

FOR SALE | \$2,800,000

Redevelopment Opportunity

721 N Main St. & 201 W Edison St. | Manteca, CA

Contact Broker

Anna Winters

Vice President
CA License No. 01837708
anna.winters@colliers.com
+1 925 279 4624

Colliers

1850 Mt. Diablo Boulevard, Suite 200
Walnut Creek, CA 94596
colliers.com



Accelerating success.

Redevelopment Opportunity

721 N MAIN ST. & 201 W EDISON ST.
MANTECA, CA

Prime Location

- Corner of N Main & W Edison, central Manteca
- High visibility with strong traffic counts
- Easy access to Highway 99
- Surrounded by established neighborhoods, national retailers, and local businesses

Property Highlights

- Two parcels totaling ±3.03 acres
- Corner lots with excellent ingress/egress
- Flexible zoning with redevelopment potential
- Suitable for retail, mixed-use, medical, or multifamily development
- Attractive opportunity for owner-user, developer, or investor

FOR SALE

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Investment Summary

Address: 721 N Main St. & 201 W Edison St., Manteca, CA

APNs:

- Parcel 1: 217-280-030-000
- Parcel 2: 217-280-040-000

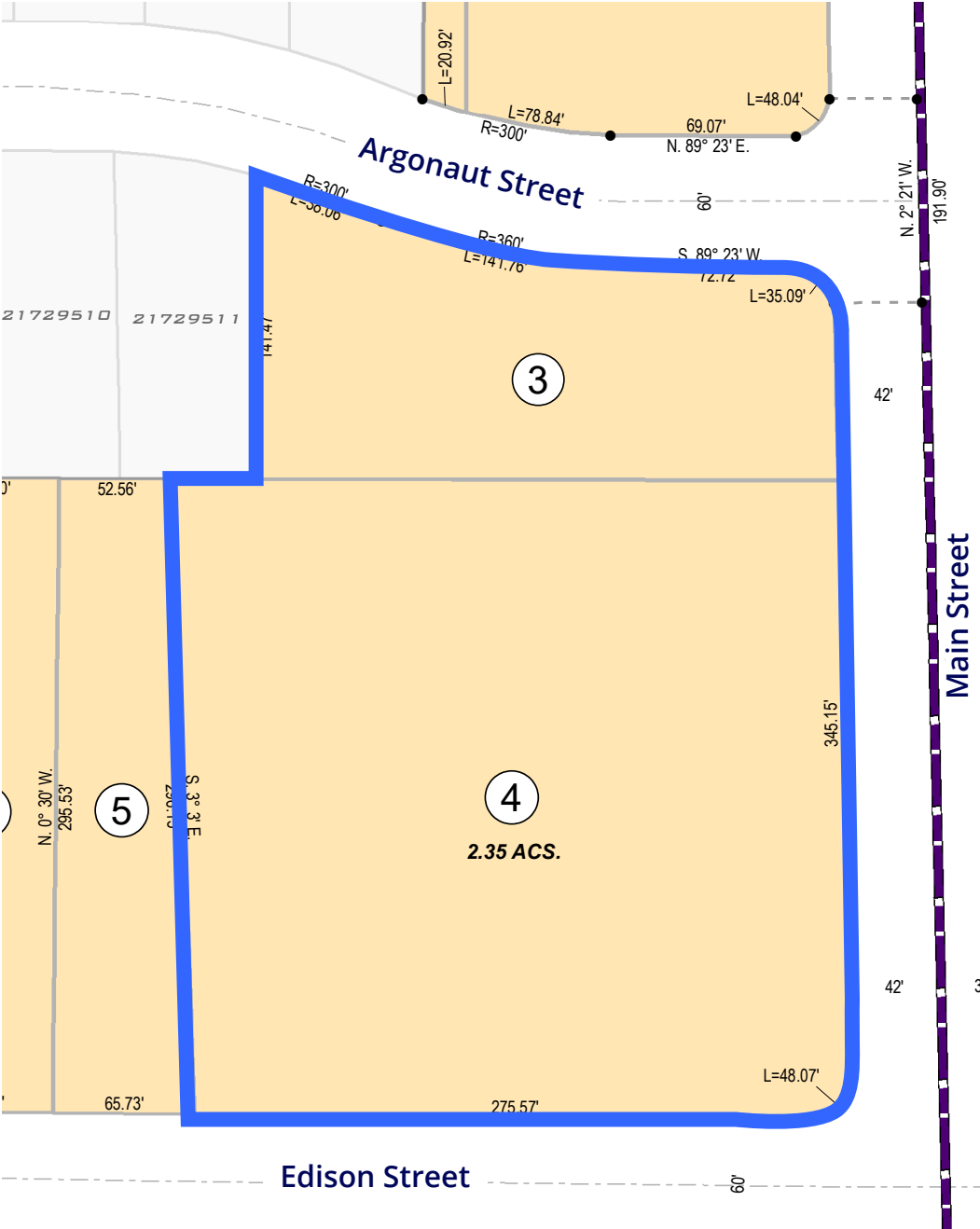
Lot Size:

- Parcel 1: ±29,763 SF (±0.68 Acres)
- Parcel 2: ±102,366 SF (±2.35 Acres)
- Total: ±132,129 SF (±3.03 Acres)

Current Use:

- Bank Branch – Owner-occupied. Bank will require a two-year leaseback while constructing its new branch.
- Used Car Dealership – Occupancy under flexible lease terms.
- Tire Shop – Occupancy under flexible lease

Parcel Map



Demographics

1, 3, 5 Mile Radius

Current total population

1 Mile: 22,691
 3 Miles: 89,341
 5 Miles: 123,513

Current total households

1 Mile: 7,548
 3 Miles: 89,341
 5 Miles: 123,513

Median household income

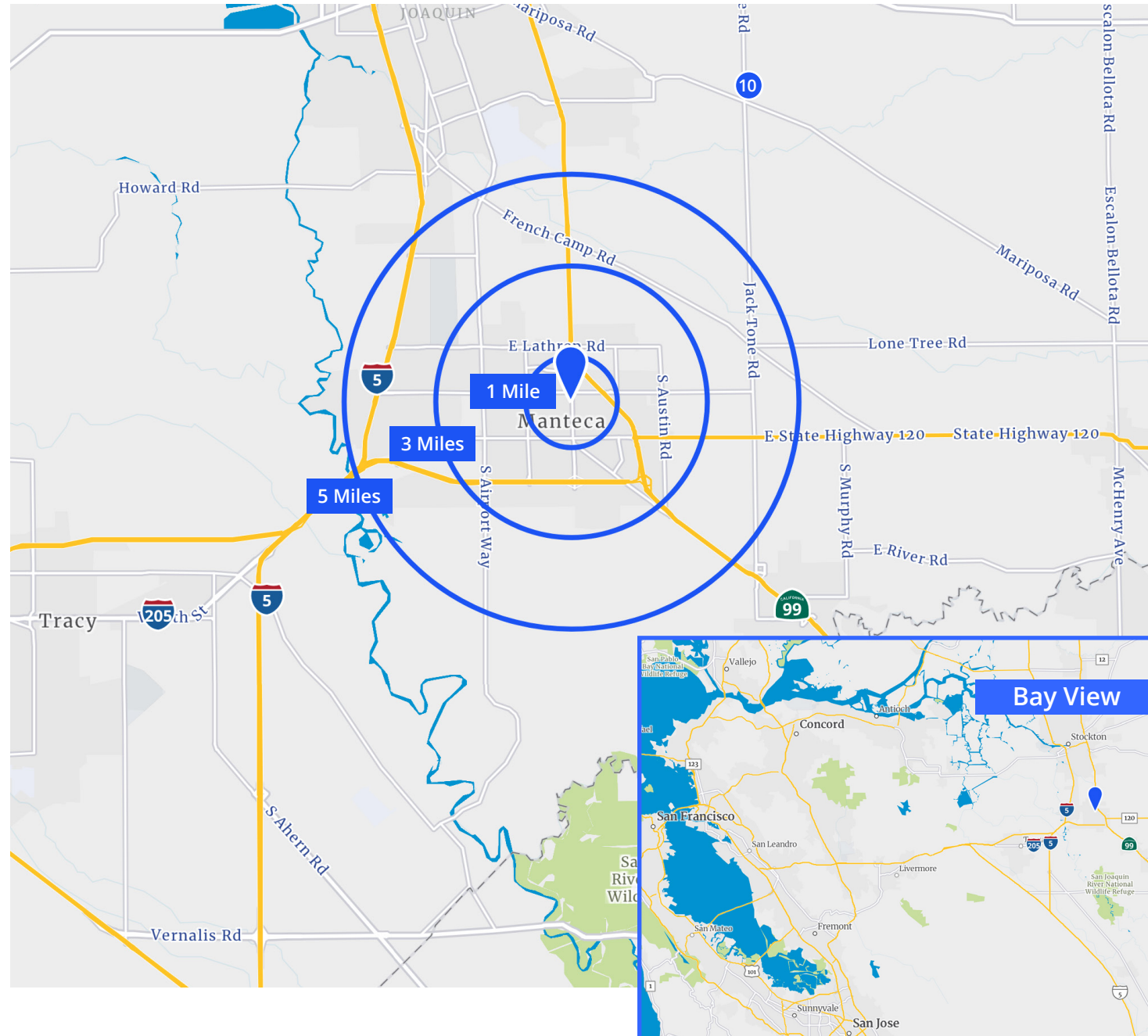
1 Mile: \$79,010
 3 Miles: \$94,920
 5 Miles: \$101,176

2025 median home value

1 Mile: \$515,988
 3 Miles: \$597,417
 5 Miles: \$608,195

Total daytime population

1 Mile: 19,154
 3 Miles: 76,237
 5 Miles: 105,022

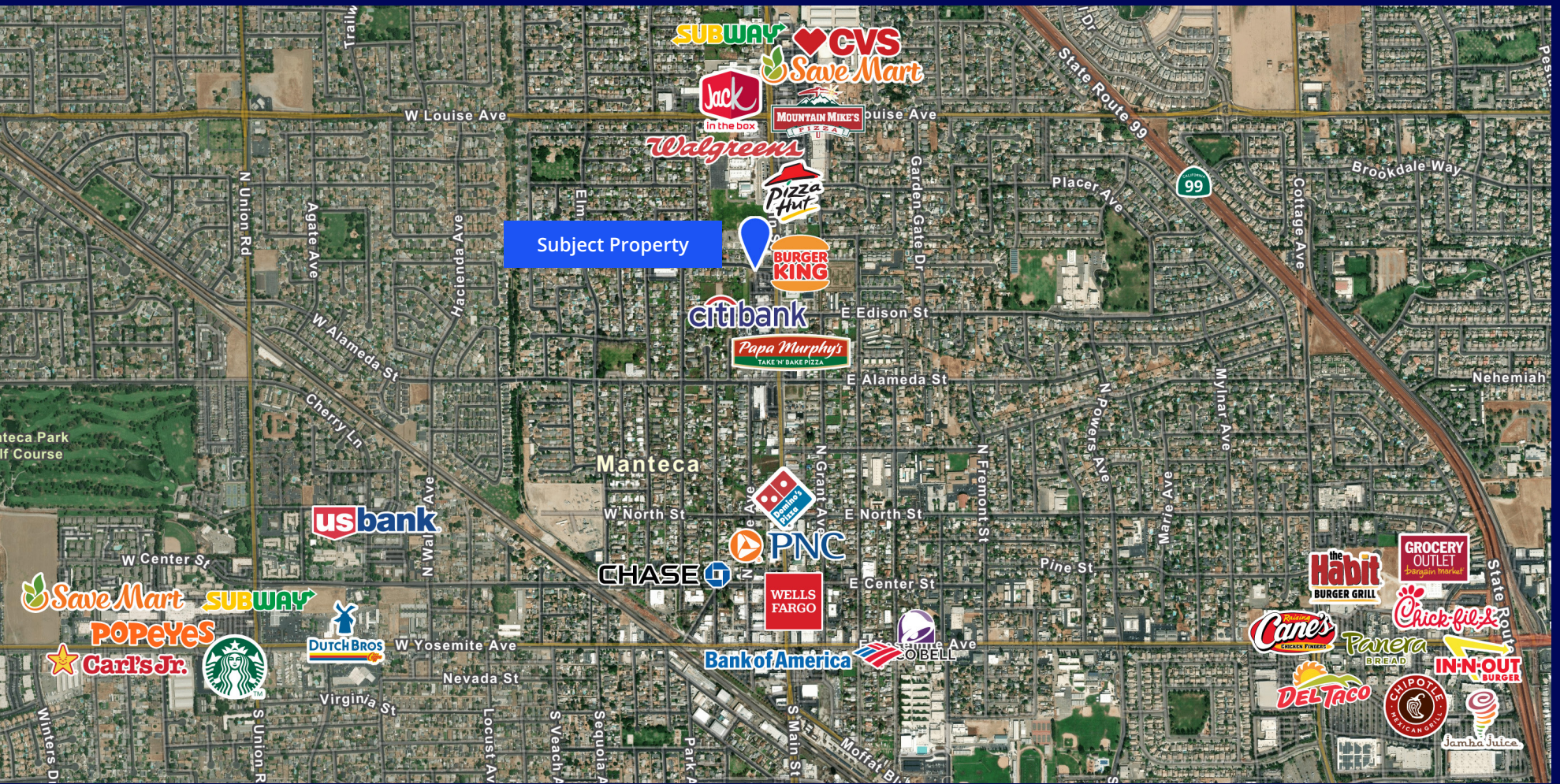


Manteca: A City on the Rise

Manteca is experiencing major growth and has positioned itself as a hub for redevelopment.

- Housing & Retail Expansion: Over 1,000 new homes planned, plus two grocery-anchored power centers and the Family Entertainment Zone (FEZ) featuring Big League Dreams, Great Wolf Lodge, and 140 acres of shovel-ready land for experiential retail and entertainment.
- General Plan 2043: Adopted in February 2024, guiding long-term growth, traffic improvements, and economic development.
- Redevelopment Agency Plan: Focused on revitalizing neighborhoods, upgrading infrastructure, and expanding affordable housing
- Economic Development Support: City initiatives encourage investment, business expansion, and long-term community growth.
- Together, these factors create an ideal environment for investors and developers to capitalize on Manteca's momentum.





For more information, contact:

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