

**FOR LEASE**

# Prime Commercial Land in Downtown Manteca

**357 N MAIN ST.**

Manteca, CA 95336

**PRESENTED BY:**

**JOSE LECHUGA**

O: 408.896.0628

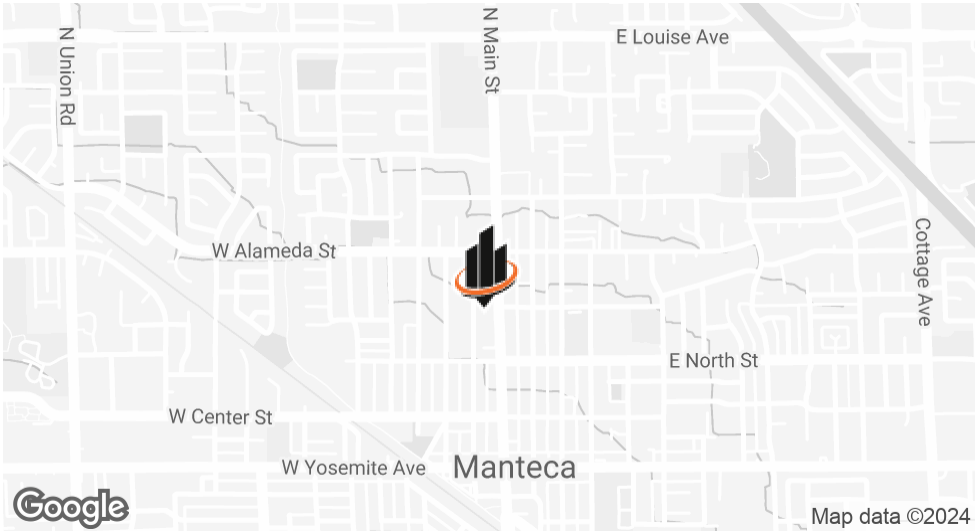
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CalDRE #02095520

**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.

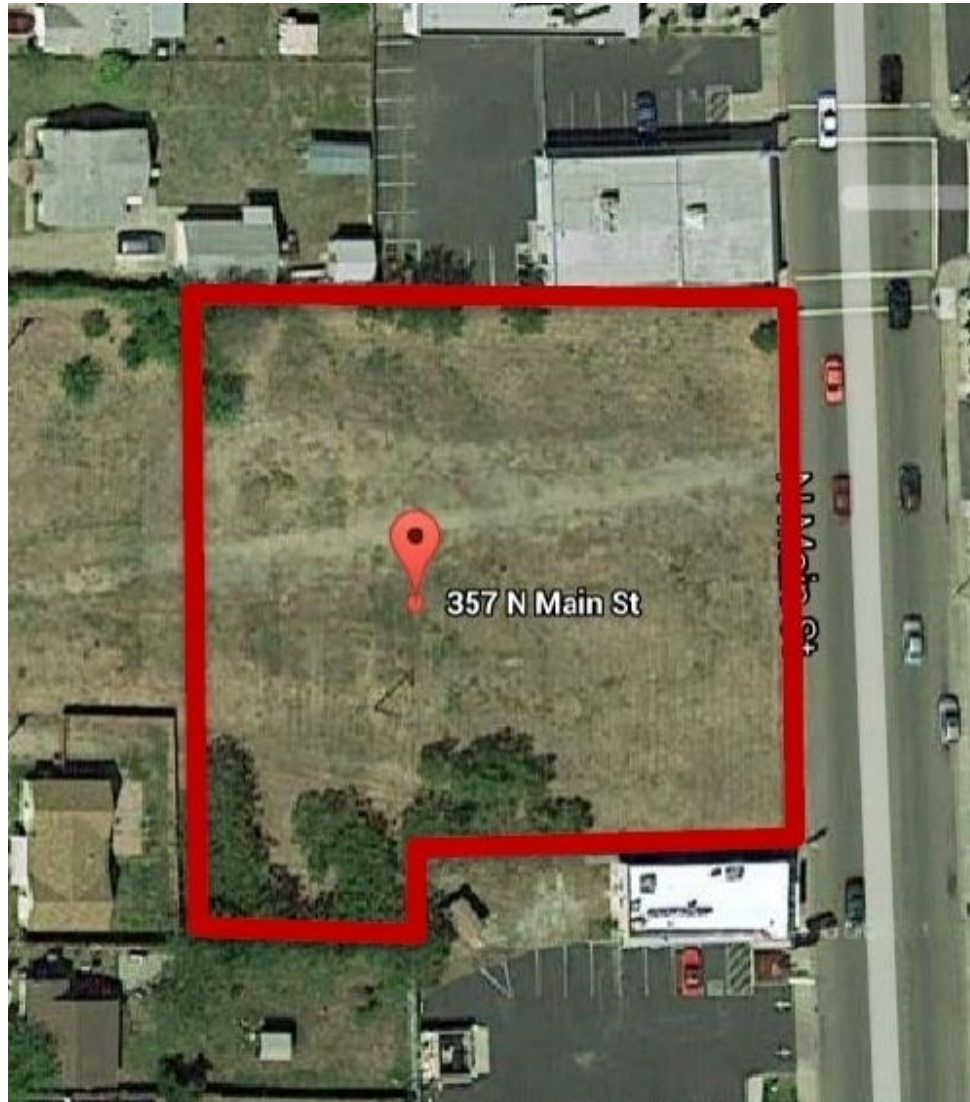
## PROPERTY HIGHLIGHTS

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

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## ADDITIONAL PHOTOS



**JOSE LECHUGA**

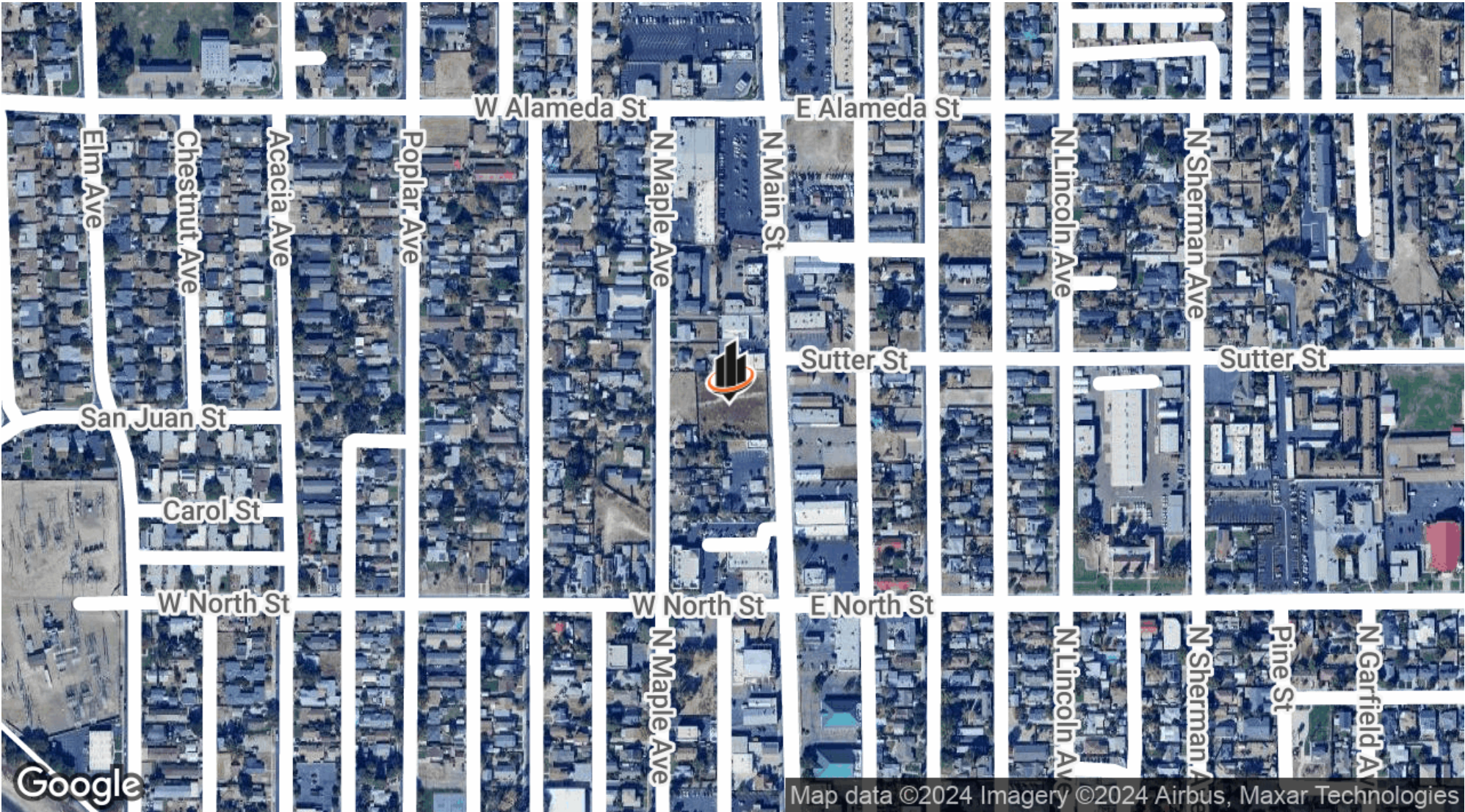
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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

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

Demographics data derived from AlphaMap



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