

**RETAIL FOR LEASE**  
**MAIN STREET PLAZA**  
1140 S. MAIN STREET, MANTECA, CA



## LISTING DATA

AVAILABLE SF: 1,602± SF  
1,400± SF (available January 1, 2021)

### FEATURES:

- Subject space consists of retail/office space with large storage/warehouse area with a roll up door
- Well-maintained commercial building with low tenant turnover
- High visibility location on S. Main Street with traffic count of 30,900± vehicles per day
- Co-tenants include Gill Dental, Edward Jones, and Cosmo Prof
- Directly across the street from WalMart and Safeway anchored shopping center
- Building and monument signage available

## ECONOMIC DATA

LEASE RATE: \$1.55/SF per month, NNN



## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# RETAIL FOR LEASE

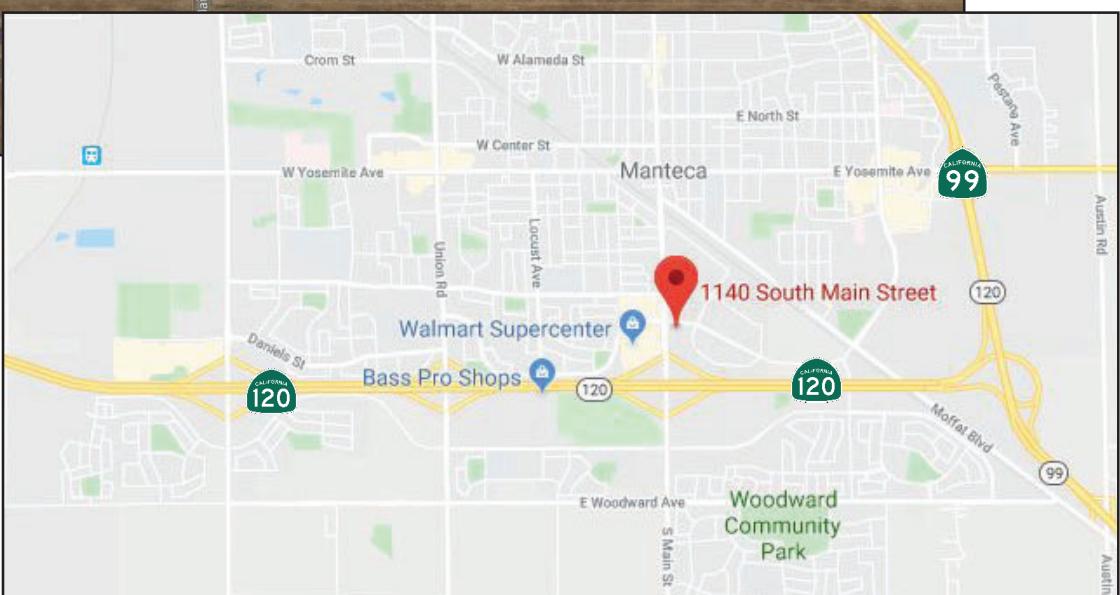
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