

# FOR LEASE

# LAND/DEVELOPMENT

113 W Louise Ave, Manteca, CA 95336

## High-Visibility 0.43 Acre Commercial Pad | Flexible Land Lease



EXCLUSIVELY LISTED BY

**NAI**Northgate

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## HIGHLIGHTS

- **±0.43 Acre Commercial Pad** – Ideal size for 1,000 – 5,000 sq ft building with drive thru for quick-service restaurant (QSR), coffee, drive-thru, or neighborhood retail
- **Signalized/High-Visibility Corridor** – Located along W. Louise Ave, a primary east-west arterial serving established residential neighborhoods
- **Infill Location** – Surrounded by dense, built-out housing with limited new retail supply
- **Flexible Land Lease Opportunity** – Ideal for national or regional tenants seeking low-cost entry into a strong Central Valley market
- **Flat, Usable Parcel** – Efficient configuration supports drive-thru, parking, and modern prototype layouts
- **Strong Residential Base** – Manteca population approaching -90,000+ residents with continued growth and in 2025 was ranked 6th in California for the fastest growing cities

## PROPERTY OVERVIEW

<b>ADDRESS</b>	113 W Louise Ave, Manteca, CA 95336	
<b>PROPERTY TYPE</b>	Land/Development	
<b>LEASE PRICE</b>	Contact Broker	
<b>LEASE TYPE</b>	NNN	
<b>AVAILABLE SPACE</b>	18,787 sq ft	
<b>PARCEL SIZE</b>	0.43 acres	
<b>APN</b>	216-350-150	
<b>ZONING</b>	General Commercial (CG)	
<b>TRAFFIC</b>	W Louise Ave	± 22,236 ADT
	N Main St	± 14,165 ADT

# MARKET OVERVIEW



Jack in the box ACE Hardware The CAJUN SPOT  
Little Caesars Chubby's

SITE

jiffy lube ups Save Mart  
ELEVEN MOUNTAIN MIKE'S PIZZA CVS pharmacy  
SUBWAY

N Main St: ± 14,165 ADT

W Louise Ave: ± 22,236 ADT

Walgreens

CARNICERIA ROSITA BR BASKIN-ROBBINS  
Carl's Jr. CALIFORNIA LOCAL FITNESS Pizza Hut

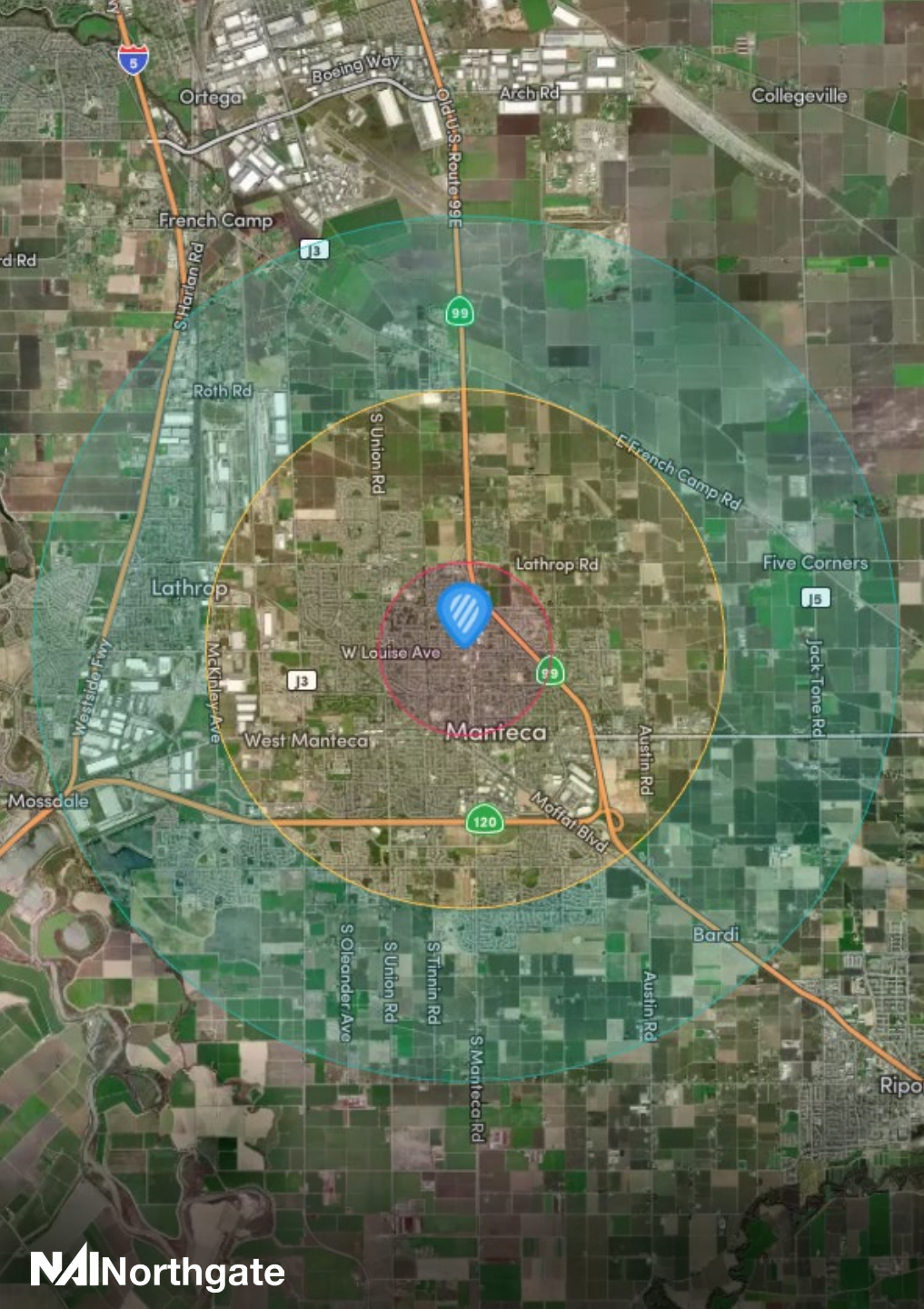
AERIAL VIEW



N Main St: ± 14,165 ADT





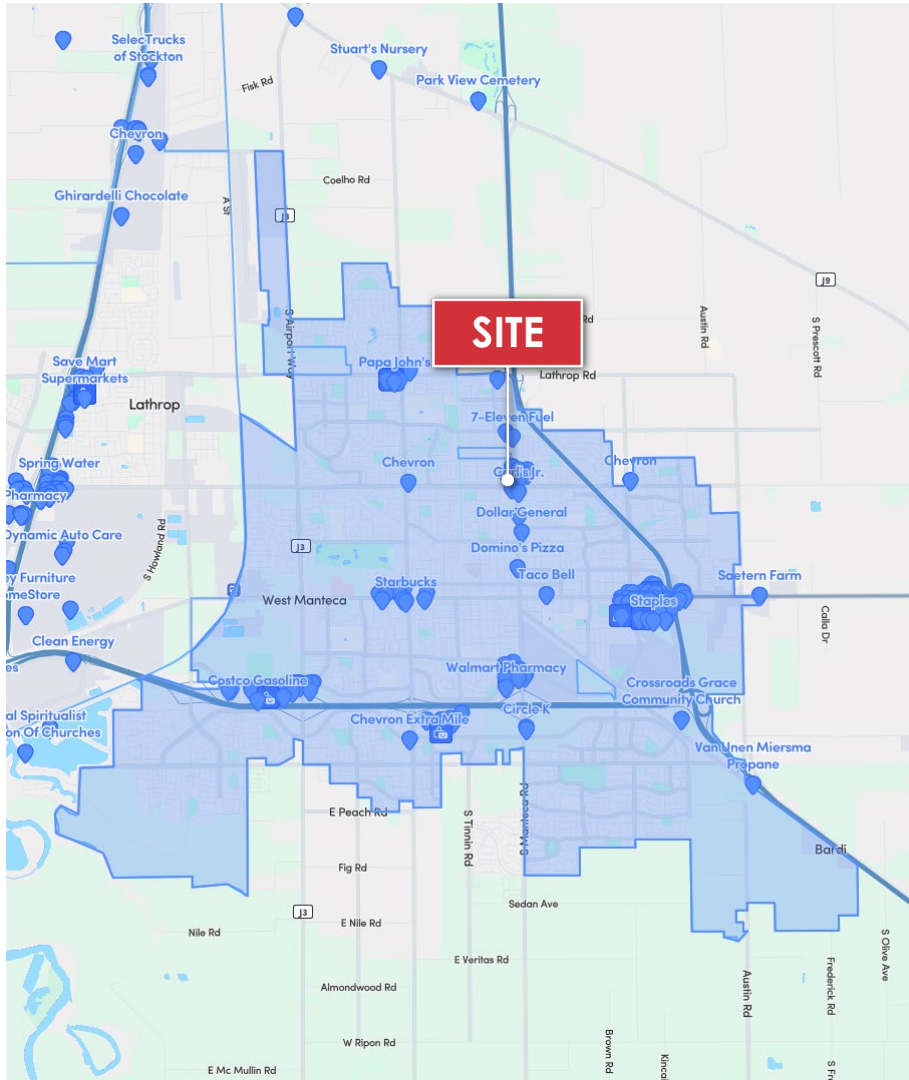
W Louise Ave: ± 22,236 ADT



## DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	20,769	83,297	125,910
Projected Population (5 Yr)	4.4%	5.0%	5.6%
Average Age	37	39	38
Households	6,734	27,432	39,013
White Population	42%	41%	36%
Black Population	3%	4%	4%
Am Indian Population	2%	2%	2%
Asian Population	10%	17%	22%
Other Population	48%	40%	39%
Hispanic Population	50%	44%	42%
Average HH Income	\$105.4k	\$117.0k	\$126.7k
College Graduates	11.8%	15.7%	17.1%
Total Employees	3,438	21,741	28,834

-  Retail
-  Shopping Center



### Central Valley Hub

Located in the heart of Manteca, this growing city blends suburban comfort with a strategic position between the Bay Area and Central Valley, making it an attractive destination for residents and businesses alike.

### Diverse Economic Growth

Manteca's economy is supported by logistics, distribution, agriculture, and retail sectors, with continued expansion driven by its proximity to major transportation corridors and regional markets.

### Family-Oriented Community

Known for its safe neighborhoods and community-focused atmosphere, Manteca appeals to families with access to quality schools through Manteca Unified School District and nearby higher education institutions.

### Parks & Recreation

The city features an extensive park system, including Woodward Park and the Manteca Tidewater Bikeway, offering residents ample opportunities for outdoor recreation, sports, and leisure activities.

### Prime Transportation Access

Positioned along Interstate 5, Highway 99, and State Route 120, Manteca provides seamless connectivity to Sacramento, the Bay Area, and other key Northern California destinations.

### Local Events & Lifestyle

Manteca hosts popular community events such as the annual Pumpkin Fair and various local festivals, reflecting its agricultural heritage and fostering a strong sense of local pride.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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