



LISTING DATA

AVAILABLE SF: 30,752± SF

COMMENTS:

- Dominant neighborhood shopping center in the heart of Manteca, California.
- Successful anchor tenants include: Save Mart, Rite Aid, and Dollar Tree!
- Great access, exposure, and visibility from West Yosemite Ave.
- Cotenants include: Goodwill, Harbor Freight Tools, Planet Fitness, Subway, and Carl's Jr.
- Close proximity to Kaiser Hospital, City Hall and Manteca's core office district.
- Great daytime population!
- Monument signage available

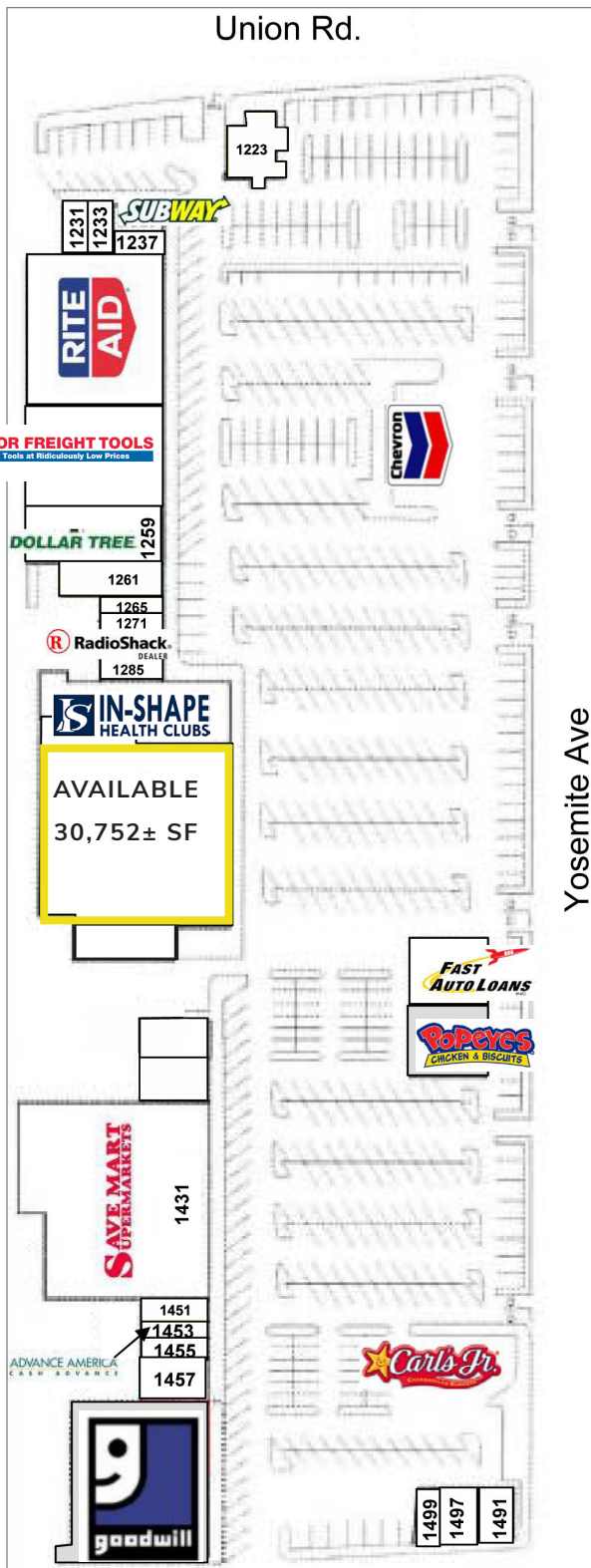
Please do not disturb Tenant



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MANTECA MARKETPLACE ANCHOR SPACE FOR LEASE

1321 WEST YOSEMITE AVENUE, MANTECA, CA



TENANTS

1223 Jack's Pizza & Caffe	2,800 sf
1231 Union Liquor and Mini Mart	2,800 sf
1233 Luxury Nails	1,000 sf
1235 Subway	1,400 sf
1237 Nature's Corner	1,100 sf
1245 Rite Aid	21,400 sf
1255 Harbor Freight Tools	12,992 sf
1259 Dollar Tree	9,174 sf
1261 Indian Restuarant	3,000 sf
1265 Manteca Dry Cleaners	1,200 sf
1271 Threading Salon	1,200 sf
1281 Radio Shack	2,400 sf
1285 Jackson Hewitt	1,200 sf
1305 Planet Fitness	19,431 sf
1321 AVAILABLE	30,752 sf
1325 Frozen Yogurt	1,450 sf
1351 The Pho	3,600 sf
1411 AVAILABLE	6,000 sf
1431 Save Mart	34,860 sf
1451 Smoke City	1,680 sf
1453 Advance America	1,400 sf
1455 R&R Beauty Supply	1,400 sf
1457 New China Rest.	3,547 sf
1465 Carl's Jr	4,000 sf
1491 American General	2,200 sf
1497 Bakery	2,000 sf
1499 Café Aroma	750 sf

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MANTECA MARKETPLACE
ANCHOR SPACE FOR LEASE
1321 WEST YOSEMITE AVENUE, MANTECA, CA

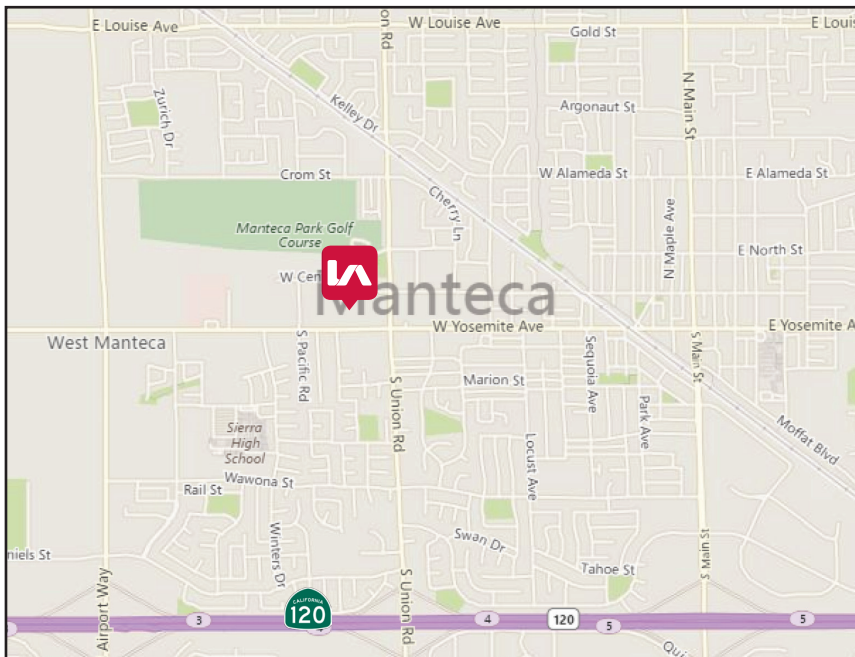
UPDATED MANTECA MARKETPLACE



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MANTECA MARKETPLACE ANCHOR SPACE FOR LEASE

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TRAFFIC COUNTS:

W Yosemite Ave: 18,694± Cars ADT
N Union Road: 15,865± Cars ADT

DEMOGRAPHICS

	1 mile	2 miles	3 miles
POPULATION:	22,889	95,037	118,119
INCOME:	\$102,492	\$111,568	\$112,706

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