

# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA



\*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2026 projections are based on a 2% annual increase.

# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## PROPERTY PROFILE

### ACROSS THE STREET FROM OVER 1,000+ PLANNED AND UNDER CONSTRUCTION HOMES!

- » Development size:  $\pm 9.47^{\text{AC}}$
- » Zoning: General Commercial (GC)  
[CLICK HERE TO LEARN MORE](#)
- » Ideal for: Retail, Grocery, Restaurant, and Fast Food

- » Signed leases with:



- » Purchase Price:  
**\$6,000,000**

## TRADE AREA

### MANTECA & LATHROP ARE AT THE EPICENTER FOR POPULATION GROWTH IN THE SAN JOAQUIN VALLEY!

- » There are over  $\pm 13,900$  Residential Units proposed & planned in Manteca alone.  $\pm 3,700$  of those are within a 2 mile radius of the site and expected to be completed in the next 2 to 5 years
- » By 2033, Manteca is projected to surpass Tracy as the second largest city in the San Joaquin County
- » 8,700+ Daytime employees within a 2 mile radius
- » Major employers within a 2 mile radius:

Tesla ( $\pm 2,054$ employees)	Pflug Packaging ( $\pm 450$ employees)	CBC Steel Buildings ( $\pm 185$ employees)	Pratt Industries ( $\pm 120$ employees)
-----------------------------------	---	---	--

## DEMOGRAPHICS

(2025 EST.)

### POPULATION

1 mile	7,523
2 mile	45,833
3 mile	93,151

### DAYTIME POPULATION

1 mile	2,099
2 mile	8,761
3 mile	20,533

### MEDIAN HOUSEHOLD INCOME

1 mile	\$118,765
2 mile	\$97,085
3 mile	\$104,560

### AVERAGE HOUSEHOLD INCOME

1 mile	\$147,405
2 mile	\$120,288
3 mile	\$128,610

### TRAFFIC

Airport Way	16,586 ADT*
W Louise Ave	15,547 ADT*
Total	32,133 ADT

\*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2026 projections are based on a 2% annual increase.

# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## CONCEPTUAL SITE PLAN

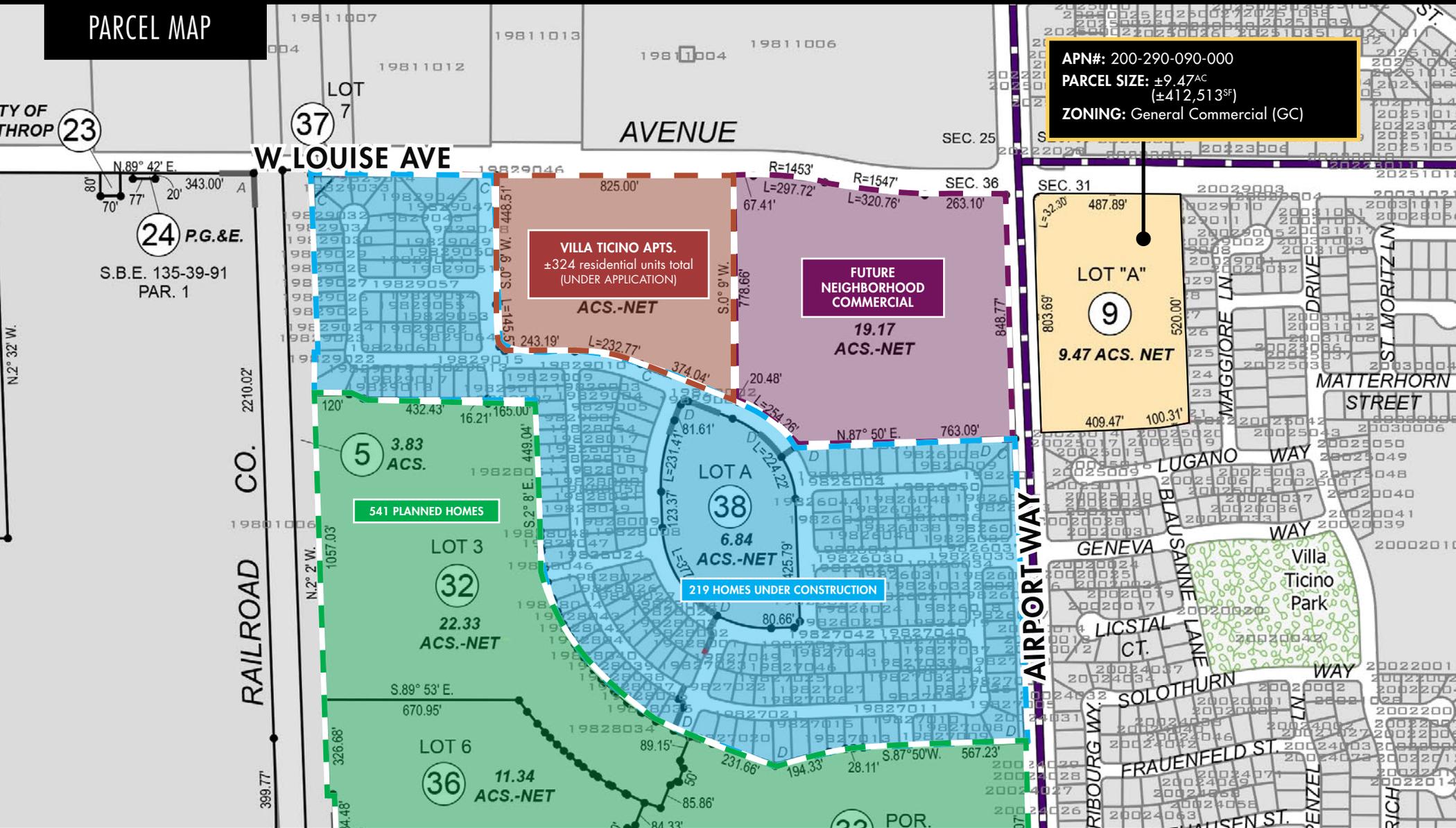


# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

PARCEL MAP

APN#: 200-290-090-000  
 PARCEL SIZE: ±9.47<sup>AC</sup>  
 (±412,513<sup>SF</sup>)  
 ZONING: General Commercial (GC)



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com

# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## OVERHEAD AERIAL

**WAYFAIR**  
±238 employees

**HOME DEPOT**  
±150 employees

**ASHLEY FURNITURE**  
±190 employees

**IN-N-OUT**  
±200 employees

**TRIPOINT LOGISTICS**  
10 buildings totaling ±4.8 million SF of industrial and distribution centers (THE FIRST BUILDING, WAYFAIR DISTRIBUTION CENTER, HAS COMPLETED CONSTRUCTION. WAYFAIR ALSO HAS ENTITLEMENTS FOR AN ADDITIONAL 4-5 BUILDINGS)

**SIMWON AMERICA CORP**  
±378 employees

**LATHROP GATEWAY BUSINESS PARK**  
9 buildings totaling ±3 million SF of industrial and commercial centers (PHASE I & II FULLY BUILT & OCCUPIED. PHASE III UNDER CONSTRUCTION)

**J R SIMPLOT CO.**  
±145 employees

**TESLA DISTRIBUTION CENTER**  
±2,054 employees

**PFLUG PACKAGING**  
±450 employees

**SUPER STORE INDUSTRIES**  
±50 employees

**CBC STEEL BUILDINGS**  
±185 employees

**VILLA TICINO WEST**  
±760 residential units total (PHASE I & II UNDER CONSTRUCTION (219 UNITS TOTAL) 98 UNITS CURRENTLY UNDER CONSTRUCTION)

**PRATT INDUSTRIES**  
±120 employees

**FUTURE APARTMENTS**

**FUTURE NEIGHBORHOOD COMMERCIAL**

AIRPORT WAY – 16,586 ADT\*

W LOUISE AVE – 15,547 ADT\*

\*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2026 projections are based on a 2% annual increase.



# SHOPPING CENTER DEVELOPMENT FOR SALE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

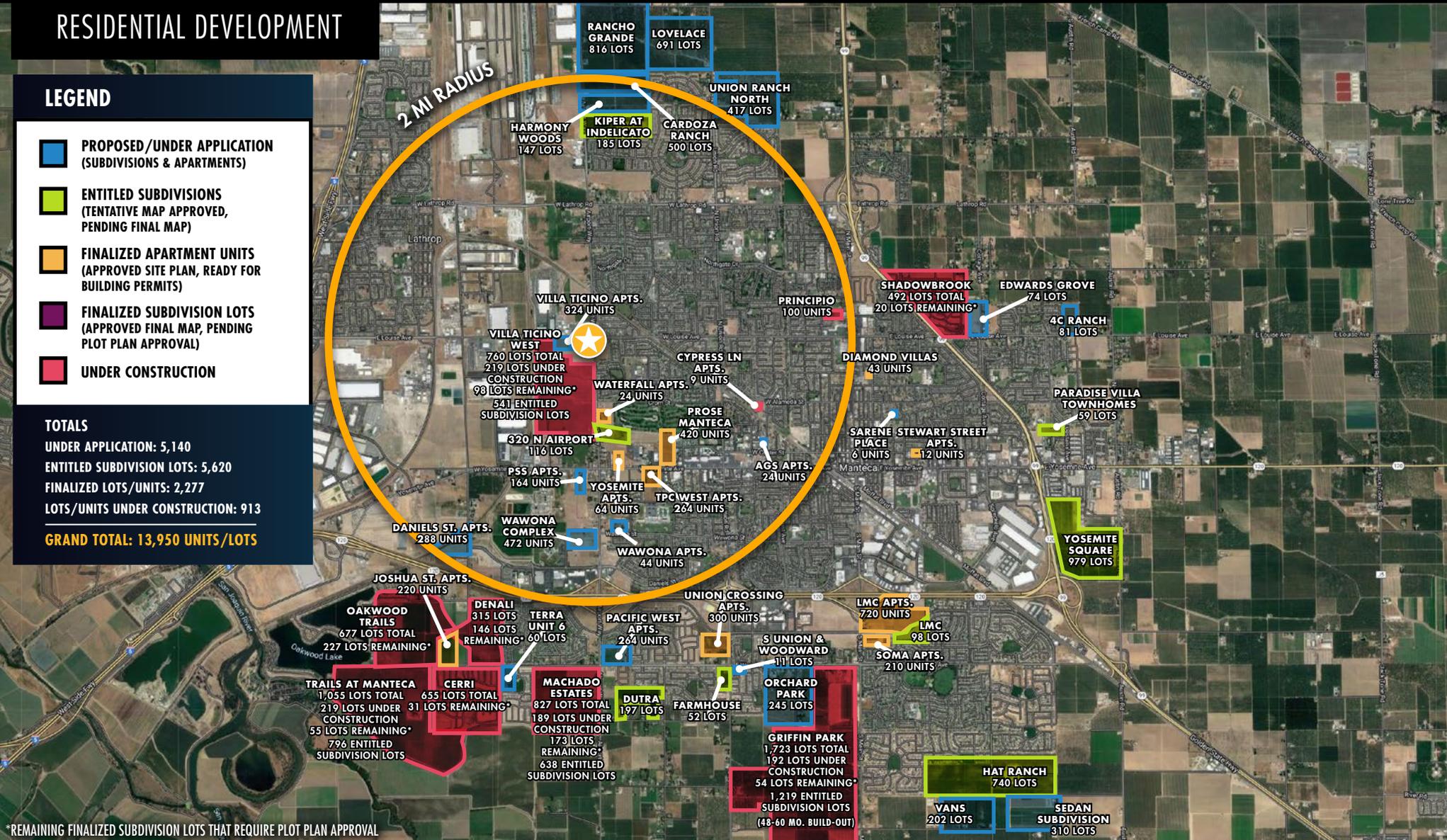
## RESIDENTIAL DEVELOPMENT

### LEGEND

- PROPOSED/UNDER APPLICATION (SUBDIVISIONS & APARTMENTS)
- ENTITLED SUBDIVISIONS (TENTATIVE MAP APPROVED, PENDING FINAL MAP)
- FINALIZED APARTMENT UNITS (APPROVED SITE PLAN, READY FOR BUILDING PERMITS)
- FINALIZED SUBDIVISION LOTS (APPROVED FINAL MAP, PENDING PLOT PLAN APPROVAL)
- UNDER CONSTRUCTION

### TOTALS

UNDER APPLICATION: 5,140  
 ENTITLED SUBDIVISION LOTS: 5,620  
 FINALIZED LOTS/UNITS: 2,277  
 LOTS/UNITS UNDER CONSTRUCTION: 913  
**GRAND TOTAL: 13,950 UNITS/LOTS**



\*REMAINING FINALIZED SUBDIVISION LOTS THAT REQUIRE PLOT PLAN APPROVAL



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com

