

# QUICK SERVICE RESTAURANT OPPORTUNITY

# FOR LEASE

132 Button Ave | Manteca, CA 95336

## INFORMATION

- Available: ± 480 SF
- APN: 208-310-230
- Lease Rate: \$2,500 Gross
- Lot Size: 11,669/.27 Acres
- Type: Retail, QSR

## DESCRIPTION

480 SF quick-service restaurant building with drive-thru in a busy Manteca location. Built for efficient food service, the space includes an existing kitchen layout and floor drains. Strong visibility and easy access to Highway 99 and Highway 120 place it in the path of steady retail and commuter traffic.

## HIGHLIGHTS

- Drive-Thru Ready
- 480 SF Footprint
- Floor Drains Installed
- High Traffic Location
- Hwy 99 & 120 Access



NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

GARRETT LUCAS  
AGENT, DRE 02109697  
650.743.9255  
glucas@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

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Professionally maintained 480 SF retail/QSR building located along a well-traveled commercial corridor in Manteca. Configured for quick-service food operations, the property features an existing drive-thru layout, functional kitchen buildout, and floor drains to support efficient food preparation and service. The compact footprint allows for streamlined operations while maintaining strong visibility and convenient access near Highway 99 and Highway 120, placing the site within Manteca's active retail and commuter flow.



## Features:

- Existing Drive-Thru Lane
- Built-Out Kitchen Layout
- Installed Floor Drains
- Compact Efficient Footprint
- Utility-Ready Infrastructure
- Immediate Highway 99 access
- FF&E Equipped

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SINCE 1957 REAL ESTATE

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AGENT, DRE 02109522  
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nmaugeri@pmz.com

GARRETT LUCAS  
AGENT, DRE 02109697  
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