

AVAILABLE FOR LEASE
APPROXIMATELY 3,035± SQUARE FOOT BUILDING ON 1.146± ACRES

1489 HULSEY WAY

MANTECA, CA

HULSEY WAY

SITE



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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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

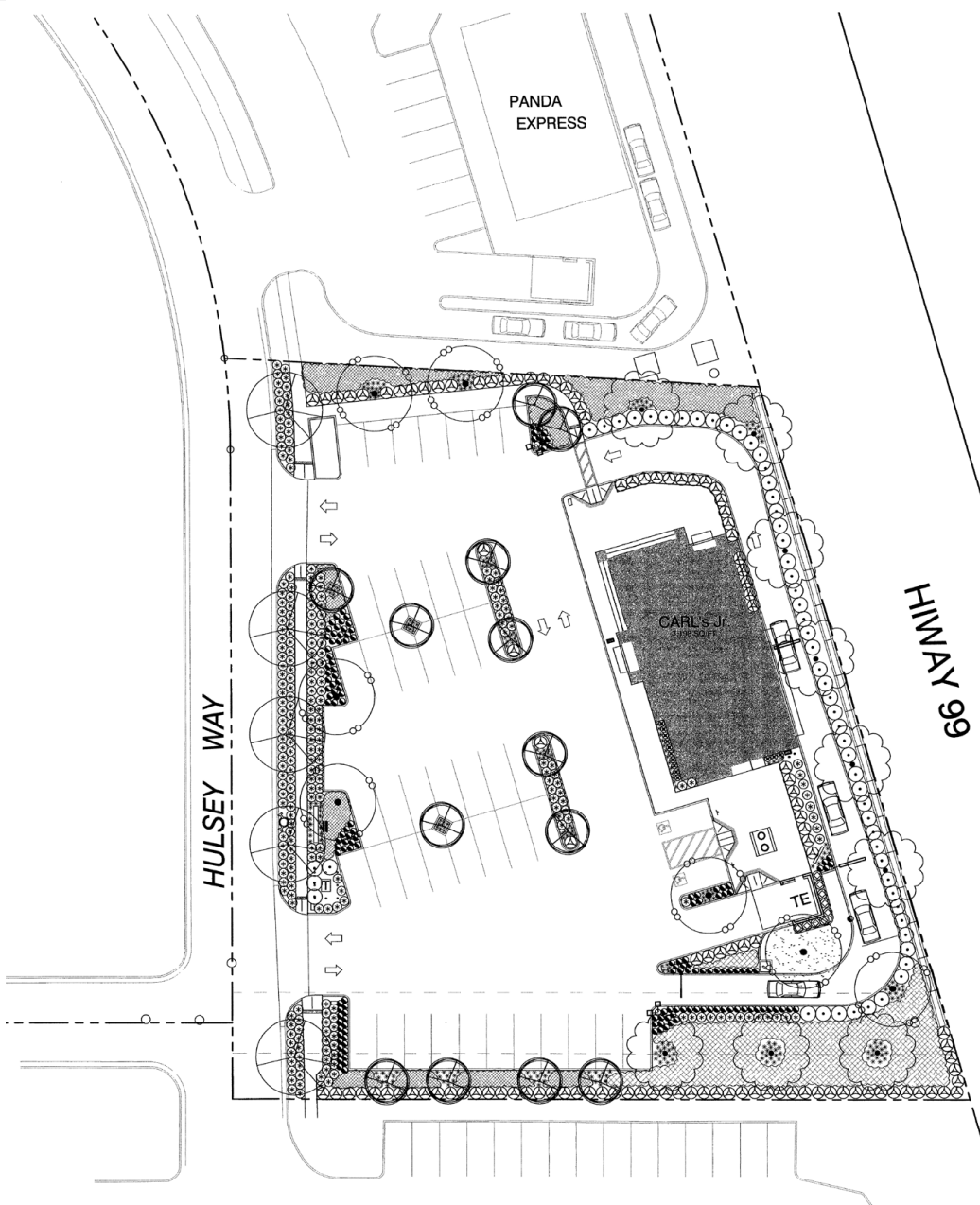
DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	9,674	75,016	108,928
	2025 Estimate	9,563	72,719	105,574
	Growth 2025-2030	1.17%	3.16%	3.18%
	Growth 2020-2025	7.83%	11.84%	7.85%
	Growth 2010-2020	4.31%	20.82%	29.43%
HOUSEHOLD	2030 Projection	3,354	23,669	34,504
	2025 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%
2025 Est. Average HH Income		\$99,872	\$119,024	\$130,809

Source: Claritas 2025



1489 HULSEY WAY
MANTECA, CA

LANDSCAPE
PLAN



LANDSCAPING NOTES		
SYMBOL	SIZE	DISCRIPTION
	15 GAL.	LAGERSTROEMIA tuscara Crape Myrtle Tree. Count: [13]
	15 GAL.	SAPIUM sebiferum Chinese Tallow Tree Count: [5]
	15 GAL.	RHUS lancea African Sumac Count: [9]
	15 GAL.	CHITALPA Count: [6]
	5 GAL.	VIBURNUM tinus 'Spring Bouquet', Laurustinus [XX]
	5 GAL.	ESCALLONIA 'Newport Dwarf', Newport Escallonia. [XX]
	5 GAL.	FICUS pumila, Creeping Fig, Attach to wall. [XX]
	5 GAL.	RHAMNUS indica 'Enchantress', Indian Hawthorn. [XX]
	5 GAL.	CLYTOSTOMA Callistegiodides, Lavender Trumpet Vine, Attach to Trellis. [XX]
	5 GAL.	DIETES iridioides, Fortnight Lily. [XX]
	1 GAL.	Rosa 'Flower Carpet', Pink, Flower Carpet Rose [XX]
	1 GAL.	COTONEASTER dammeri 'Lowfast', Bearberry Cotoneaster. Plant 2'-6" o.c. in triangular pattern.
		6"x6" CONCRETE MOWSTRIP
		SOD 100% DWARF TALL FESCUE TURFGRASS





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