

FOR LEASE

Spreckels Park Shopping Center

 257-299 Spreckels Ave,
Manteca, CA



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Property Highlights

SPRECKELS PARK SHOPPING CENTER

MANTECA, CA

LEASE RATE	Contact Broker
AVAILABLE SPACE	D2: ±975 SF E4: ±898 SF
PARKING	4.86 Spaces / 1,000 SF
ZONING	General Commercial (CG)
TRAFFIC COUNTS	Spreckels Avenue: ±14,231 ADT East Yosemite Avenue: ±30,243 ADT S Highway 99: ±87,750 ADT



Located on Manteca's primary retail corridor of East Yosemite Avenue near Highway 99.



Center provides for a strong tenant mix of goods and service industries.



Co-tenants include:
PetSmart, San Joaquin County Hospital Clinic, Round Table Pizza, and more.



Located near Target and Food4Less.



Center is subject to approximately 70,000 people with an average household income of \$79,000 within 3 miles.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Daytime Population	15,307	69,958	93,715
Population	12,451	82,401	108,634
Avg. HH Income	\$100,700	\$119,816	\$127,208

Source: 2025 Esri.



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Site Plan

SPRECKELS PARK SHOPPING CENTER

MANTECA, CA

■ AVAILABLE



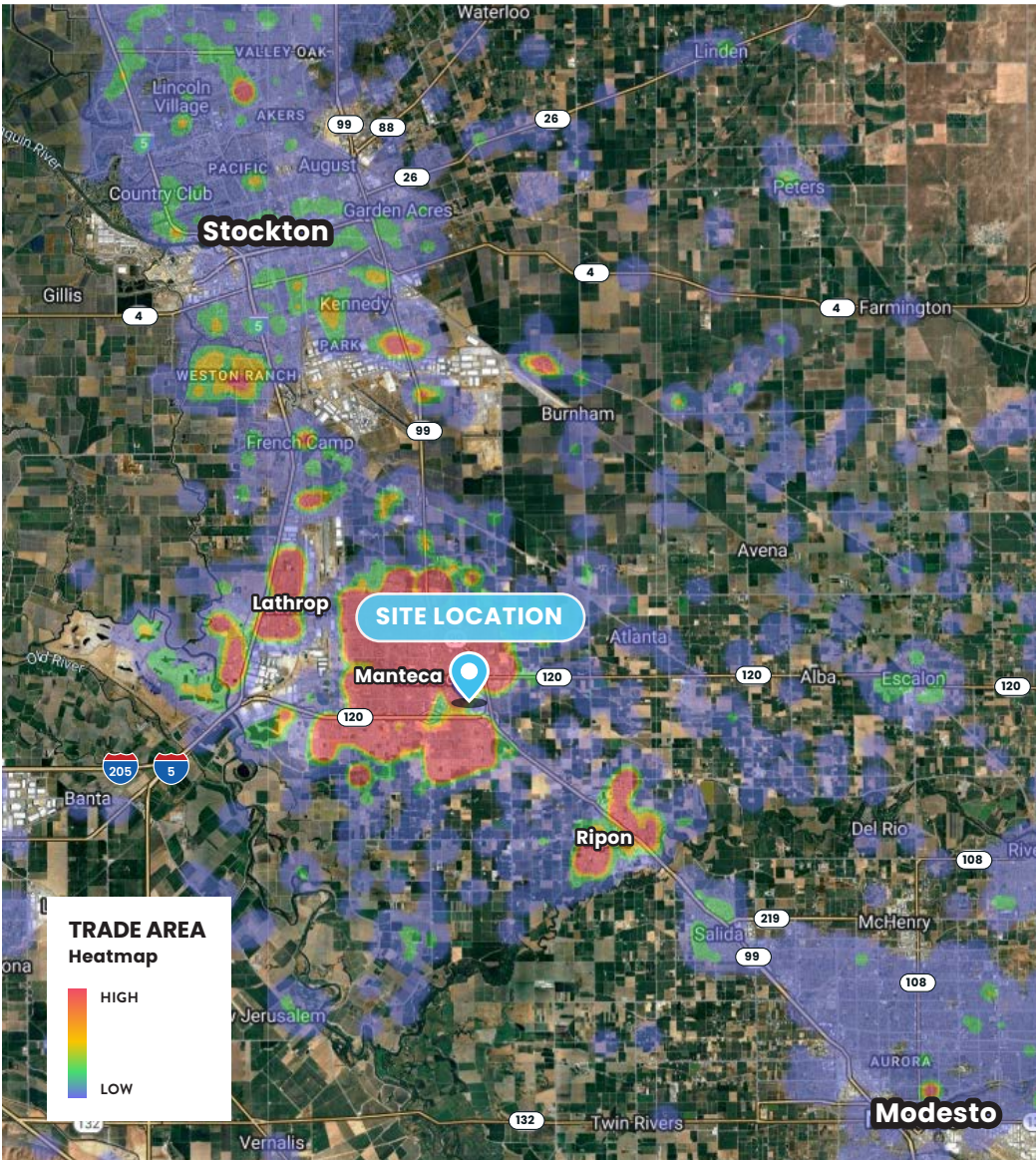
UNIT	TENANT	SF
A1	Petsmart	20,000
B	Altitude Trampoline Park	10,120
C1	Gills Pharmacy	2,000
C2	Dental Lab/ Reliance Dental Designs	2,000
C3	Baby Nutrition	2,134
C4-7	SJC Hospital Clinic	5,880
C8	San Joaquin County WIC	1,669
D1	Brows Threading Studio	998
D2	AVAILABLE	975
D3	Round Table Pizza	3,527
E1	Mihana Sushi	1,380
E2	Sanjay Kumar Vanjarapu, DDS	2,000
E3	Dr. Bruce Watson (Chiro)	1,122
E4	AVAILABLE	898
Total Existing SF		55,958

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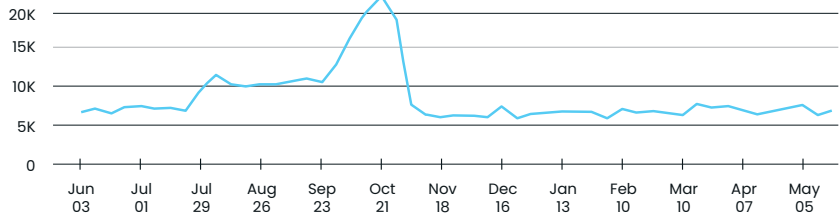




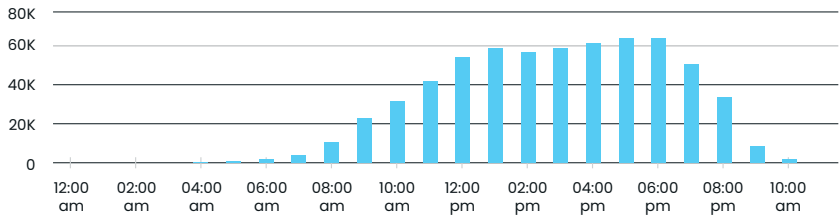


Visits	2.2M
Visitors	379.5K
Visit Frequency	5.91

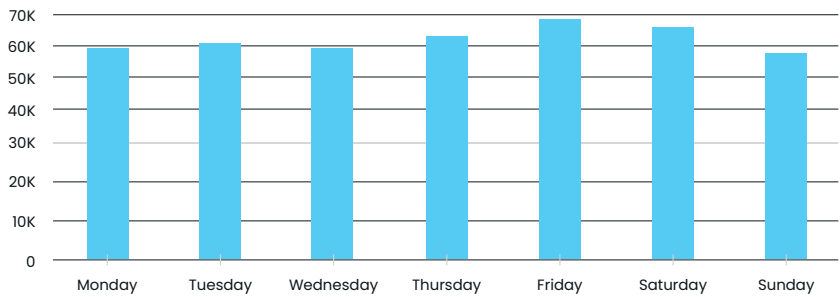
VISITS / WEEKLY



HOURLY VISITS



DAILY VISITS



Source: Placer.ai

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