

1192 VANDERBILT CIRCLE

MANTECA, CALIFORNIA 95337

OFFERING MEMORANDUM | FOR SALE OR LEASE

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TABLE OF CONTENTS

SECTION 1
EXECUTIVE SUMMARY 06

SECTION 2
PROPERTY INFORMATION 10

SECTION 3
MARKET OVERVIEW 19



01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market for sale 1192-1196 Vanderbilt Circle in Manteca, California. The property consists of a single, freestanding industrial warehouse comprising $\pm 90,000$ square feet on ± 4.07 acres of paved land. The building is currently fully occupied by three separate tenants on month-to-month leases and will be delivered entirely vacant.

The 4-star property boasts several attractive features for a variety of different users, including ample paved yard space, three grade-level doors, six dock-high doors, a two-story $\pm 4,700$ -square-foot main office, 1,850-amp power capacity, fire sprinklers, insulation, and ± 28 foot clear heights. In addition, the 1192-1196 Vanderbilt Circle is located directly adjacent to Highway 120, which boasts seamless accessibility to premium thoroughfares Interstates 5 and 205 and Highway 99.

Beneficially positioned within one of Manteca's bustling corridors, the property is surrounded by sought-after businesses and conveniences. Within a brief 3-mile radius are renowned retailers Walmart Supercenter, The Home Depot, Harbor Freight Tools, Safeway, Target, Costco, The UPS Store, CVS, Walgreens, Dollar General, O'Reilly Auto Parts, and more. Future tenants can appreciate the convenience of nearby quick eats, including In-N-Out Burger, Chick-fil-A, Starbucks, Five Guys, McDonald's, and Taco Bell.

Encompassing the property is a growing population of about 110,000 residents within a 5-mile radius. These residents have an average household income of \$113,241 and generous spending power over \$1.37 billion annually.

Acquire or lease this dynamic asset with premier opportunities for either a single-tenant user or a potential multi-tenant investment opportunity with the property's diversified suite divisibility.





INVESTMENT HIGHLIGHTS



Extremely Rare Opportunity to Acquire or Lease ± 90,000 Square Feet of Industrial Space in Manteca, CA.



Features Ample Paved Yard Space, Three (3) Grade-level Doors, Six (6) Dock-high Doors, a Two-story ± 4,700 Square Foot Main Office, 1,850 Amp Power Capacity, Fire Sprinklers, Insulation, and ± 28' Clear Heights.



Located Directly Adjacent to Highway 120, Which Provides Easy Access to Interstate 5, Interstate 205, and Highway 99.

OFFERING SUMMARY

FINANCIAL

| | |
|------------|---------------------------|
| List Price | \$13,050,000 |
| Price / SF | \$145 |
| Lease Rate | \$0.75 / SF / Month (NNN) |

PROPERTY

| | |
|-------------------|----------------------|
| Property Type | Industrial Warehouse |
| Gross SF | ±90,000 SF |
| Office Space | ±4,700 SF (2-Story) |
| Lot Size | ±4.07 Acres |
| Year Built | 1980 |
| Construction Type | Concrete Tilt |



LIST PRICE
\$13,050,000



GROSS SF
±90,000 SF



LOT SIZE
±4.07 ACRES



LEASE RATE
\$0.75/SF/MONTH
(NNN)





02 PROPERTY INFORMATION

GENERAL PROPERTY OVERVIEW

SITE DESCRIPTION

| | |
|-----------------------|---|
| Property Address | 1192 Vanderbilt Circle, Manteca, CA 95377 |
| Assesor Parcel Number | 221-190-450 |
| Zoning | M1 (Light Industrial), City of Manteca |
| Lot Size | ±4.07 Acres (117,289 SF) |

CONSTRUCTION

| | |
|-------------------|--|
| Property Type | Industrial Warehouse |
| Gross Square Feet | ±90,000 SF |
| Office Space | ±4,700 SF (2-Story) |
| Cold Storage | ±3,500 SF |
| Freezer Storage | ±500 SF |
| Year Built | 1980 |
| Construction Type | Concrete Tilt |
| Column Spacing | ±20' x 50' |
| Dock High Doors | Six (6) |
| Grade Level Doors | One (1), 20' x 18', and Two (2), 12' x 14' |
| Power | 1,850 Amp, 277/480v, 3-phase |
| Fire Sprinklers | Yes |
| Insulation | Yes |

UTILITIES

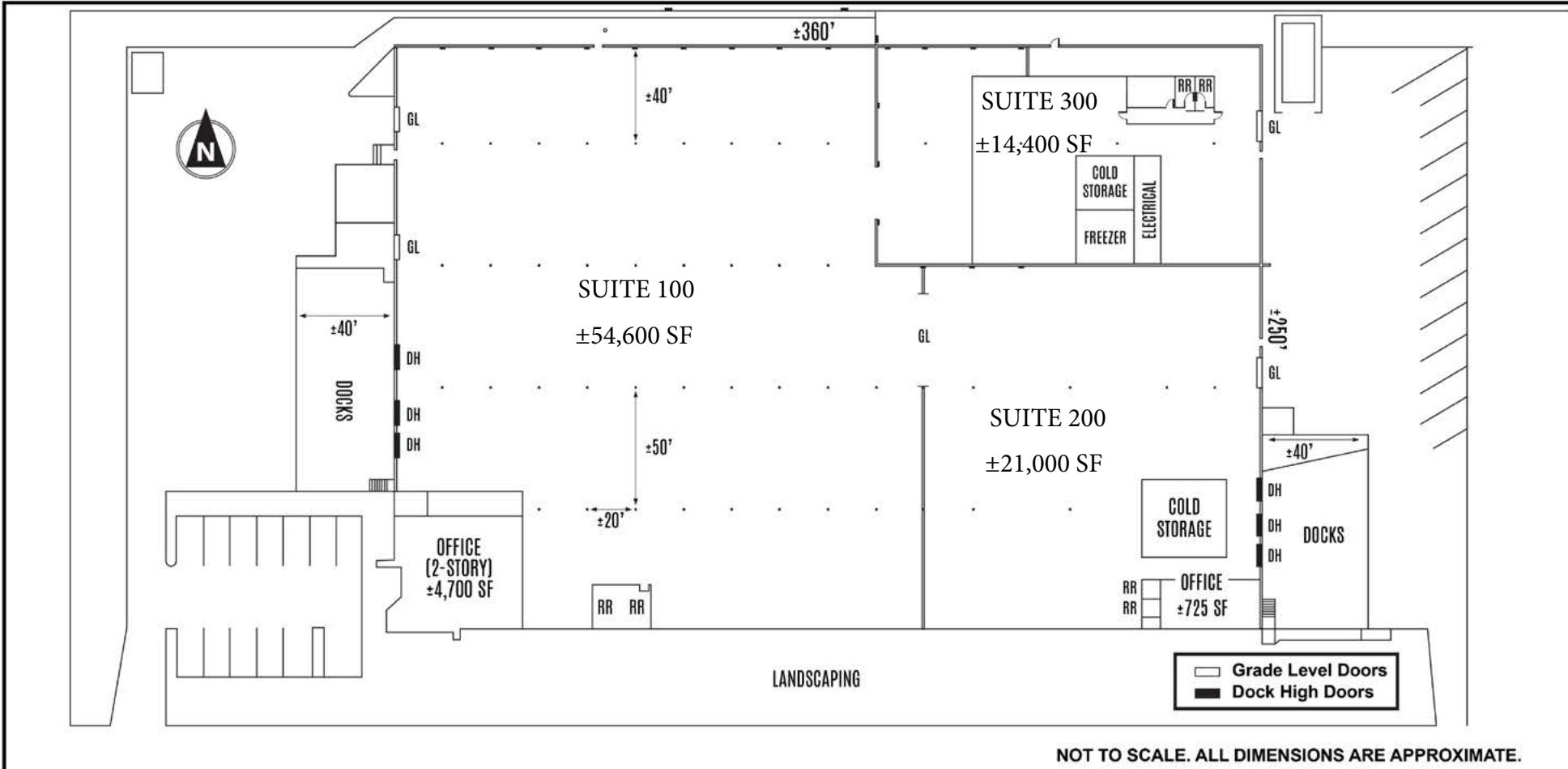
| | |
|----------------|-----------------|
| Electric & Gas | PG&E |
| Sewer & Water | City of Manteca |



PROPERTY PHOTOS



SITE PLAN

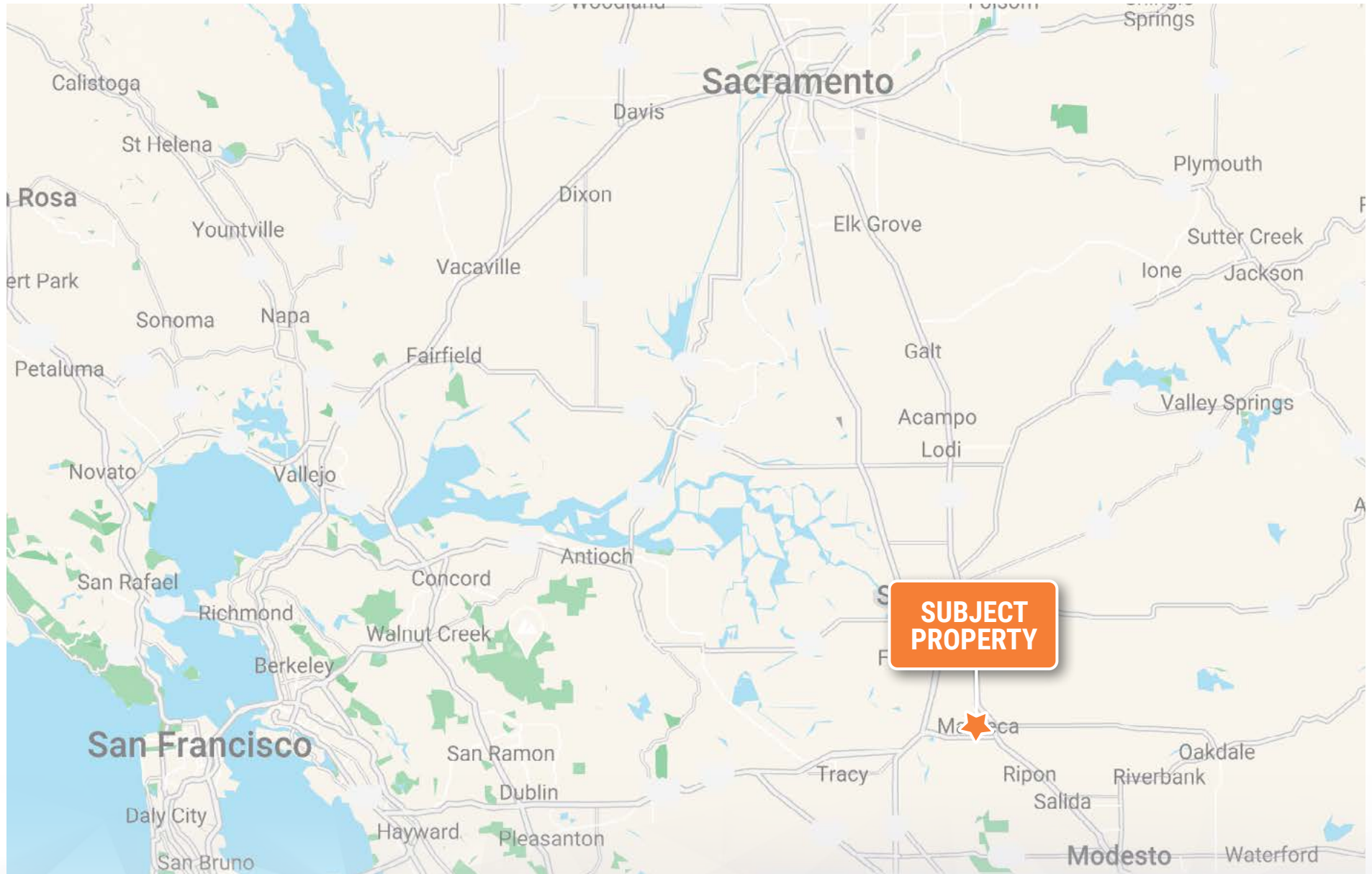


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

AERIAL MAP



REGIONAL MAP





03 MARKET OVERVIEW

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2028 Projection | | | |
| Total Population | 15,888 | 83,311 | 112,926 |
| 2023 Estimate | | | |
| Total Population | 14,214 | 78,235 | 105,965 |
| 2020 Census | | | |
| Total Population | 13,475 | 77,971 | 104,562 |
| 2010 Census | | | |
| Total Population | 11,242 | 64,987 | 85,713 |
| Daytime Population | | | |
| 2023 Estimate | 15,601 | 62,558 | 87,215 |
| HOUSEHOLDS | | | |
| 2028 Projection | | | |
| Total Households | 5,174 | 27,146 | 36,911 |
| 2023 Estimate | | | |
| Total Households | 4,633 | 25,455 | 34,589 |
| Average (Mean) Household Size | 3.2 | 3.1 | 3.1 |
| 2020 Census | | | |
| Total Households | 4,300 | 24,451 | 33,218 |
| 2010 Census | | | |
| Total Households | 3,601 | 20,795 | 27,346 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| 2023 Estimate | | | |
| \$200,000 or More | 6.6% | 8.3% | 9.1% |
| \$150,000-\$199,999 | 12.6% | 12.2% | 12.2% |
| \$100,000-\$149,999 | 21.3% | 20.0% | 20.8% |
| \$75,000-\$99,999 | 16.9% | 16.2% | 16.1% |
| \$50,000-\$74,999 | 16.2% | 16.9% | 16.7% |
| \$35,000-\$49,999 | 10.6% | 9.7% | 9.3% |
| \$25,000-\$34,999 | 4.3% | 5.3% | 5.1% |
| \$15,000-\$24,999 | 6.2% | 5.9% | 5.6% |
| Under \$15,000 | 5.3% | 5.6% | 5.2% |
| Average Household Income | \$104,109 | \$111,489 | \$114,766 |
| Median Household Income | \$85,760 | \$85,085 | \$87,397 |
| Per Capita Income | \$34,021 | \$36,386 | \$37,609 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2023 Estimate Total Population | 14,214 | 78,235 | 105,965 |
| Under 20 | 30.9% | 28.9% | 28.1% |
| 20 to 34 Years | 20.6% | 20.2% | 19.6% |
| 35 to 39 Years | 7.6% | 7.1% | 6.9% |
| 40 to 49 Years | 13.9% | 13.3% | 13.1% |
| 50 to 64 Years | 16.8% | 17.9% | 18.3% |
| Age 65+ | 10.1% | 12.7% | 14.0% |
| Median Age | 34.0 | 35.6 | 36.7 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 8,937 | 50,659 | 69,551 |
| Elementary (0-8) | 9.7% | 8.0% | 8.1% |
| Some High School (9-11) | 10.3% | 8.9% | 8.5% |
| High School Graduate (12) | 28.2% | 30.4% | 29.9% |
| Some College (13-15) | 24.1% | 25.4% | 25.9% |
| Associate Degree Only | 10.8% | 10.1% | 10.2% |
| Bachelor's Degree Only | 12.1% | 12.4% | 12.3% |
| Graduate Degree | 4.7% | 4.8% | 5.3% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 39.0 | 38.0 | 38.0 |

DEMOGRAPHICS



POPULATION

In 2023, the population in your selected geography is 105,965. The population has changed by 23.63 since 2010. It is estimated that the population in your area will be 112,926 five years from now, which represents a change of 6.6 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 36.7, compared with the U.S. average, which is 38.7. The population density in your area is 1,348 people per square mile.



HOUSEHOLDS

There are currently 34,589 households in your selected geography. The number of households has changed by 26.49 since 2010. It is estimated that the number of households in your area will be 36,911 five years from now, which represents a change of 6.7 percent from the current year. The average household size in your area is 3.1 people.



INCOME

In 2023, the median household income for your selected geography is \$87,397, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 48.30 since 2010. It is estimated that the median household income in your area will be \$101,842 five years from now, which represents a change of 16.5 percent from the current year.

The current year per capita income in your area is \$37,609, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$114,766, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 49,469 people in your selected area were employed. The 2010 Census revealed that 53.6 percent of employees are in white-collar occupations in this geography, and 27.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 35.00 minutes.



HOUSING

The median housing value in your area was \$420,795 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 17,626.00 owner-occupied housing units and 9,720.00 renter-occupied housing units in your area.



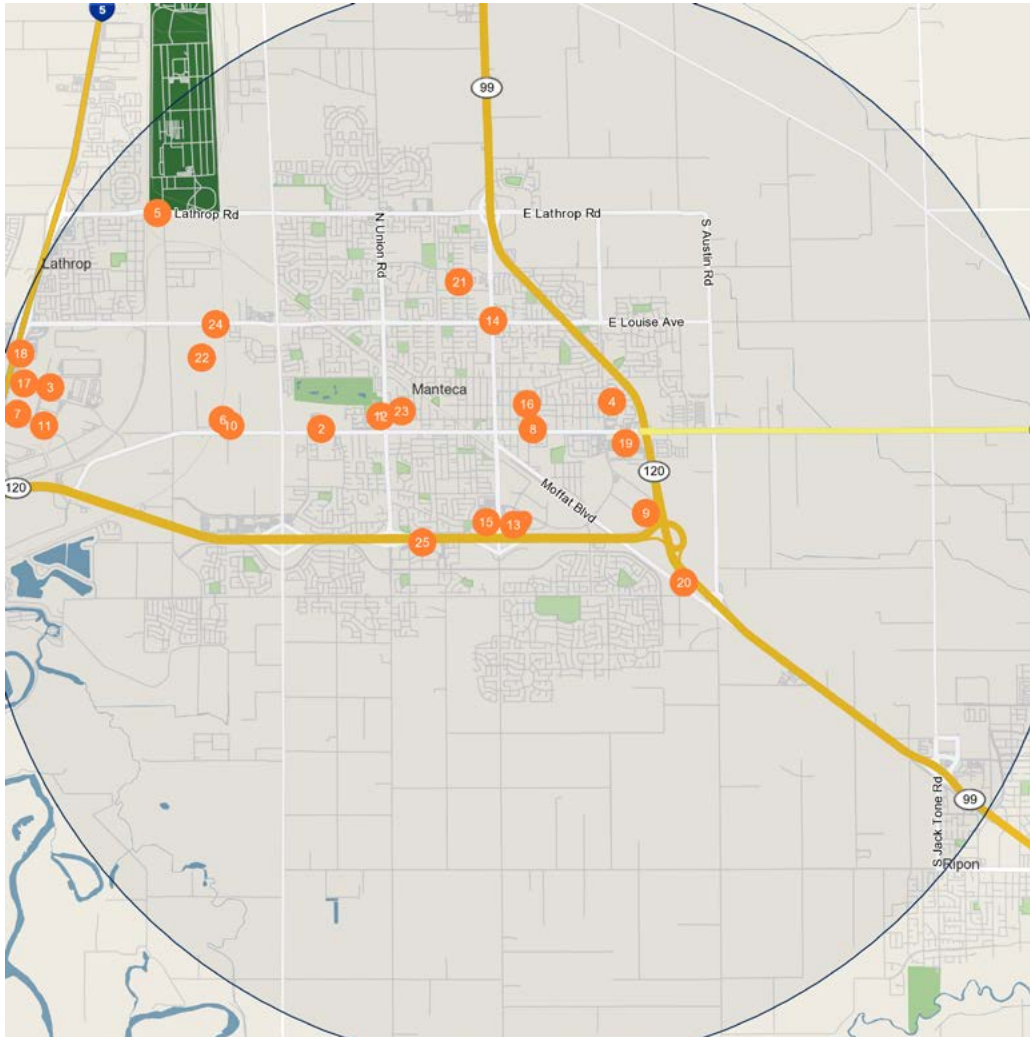
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 12.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.2 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 29.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.9 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS

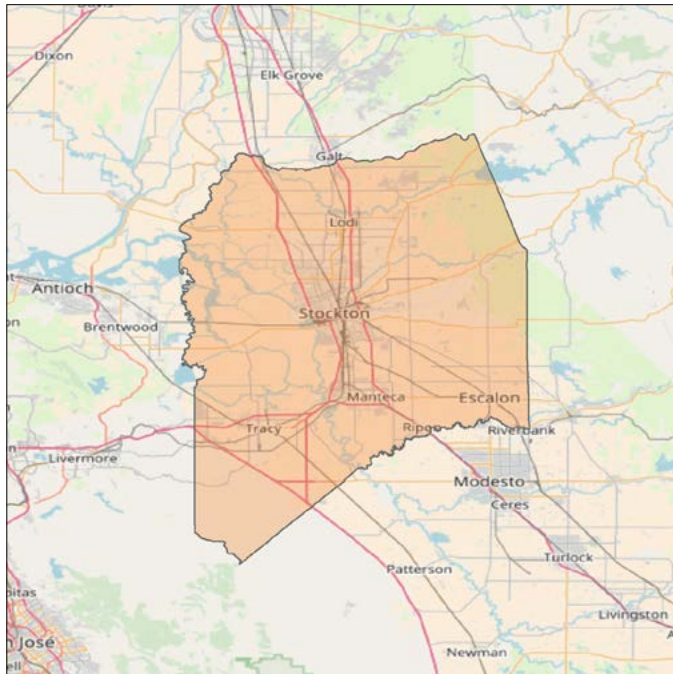


| Major Employers | | Employees |
|-----------------|---|-----------|
| 1 | Supermedia Inc-Dex Media | 1,595 |
| 2 | Kaiser Foundation Hospitals-Kaiser Pmnnte Manteca Med Ctr | 1,479 |
| 3 | Global Building Services Inc | 1,039 |
| 4 | Doctors Hospital Manteca Inc | 400 |
| 5 | California Natural Products-Power Automation Systems | 375 |
| 6 | CRST Expedited Inc | 370 |
| 7 | Tesla Inc | 335 |
| 8 | Frontier California Inc-Verizon | 298 |
| 9 | Dreyers Grand Ice Cream Inc-Nestle Dsd - Manteca DC | 256 |
| 10 | Sunnyvalley Smoked Meats Inc | 250 |
| 11 | Thyssenkrupp Indus Svcs NA Inc-Thyssenkrupp Industrial Servic | 235 |
| 12 | Clearpath Workforce MGT Inc | 224 |
| 13 | Cal-West Concrete Cutting Inc | 218 |
| 14 | Parakeet Logistics Inc | 200 |
| 15 | Walmart Inc-Walmart | 195 |
| 16 | Diocese Stockton Eductl Off-St Anthonys Catholic Church | 191 |
| 17 | Provena Foods Inc-Swiss-American Sausage | 188 |
| 18 | Performant Recovery Inc-DCS | 184 |
| 19 | Drd Hospitality Inc-Holiday Inn Express Manteca | 160 |
| 20 | Kamps Company | 160 |
| 21 | Karma Inc-PAKSN MANAGEMENT SERVICES | 160 |
| 22 | Capstone Logistics LLC | 149 |
| 23 | City of Manteca | 140 |
| 24 | Super Store Industries | 137 |
| 25 | Penney Opco LLC-JC Penney | 135 |

MARKET OVERVIEW

STOCKTON

Located in California's Central Valley, just over the Diablo Mountain Range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops, including almonds, pumpkins, cherries and walnuts, while the local wine industry contributes to growth in agritourism. Venues like the Bob Hope Theatre, the Children's Museum of Stockton and San Joaquin County Historical Museum add to the quality of life, while the University of the Pacific and San Joaquin Delta College contribute to a skilled labor force.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



STRATEGIC LOCATION

Located 85 miles east of San Francisco, San Joaquin County sits between Sacramento and Fresno, a convenience that supports the area's logistics activity.



MANUFACTURING AND DISTRIBUTION SECTOR

Port, airport, rail, highway and interstate systems support a manufacturing and distribution sector that provides companies with lower operating costs than the Bay Area.



COST-OF-LIVING

Lower housing and land prices than the Bay Area attract families to the metro. Entering 2024, Stockton's average effective apartment rent was nearly \$1,000 per month below the Bay Area mean.

ECONOMY

- The Port of Stockton is a deep-water inland port, with bulk cargo and breakbulk cargo facilities connected to the San Francisco Bay via the Sacramento-San Joaquin River Delta. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580, as well as Highways 4 and 99, support a sizable distribution and manufacturing segment. Union Pacific operates an intermodal facility in Lathrop, while BNSF maintains a similar facility in Stockton.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the local health care providers and largest employers in the county.

DEMOGRAPHICS



POPULATION

774K

Growth 2023-2028*
4.5%



HOUSEHOLDS

248K

Growth 2023-2028*
5.0%



MEDIAN AGE

34.9

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$79,800

U.S. Median
\$68,500

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