

LEASING MEMORANDUM

2234 E. YOSEMITE AVENUE
MANTECA, CALIFORNIA 95336

2,176 ± SF
FREESTANDING PROPERTY OPPORTUNITY

FLEXIBLE LEASING • OWNER-USER • PROFESSIONAL / SERVICE • RETAIL-CONCEPT POTENTIAL

Prepared for leasing and marketing discussions

This memorandum positions the property as a flexible small-format commercial opportunity. Proposed uses and lease economics are subject to zoning, permitting, building-code compliance, parking, accessibility, and final verification of property data.

EXECUTIVE SUMMARY

A small-format property on E. Yosemite Avenue can be positioned for a range of tenant concepts where visibility, convenient access and an approachable footprint are more important than a large institutional space.

PROPERTY	2234 E. Yosemite Avenue, Manteca, CA 95336
MARKETING AREA	2,176 ± SF — per requested/CoStar marketing figure; verify before final publication
CURRENT PUBLIC RECORDING	Public consumer listing currently describes the property as a 3-bedroom, 2-bath single-family residence; 1,850 SF is shown in that source.
LOCATION	E. Yosemite Avenue corridor with established neighborhood, service and retail activity
ACCESS	Public listing notes convenient access to Highway 99/120
POSITIONING	Freestanding / small-bay concept; best suited to service, office, appointment-based or carefully evaluated retail uses

WHY THIS PROPERTY CAN WORK

- **Right-sized footprint:** approximately 2,176 SF is large enough for multiple workstations, consultation rooms, treatment rooms, showroom/service areas or a hybrid layout.
- **Visibility and identity:** E. Yosemite Avenue provides a recognizable address for a local business that wants a physical presence.
- **Flexible tenant profile:** the property can be marketed to professional services, personal services, boutique retail, appointment-based businesses and selected food/service concepts, subject to approvals.
- **Conversion opportunity:** a thoughtful interior reconfiguration could create an efficient front-of-house / back-of-house arrangement without requiring a large-format building.

LOCATION CONTEXT

The E. Yosemite corridor includes a mix of neighborhood-serving businesses, professional services, restaurants and retail. Public business listings show established activity along the corridor, while commercial listings farther along Yosemite Avenue demonstrate that the street is used for a variety of retail and service-oriented properties.

LEASING OPTIONS & STRATEGIES

The following structures are intended as marketing concepts. Final rent, expenses, term, tenant improvements and permitted use should be negotiated after confirming the property's legal use, condition and market positioning.

OPTION	IDEAL TENANT	STRUCTURE	MARKETING CONCEPT
A • PROFESSIONAL OFFICE	Real estate, accounting, insurance, consulting, legal, design, counseling/appointment-based services	Modified Gross / Full Service	Quiet professional environment; reception + private offices/meeting rooms
B • SERVICE / PERSONAL SERVICE	Salon, barber, beauty, wellness, studio, specialty service	Modified Gross or NNN	Customer-facing business with repeat appointments and limited inventory
C • BOUTIQUE RETAIL	Specialty retail, showroom, resale, niche merchandise, local brand	NNN / Modified Gross	High-identity storefront with efficient sales floor + storage
D • HYBRID OFFICE / RETAIL	Showroom + office, contractor design center, flooring/cabinets, professional showroom	NNN / Modified Gross	Front showroom and consultation area with rear work/storage
E • OWNER-USER / FLEX	Business owner seeking occupancy plus long-term control	Lease with purchase discussion	Use the property as an operating location with future ownership optionality

ILLUSTRATIVE RENT POSITIONING

Value / Quick Lease-Up	\$1.85/SF/YR	\$3,352/mo	Useful for a simpler lease or property condition requiring tenant work
Core Positioning	\$2.10/SF/YR	\$3,808/mo	Balanced starting point for a professional/service tenant
Premium / Finished Space	\$2.35/SF/YR	\$4,263/mo	Potential positioning if improvements, signage and tenant-ready condition support it

These are illustrative underwriting/marketing scenarios—not an appraisal, broker opinion of value, or verified asking-rent recommendation. NNN expenses, utilities, taxes, insurance, maintenance, CAM and tenant-improvement costs are not included.

TENANT & USE POSSIBILITIES

The strongest marketing approach is to lead with businesses that benefit from an identifiable street address and can operate efficiently within a small-to-mid-size footprint.

PROFESSIONAL SERVICES	Accounting • Tax • Insurance • Real Estate • Mortgage • Legal • Consulting • Architecture / Design
HEALTH & WELLNESS	Physical therapy • Counseling • Massage / wellness • Aesthetics • Specialty clinic concepts — subject to licensing and building requirements
PERSONAL SERVICES	Salon • Barber • Nail / beauty • Boutique fitness • Pet-related services • Specialty appointments
RETAIL / SHOWROOM	Furniture • Flooring • Cabinets • Home décor • Specialty apparel • Collectibles • Local specialty retail
CREATIVE / STUDIO	Photography • Design studio • Media / production • Art / craft studio • Instructional studio
HYBRID BUSINESS	Showroom + office • Office + storage • Retail + consultation • Service counter + back office

POTENTIAL SPACE-PLANNING CONCEPT

FRONT / CUSTOMER EXPERIENCE	
Reception / waiting Showroom or open work area 2–4 consultation / office rooms	Workroom / storage Kitchen / break area Restroom / utility / support

The above is a conceptual marketing diagram only. It is not an architectural floor plan and should not be used for construction or code compliance.

LEASING & VALUE-ADD STRATEGY

Recommended marketing sequence

- **1. Confirm legal use.** Verify the current City of Manteca zoning designation, permitted uses, parking, signage, occupancy classification and any conditional-use requirements.
- **2. Reconcile building area.** The requested marketing figure is 2,176 SF, while a current public consumer source displays 1,850 SF. Confirm rentable/building area from CoStar, assessor records, plans or a measured floor plan before publishing a final offering.
- **3. Define the delivery condition.** Decide whether the property is delivered as-is, partially improved, or tenant-ready. This directly affects achievable rent and tenant-improvement negotiations.
- **4. Market to two audiences.** Target both established local operators looking for a better location and entrepreneurs needing an affordable first commercial space.
- **5. Offer flexible economics.** Consider a longer initial term with renewal options, a modest TI allowance, or a short rent-abatement period in exchange for stronger tenant credit and a longer commitment.

VALUE-ADD POSSIBILITIES

SIGNAGE	Create a clear street-facing identity and monument/building signage if permitted.
CURB APPEAL	Refresh landscaping, exterior lighting, paint and entry presentation.
INTERIOR	Open the front area for flexible workspace; add private rooms where tenant demand supports it.
ACCESSIBILITY	Evaluate accessible route, restroom and parking requirements before selecting a public-facing use.
TENANT IMPROVEMENTS	Use targeted improvements rather than overbuilding; prioritize items that appeal to multiple tenant categories.
LEASE STRUCTURE	Use NNN for higher-control tenants or modified gross for professional/service users where simplicity improves lease-up.

INVESTMENT / OWNER-USER ANGLE

For an owner-user, the property can be positioned as a way to control occupancy costs, establish a permanent business address and potentially build long-term real-estate value. For an investor, the key opportunity is to identify a creditworthy tenant, select a durable use and structure the lease so operating responsibilities are clearly allocated.

PROPERTY MARKETING SUMMARY

2234 E. Yosemite Avenue offers an opportunity to test a flexible small-format commercial strategy in Manteca. The recommended approach is to market the property broadly enough to attract multiple qualified tenant categories while protecting the owner through careful use, code, parking and lease review.

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IMPORTANT NOTICE

This preliminary marketing memorandum is intended for discussion and leasing-marketing purposes only. It is not an appraisal, survey, environmental report, legal opinion, zoning verification, architectural plan or guarantee of permitted use. Prospective tenants should independently verify zoning, use approvals, parking, signage, building area, ADA/accessibility requirements, utilities, fire/life-safety requirements and all other matters material to their proposed use. Lease rates shown are illustrative scenarios only and are not a verified market quote.

SOURCE NOTES

Public property information reviewed September 2026 includes a Trulia public listing for 2234 E. Yosemite Avenue, which identifies the property as a 3-bedroom, 2-bath single-family residence, approximately 1,850 SF, and notes proximity to Highway 99/120. Public commercial-market sources were reviewed for corridor context. The 2,176 SF marketing area is used here at the user's direction and should be reconciled with CoStar/assessor/measurement data before final distribution.

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