



FOR LEASE

# Prime Commercial Land in Downtown Manteca

**357 N MAIN ST.**

Manteca, CA 95336

**PRESENTED BY:**

**JOSE LECHUGA**

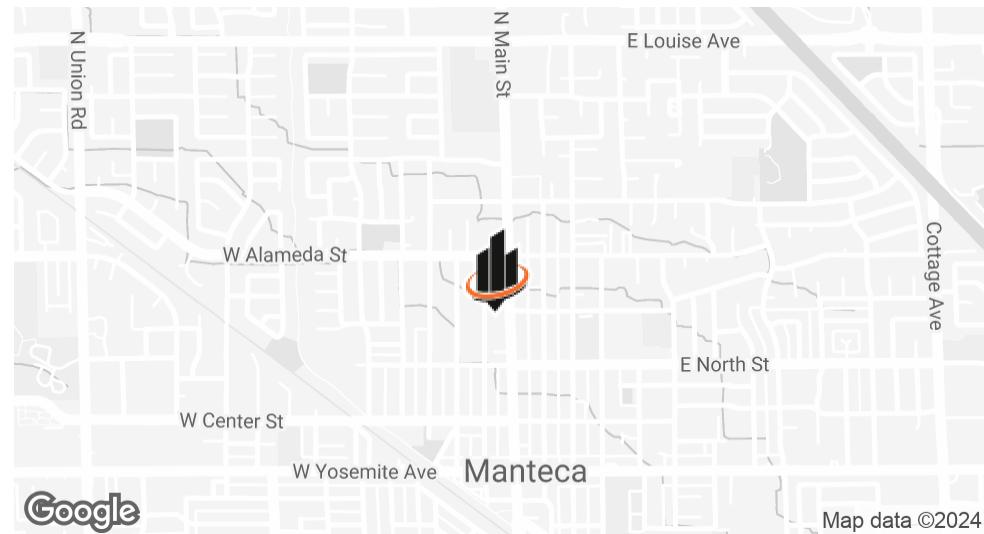
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CalDRE #02095520

**GROUND LEASE OPPORTUNITY**

# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$2.40 SF/yr (Ground)
AVAILABLE SF:	36,189 SF
LOT SIZE:	0.83 Acres

## PROPERTY DESCRIPTION

SVN Capital West Partners is pleased to present the perfect location for your business at this prime commercial property in downtown Manteca, CA. With a strategic position in one of Manteca's main retail corridors, this property sees a high traffic volume of ±24,000 vehicles per day, ensuring maximum visibility for your business. Its prominent location offers unrivaled exposure and accessibility, making it an ideal space for retail/office ventures. Don't miss the opportunity to establish your presence in this bustling area and take advantage of the exceptional potential this property has to offer.

## PROPERTY HIGHLIGHTS

- Prime location in downtown Manteca
- High daily traffic volume
- Located in one of Manteca's main retail corridors

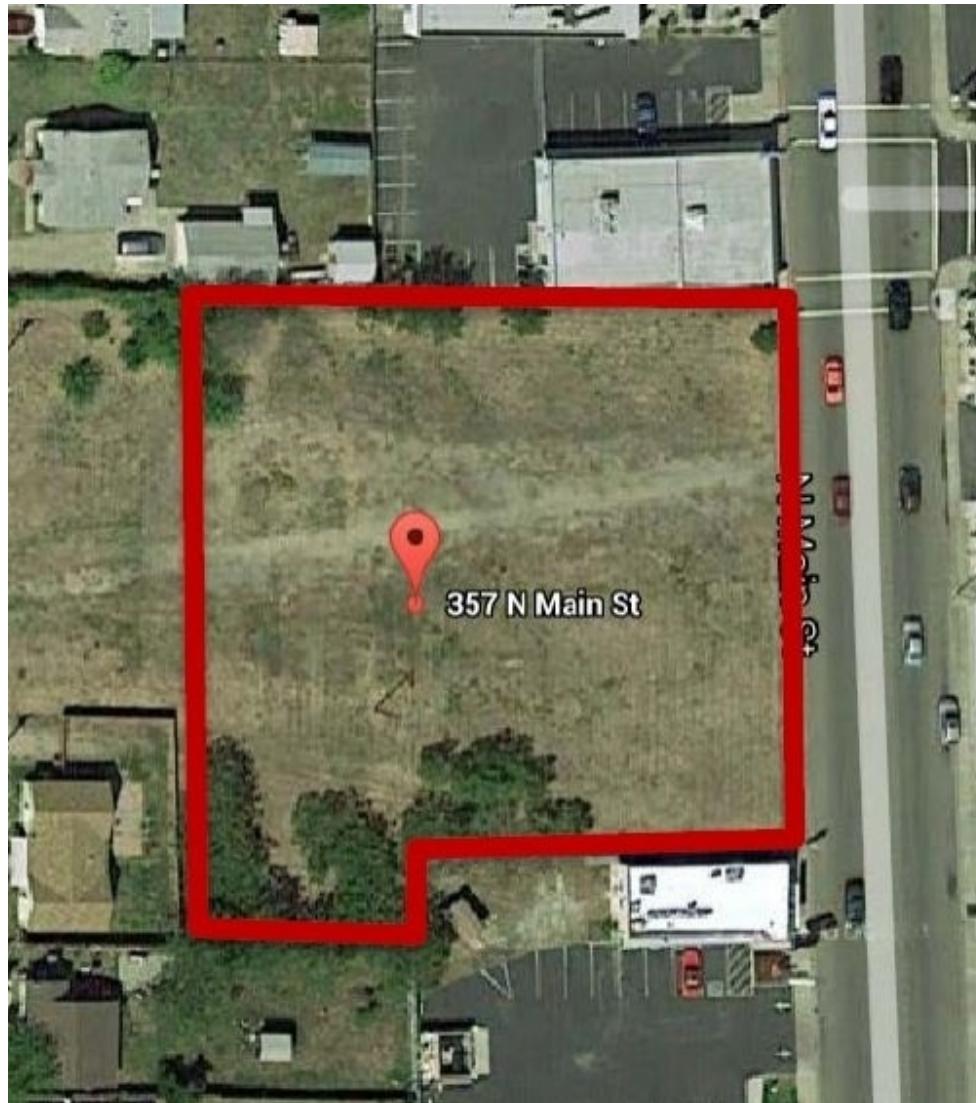
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## ADDITIONAL PHOTOS



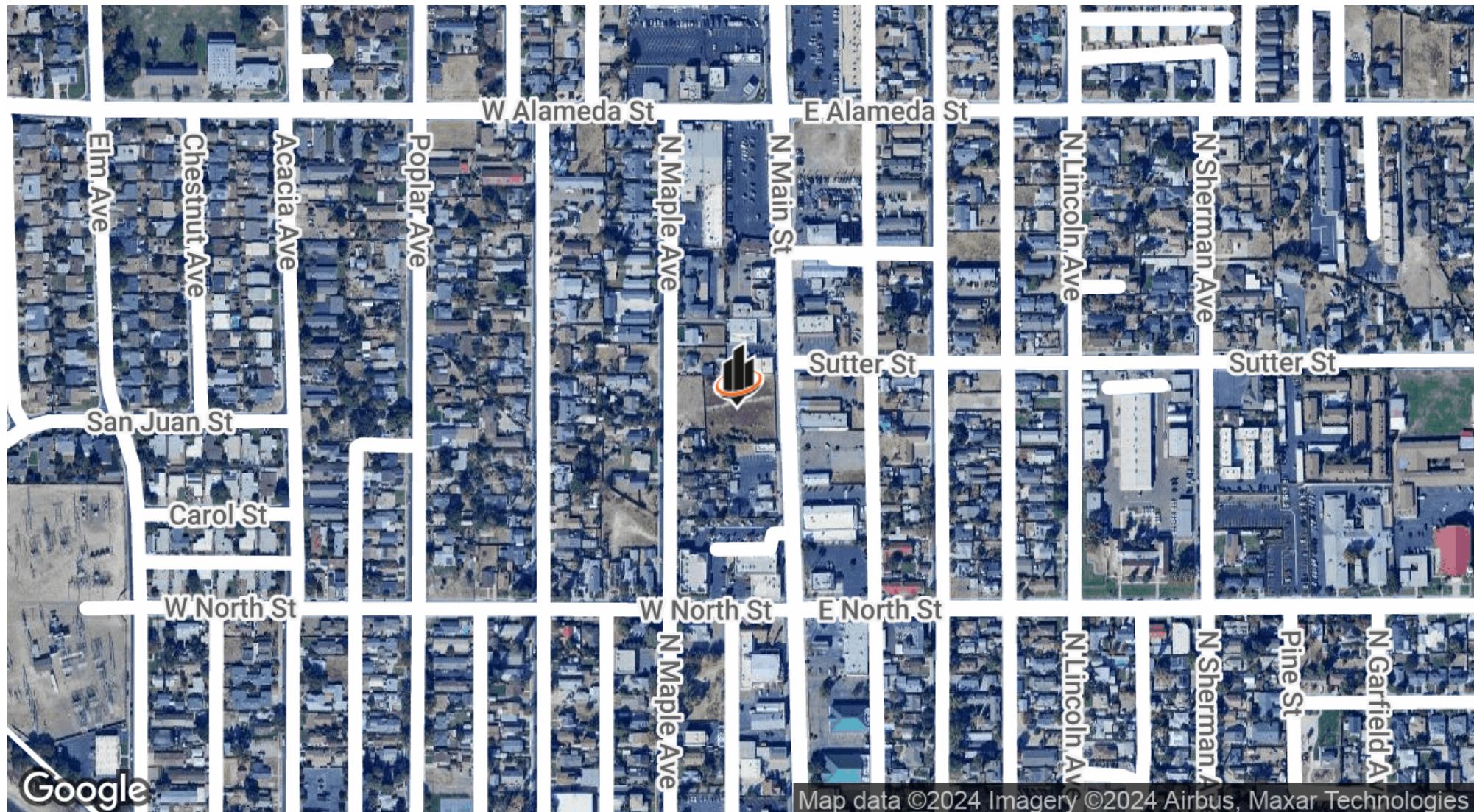
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 MILES
<b>TOTAL POPULATION</b>	6,038	21,760	89,848
<b>AVERAGE AGE</b>	37	38	39
<b>AVERAGE AGE (MALE)</b>	36	37	38
<b>AVERAGE AGE (FEMALE)</b>	38	39	40
<b>HOUSEHOLDS &amp; INCOME</b>			
	0.5 MILES	1 MILE	3 MILES
<b>TOTAL HOUSEHOLDS</b>	1,973	7,061	28,630
<b># OF PERSONS PER HH</b>	3.1	3.1	3.1
<b>AVERAGE HH INCOME</b>	\$90,409	\$96,692	\$127,177
<b>AVERAGE HOUSE VALUE</b>	\$472,019	\$487,207	\$611,200

Demographics data derived from AlphaMap



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