

AVAILABLE FOR LEASE

APPROXIMATELY 3,035± SQUARE FOOT BUILDING ON 1.146± ACRES

# 1489 HULSEY WAY

MANTECA, CA



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MANTECA, CA

## PROPERTY

INFORMATION

**Building Size:** 3,035± SF

**Lot Size:** 1.146± Acres

**Lease Rate:** Contact Agent for Information

### TRAFFIC COUNTS

42,060± ADT

Yosemite Avenue at Commerce Avenue  
(Intersection)

173,451± ADT

Highway 99  
(Northbound & Southbound)

*Source: Kalibrate TrafficMetrix 2025*

### POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	9,674	75,016	108,928
2025 Estimate	9,563	72,719	105,574
Growth 2025-2030	1.17%	3.16%	3.18%
Growth 2020-2025	7.83%	11.84%	7.85%
Growth 2010-2020	4.31%	20.82%	29.43%
2030 Projection	3,354	23,669	34,504
2025 Estimate	3,320	22,987	33,488
Growth 2025-2030	1.03%	2.97%	3.03%
Growth 2020-2025	6.74%	9.15%	7.68%
Growth 2010-2020	2.29%	16.49%	20.90%
<b>2025 Est. Average HH Income</b>	\$99,872	\$119,024	\$130,809

*Source: Claritas 2025*

### HOUSEHOLD

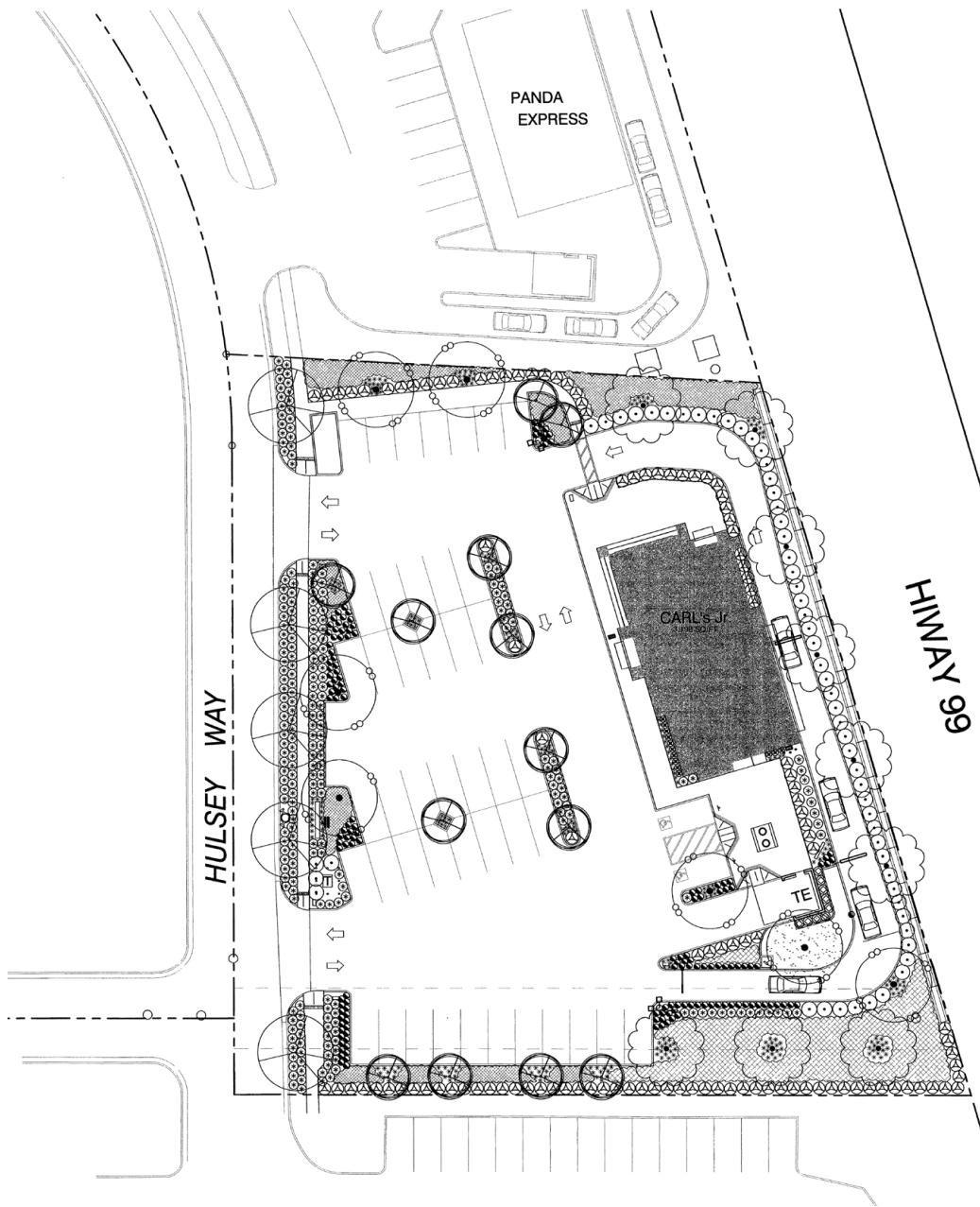


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## LANDSCAPE

PLAN



### LANDSCAPING NOTES

SYMBOL	SIZE	DESCRIPTION	SYMBOL	SIZE	DESCRIPTION
○	15 GAL.	LAGERSTROEMIA <i>tuscarora</i> Crape Myrtle Tree. Count: 13	○	5 GAL.	VIBURNUM <i>tinus</i> 'Spring Bouquet', Laurustinus [XX]
○	15 GAL.	SAPIUM <i>sebiferum</i> Chinese Tallow Tree Count: 5	○	5 GAL.	ESCALONIA 'Newport Dwarf', Newport Escallonia. [XX]
○	15 GAL.	RHUS <i>lancea</i> African Sumac Count: 9	○	5 GAL.	FICUS <i>pumila</i> , Creeping Fig. Attach to wall. [XX]
○	15 GAL.	RHAPIOLEPIS <i>Indica</i> 'Enchantress', Indian Hawthorn. [XX]	○	5 GAL.	CLYTOSTOMA Calystegioides, Lavender Trumpet Vine, Attach to Trellis. [XX]
*	5 GAL.	DIETES <i>iridioides</i> , Fortnight Lily. [XX]	*	5 GAL.	Rosa 'Flower Carpet', Pink, Flower Carpet Rose [XX]
●	1 GAL.	COTONEASTER <i>dammeri</i> 'Lowfast', Bearberry Cotoneaster. Plant 2-6" o.c. in triangular pattern.	●	1 GAL.	6"x6" CONCRETE MOWSTRIP
■	SOD	100% DWARF TALL FESCUE TURFGRASS	■	SOD	100% DWARF TALL FESCUE TURFGRASS

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For information, please contact:

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