



Under Construction

*Located adjacent to Stanford Crossing, consisting of residential and retail development*

Traffic Count:  $\pm 115,963$  ADT



Frontage

$\pm 7.12$  acres of Commercial Office Zoned Land  
15919, 15929 & 15933 S. Manthey Road  
Lathrop, CA 95330

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## LOCATION DEMOGRAPHICS

1 MI

**118,376**

2025 POPULATION

**35,727**

2025 HOUSEHOLDS

**\$130,826**

AVG HOUSEHOLD INCOME

**37,054**

2025 TOTAL HOUSING UNITS

**2,326**

TOTAL BUSINESSES

**24,735**

TOTAL EMPLOYEES

5 MI

**311,947**

**91,388**

**\$114,411**

**95,384**

**8,498**

**108,111**

## PROPERTY OVERVIEW

- The subject property consists of three (3) separate parcels that total  $\pm 7.12$  acres, zoned CO (Commercial Office, City of Lathrop), with I-5 frontage.
- 15933 S. Manthey Road totals  $\pm 3.02$  acres and includes a residential house, shop building and office. Majority of yard consists of compacted gravel. The house is currently rented on a month to month basis with rent totaling \$1,700 per month. The office (not included) and yard is occupied by Creative Outdoor Environments who will vacate upon sale of the property.
- 15919 S. Manthey Road totals  $\pm 2.57$  acres and consists of unimproved land.
- 15929 S. Manthey Road totals  $\pm 1.53$  acres and includes a cell phone tower.



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## SELECT ALLOWABLE USES

- Equipment Rental
- Trailer Rental
- Wholesale
- Office Uses
- Retail Sales
- Service Retail
- Educational and Recreational
- Meeting / Banquet Hall
- Apartments

Please contact broker to discuss all potential uses.

**ASKING PRICE: \$4,952,000 (\$16.00 PSF)**



## PROPERTY SPECIFICATIONS

|                       |  |
|-----------------------|--|
| Address:              | 15933 S. Manthey Road<br>Lathrop, CA 95330         |
| APN:                  | 192-040-100  |
| Current Product Type: | Residential House (office is not included)         |
| Parcel Size:          | ±3.02 Acres  |
| Address:              | 15919 S. Manthey Road<br>Lathrop, CA 95330         |
| APN:                  | 192-040-110  |
| Current Product Type: | Unimproved Land                                    |
| Parcel Size:          | ±2.57 Acres  |
| Address:              | 15929 S. Manthey Road<br>Lathrop, CA 95330         |
| APN:                  | 192-040-140  |
| Current Product Type: | Unimproved Land                                    |
| Parcel Size:          | ±1.53 Acres  |
| Zoning:               | CO - Commercial Office (City of Lathrop)           |
| Water:                | 12" main down Stanford Crossing Drive              |
| Sewer:                | 8" main down Stanford Crossing Drive               |
| Storm:                | 72" main at Stanford Crossing Drive & Manthey Road |



#### LOCAL AMENITIES

1. Lathrop Business Park
2. Taco Bell
3. McDonalds
4. Carl's Jr
5. A&W
6. Jack in the Box
7. Louise Plaza
8. Hampton Inn
9. ARCO
10. Lathrop Food Plaza
11. Target
12. Chick-fil-A
13. Sprouts
14. In-N-Out
15. Starbucks
16. Chipotle
17. Chevron
18. Autozone
19. Dutch Bro's
20. Sonic
21. Panda Express
22. Chevron
23. O'Reilly Autoparts
24. Lathrop Crossing
25. Savemart
26. Starbucks



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