

AVAILABLE FOR LEASE  
3,035± SF BUILDING WITH FAST FOOD DRIVE THRU

# 1489 HULSEY WAY

MANTECA, CA



**SITE**



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MANTECA, CA

## PROPERTY INFORMATION

**Building Size:** 3,035± SF  
**Lot Size:** 1.146± Acres  
**Lease Rate:** Contact Agent for Information

### TRAFFIC COUNTS

42,060± ADT

Yosemite Avenue at Commerce Avenue  
*(Intersection)*

173,451± ADT

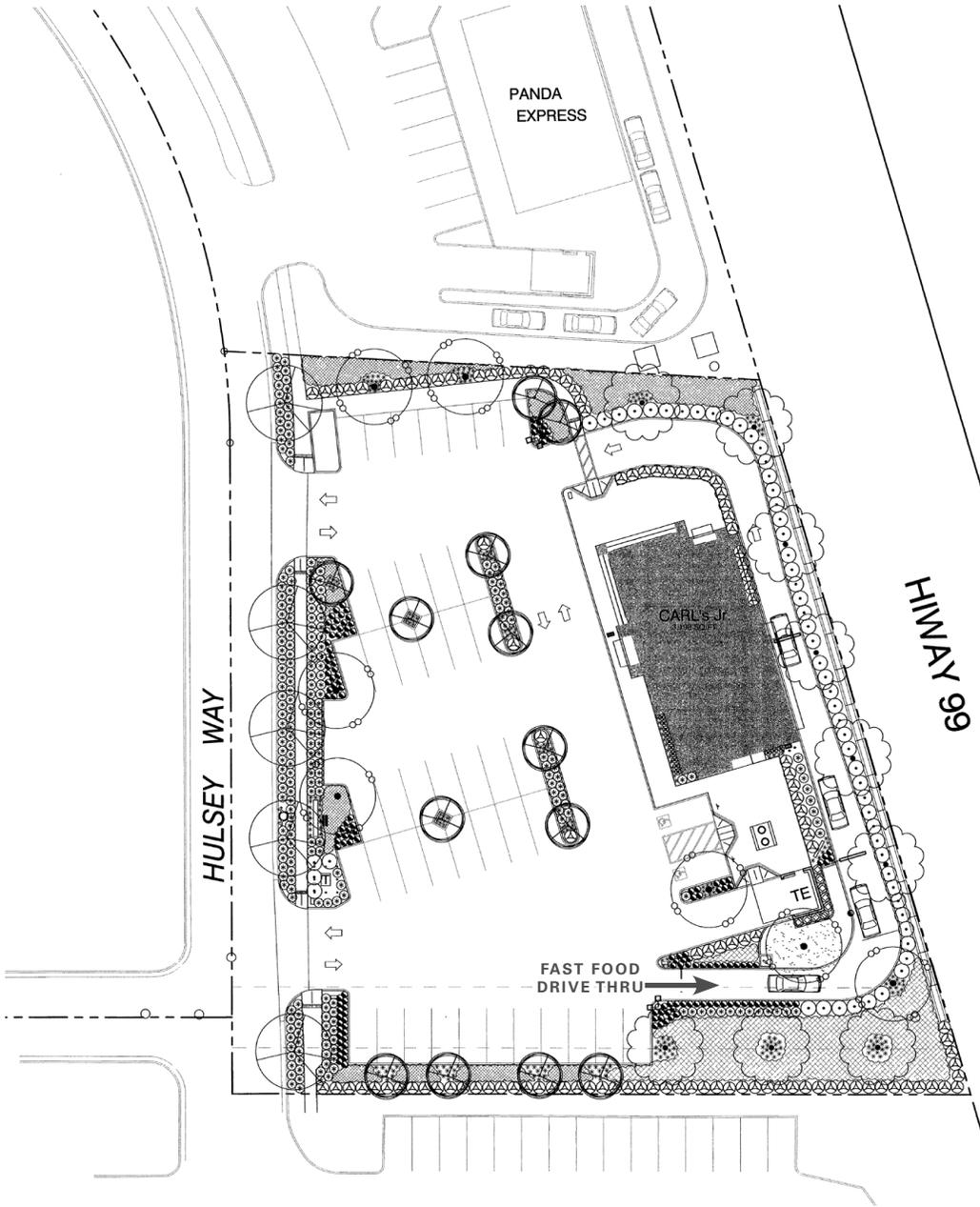
Highway 99  
*(Northbound & Southbound)*

*Source: Kalibrate TrafficMetrix 2025*

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	2030 Projection	9,674	75,016	108,928
	2025 Estimate	9,563	72,719	105,574
	Growth 2025-2030	1.17%	3.16%	3.18%
	Growth 2020-2025	7.83%	11.84%	7.85%
	Growth 2010-2020	4.31%	20.82%	29.43%
<b>HOUSEHOLD</b>	2030 Projection	3,354	23,669	34,504
	2025 Estimate	3,320	22,987	33,488
	Growth 2025-2030	1.03%	2.97%	3.03%
	Growth 2020-2025	6.74%	9.15%	7.68%
	Growth 2010-2020	2.29%	16.49%	20.90%
	<i>2025 Est. Average HH Income</i>	\$99,872	\$119,024	\$130,809

*Source: Claritas 2025*





LANDSCAPING NOTES			LANDSCAPING NOTES		
SYMBOL	SIZE	DISCUPTION	SYMBOL	SIZE	DISCUPTION
	15 GAL.	LAGERSTROEMIA tuscara Crape Myrtle Tree. Count: [ 13 ]		5 GAL.	VIBURNUM tinus 'Spring Bouquet', Laurustinus [XX]
	15 GAL.	SAPIUM sebiferum Chinese Tallow Tree Count: [ 5 ]		5 GAL.	ESCALLONIA 'Newport Dwarf', Newport Escallonia. [XX]
	15 GAL.	RHUS lancea African Sumac Count: [ 9 ]		5 GAL.	FICUS pumila, Creeping Fig, Attach to wall. [XX]
	15 GAL.	CHITALPA Count: [ 6 ]		5 GAL.	RHAPHIOLEPIS indica 'Enchantress', Indian Hawthorn. [XX]
				5 GAL.	CLYTOSTOMA Callistegloides, Lavender Trumpet Vine, Attach to Trellis. [XX]
				5 GAL.	DIETES lilioides, Fortnight Lily. [XX]
				1 GAL.	Rosa 'Flower Carpet', Pink, Flower Carpet Rose [XX]
				1 GAL.	COTONEASTER dammeri 'Lowast', Bearberry Cotoneaster, Plant 2'-6" o.c. in triangular pattern.
					6"x6" CONCRETE MOWSTRIP
				SOD	100% DWARF TALL FESCUE TURFGRASS





*For information, please contact:*

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