

# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

**PRE-LEASING - CALL FOR DETAILS**



**Prime North  
Manteca  
Location**

**Hwy 99 visibility &  
direct access**

- Next to high traffic ARCO/AM PM & Starbucks
- Planned Delivery in 2025
- Immediate access to Hwy 99 interchange
- Signalized intersection
- Zoned CG (General Commercial)
- Ideal for restaurants, sandwich shop, juice/smoothies, frozen treats, health and beauty, dental, financial and commercial services

*Be part of the dynamic growth in North Manteca. An opportunity for your business to serve a large and expanding residential trade area along with the thousands of Hwy. 99 travelers.*



**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

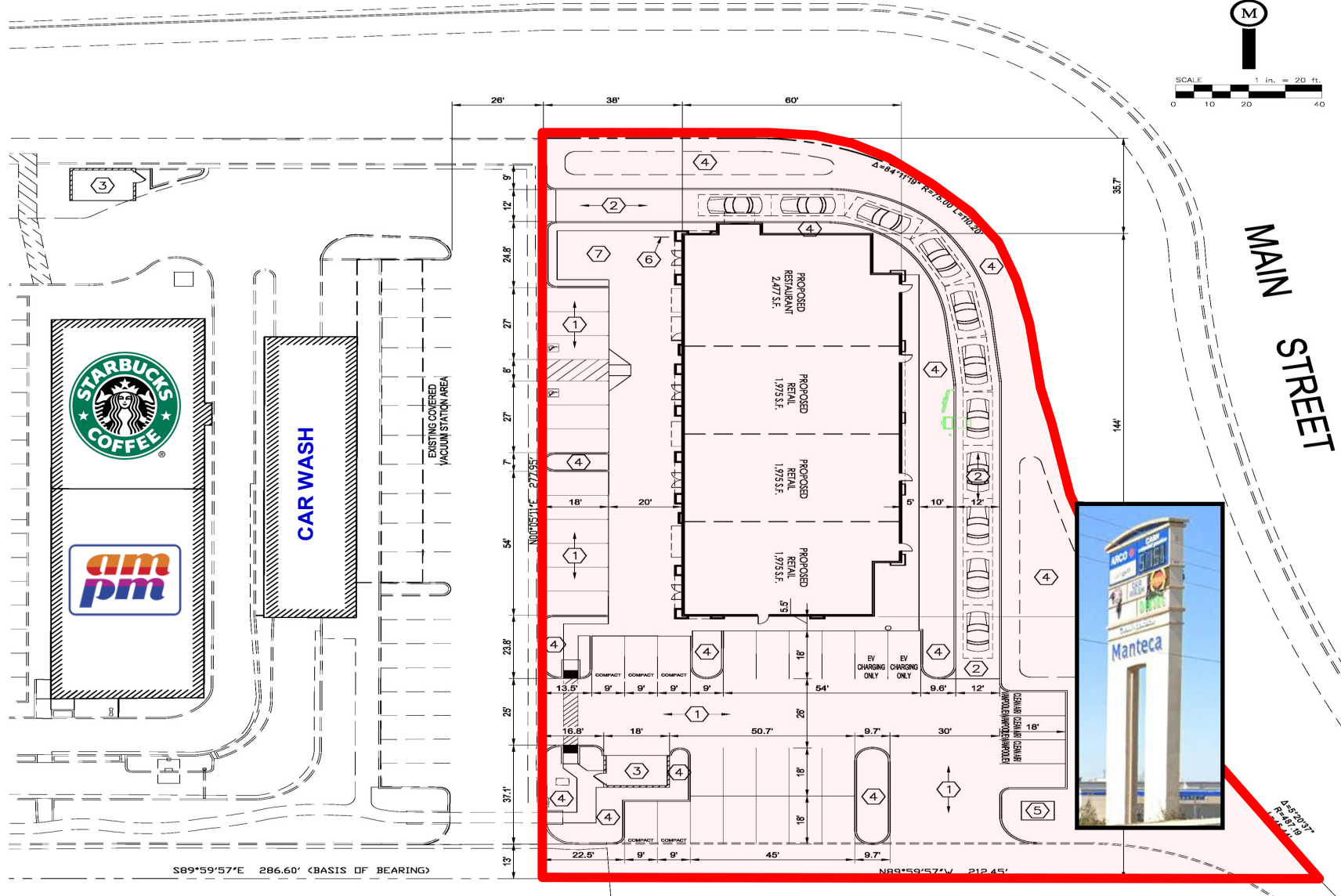
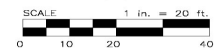
**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



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LATHROP ROAD

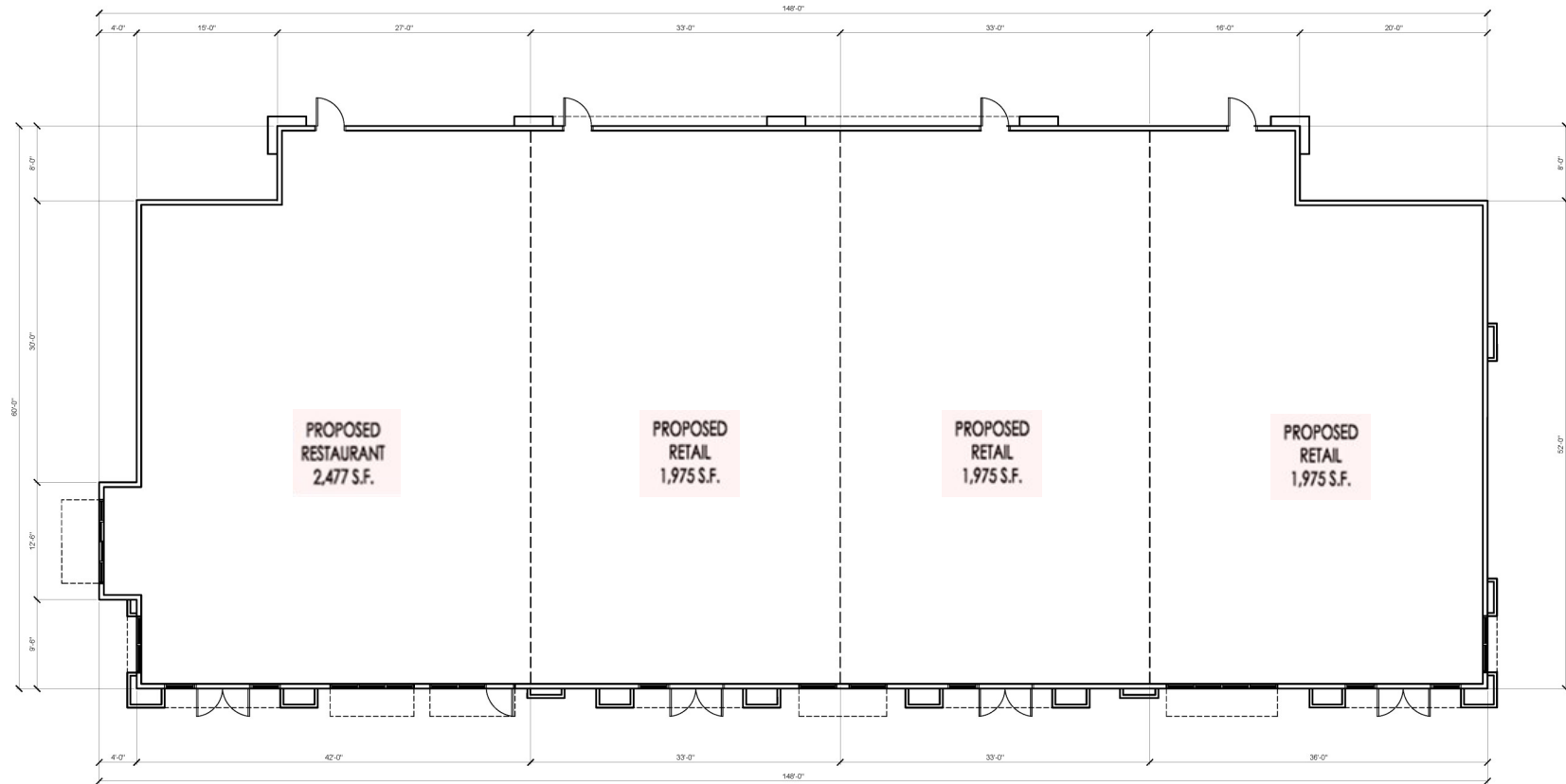


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## BUILDING FLOOR PLAN



**1,975 - 8,400 sf • All or Part • NNN Leases • Call for Details**

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**SUBJECT**

15,448 ADT

LATHROP ROAD

STARBUCKS

ARCO

ampm

PYLON SIGN

CALIFORNIA 99

67,730 ADT

N. MAIN STREET

14,092 ADT

SECURITY PUBLIC STORAGE

Center Appliance

PARCEL FOR SALE  
1.17± Acres  
Call for Details

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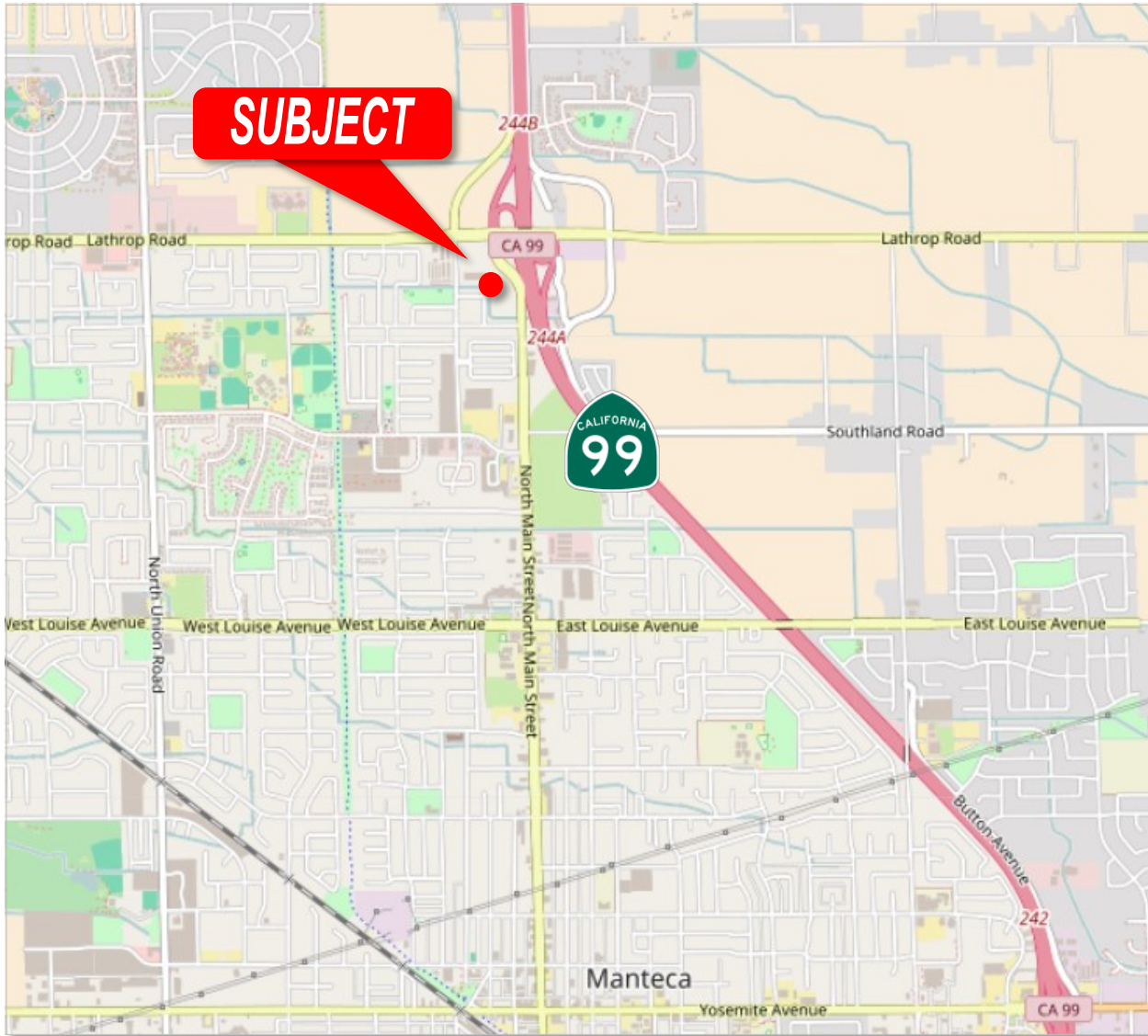


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## AREA MAP



## CENTRAL VALLEY MAP



## DISTANCES

To Modesto .....	19 miles
To Stockton .....	15 miles
To Sacramento .....	62 miles
To San Francisco .....	74 miles

## TRAFFIC COUNTS

Hwy 99 .....	70,000 ADT
Lathrop Road .....	15,291 ADT
N. Main Street .....	18,768 ADT
Crestwood Avenue .....	12,000 ADT

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**N Main St & Lathrop Rd, Manteca @ Hwy 99**  
2010 Crestwood Ave, Manteca, CA 95336

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	71,019	123,277	294,795
2024 Estimate	67,212	116,689	279,470
2020 Census	64,187	111,561	269,281
Growth 2024 - 2029	5.66%	5.65%	5.48%
Growth 2020 - 2024	4.71%	4.60%	3.78%
	30,388	50,239	143,613
	67,212	116,689	279,470
<b>Households</b>			
2029 Projection	23,893	38,288	84,234
2024 Estimate	22,599	36,224	79,751
2020 Census	21,479	34,489	76,185
Growth 2024 - 2029	5.73%	5.70%	5.62%
Growth 2020 - 2024	5.21%	5.03%	4.68%
Owner Occupied	14,102 62.40%	24,562 67.81%	49,260 61.77%
Renter Occupied	8,498 37.60%	11,662 32.19%	30,491 38.23%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	2,616 11.58%	3,841 10.60%	12,384 15.53%
Income: \$25,000 - \$50,000	3,853 17.05%	5,024 13.87%	13,628 17.09%
Income: \$50,000 - \$75,000	3,905 17.28%	5,913 16.32%	12,844 16.11%
Income: \$75,000 - \$100,000	3,531 15.62%	5,292 14.61%	11,046 13.85%
Income: \$100,000 - \$125,000	2,533 11.21%	4,240 11.70%	8,901 11.16%
Income: \$125,000 - \$150,000	1,603 7.09%	2,969 8.20%	5,263 6.60%
Income: \$150,000 - \$200,000	2,541 11.24%	4,758 13.13%	8,283 10.39%
Income: \$200,000+	2,018 8.93%	4,187 11.56%	7,402 9.28%
<b>2024 Avg Household Income</b>	\$102,195	\$112,854	\$99,062
<b>2024 Med Household Income</b>	\$81,556	\$90,750	\$77,307



Manteca is a city in the Central Valley of California, 76 miles east of San Francisco. It was founded in 1861 by Joshua Cowell. Cowell claimed around 1,000 acres and built houses on what is now the corner of Main and Yosemite. In 1873, the Central Pacific Railroad laid track directly through the area.

Manteca fashions itself the "Family City", and it lies at a crossroads of major highways and railroads. As recently as the 1970s, Manteca existed primarily on agriculture and was still barely a stop between two freeways, Interstate 5 and State Route 99. The continuing rise in Bay Area housing prices caused Bay Area residents to look further eastward for cheaper places to live. Since the construction of the 120 bypass portion of State Route 120, Manteca has become a popular choice for these commuters. The 1990s saw an increase in the city's population and the construction of its third high school, the first two being Manteca High School and East Union High School. The population of Manteca continues to increase, with some housing being constructed on what was once farmland to the north and southeast.

Manteca is the home base for the *Not Forgotten Memorial Day Event*, the largest commemoration for veterans on the American West Coast. The event is held the Sunday before Memorial Day every year. The event draws over 20,000 people in attendance.

Today Manteca has over 72,000 residents and is the home of Big League Dreams, Bass Pro Shop, Costco, Walmart and many other amenities attracting thousands of tourist each year.

