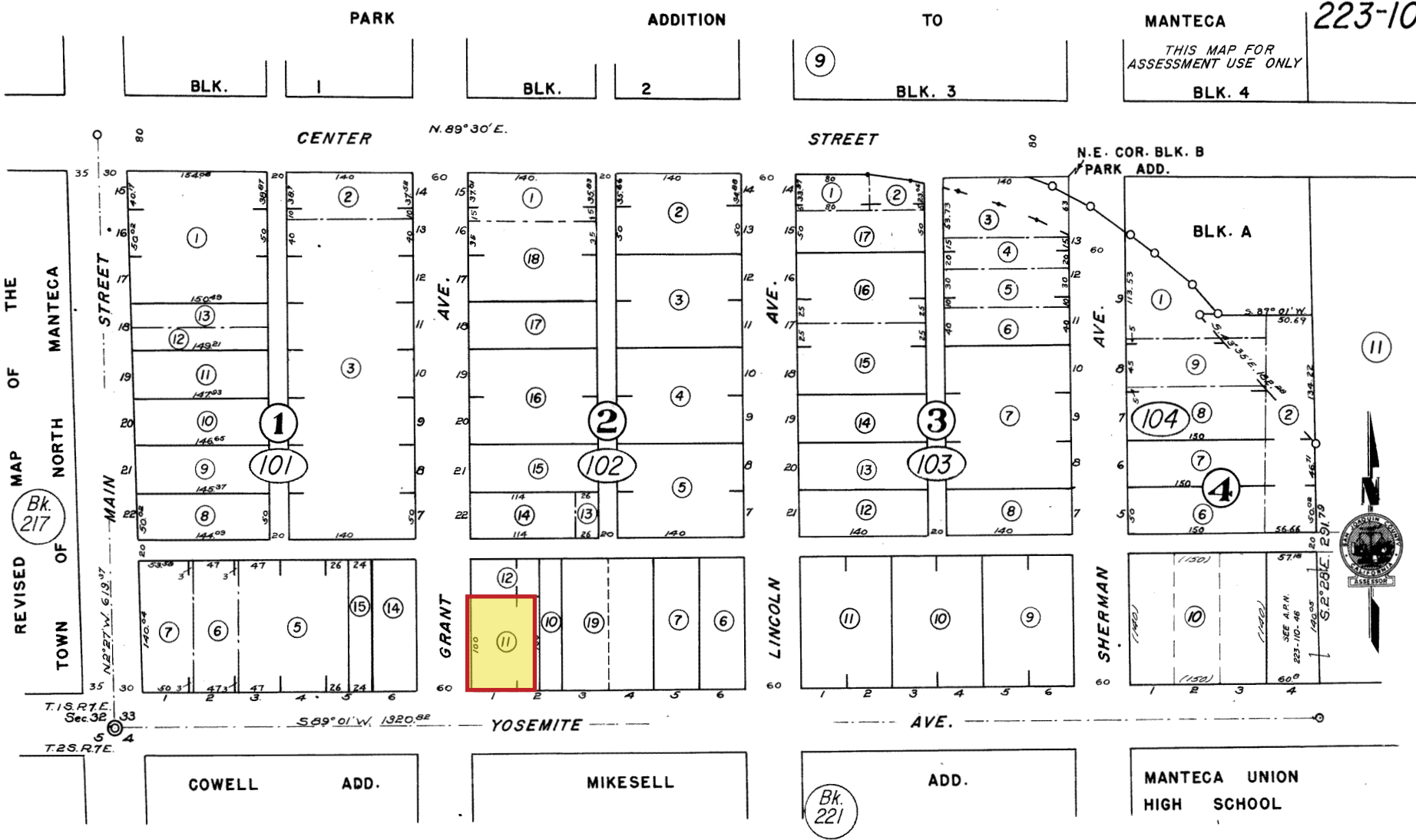
RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM

**PRIME
LOCATION**

PARCEL MAP



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER
ASSOCIATES**

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM

**PRIME
LOCATION**

LOCATION MAP



99

- Bowlero
- KFC Chicken
- Raising Cane's
- The Habit Burger Grill
- Panera Bread

• Chick-fil-A

E. YOSEMITE AVE

SPRECKELS AVE

99

- Iron Horse Deli
- Fashion Health Care Apparel
- Rocky Mountain Chocolate Factory

• The Hype Nutrition

- IHop
- Subway
- Del Taco
- Food 4 Less
- PetSmart
- Deli Delicious
- Round Table Pizza
- Mihana Sushi
- Lathrop Pharmacy

- Applebees's
- GameStop
- McDonald's
- T-Mobile
- Chipotle
- Fire Wings
- BMO
- AAA
- Panda Express
- Jamba Juice
- Starbucks
- In-N-Out
- American Tire
- Carl's Jr.
- Target
- TJ Maxx
- Staples
- Home Depot
- Chuck's Place
- Ono Hawaiian BBQ
- AT&T

The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM

**PRIME
LOCATION**

AERIAL VIEW



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
DRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
DRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

NICK MAUGERI
DRE Lic. No. 02109522
(209) 409-4225
NMAUGERI@PMZ.COM