

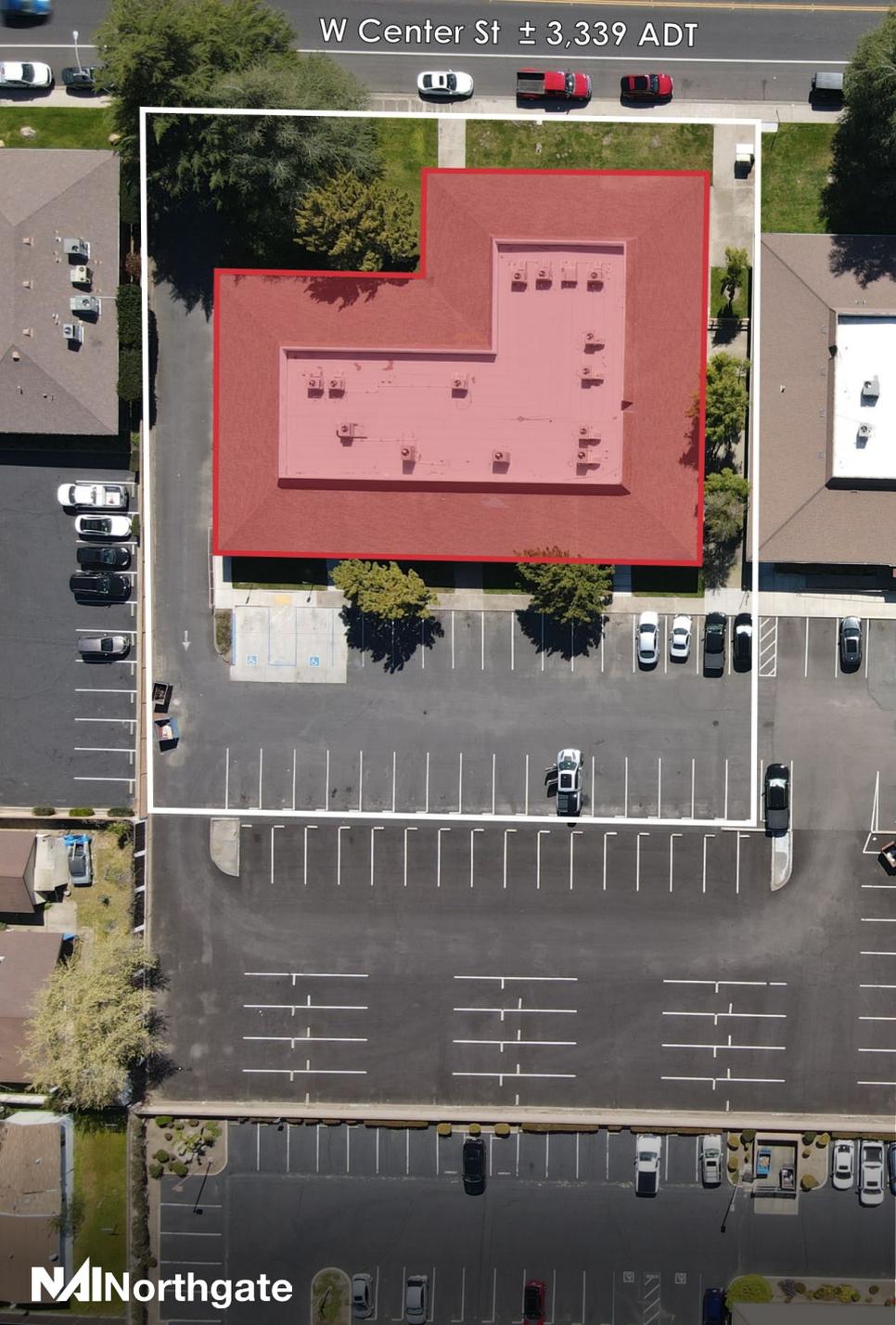
FOR LEASE



Professional Office For Lease

955 W Center St | Manteca, CA

W Center St ± 3,339 ADT



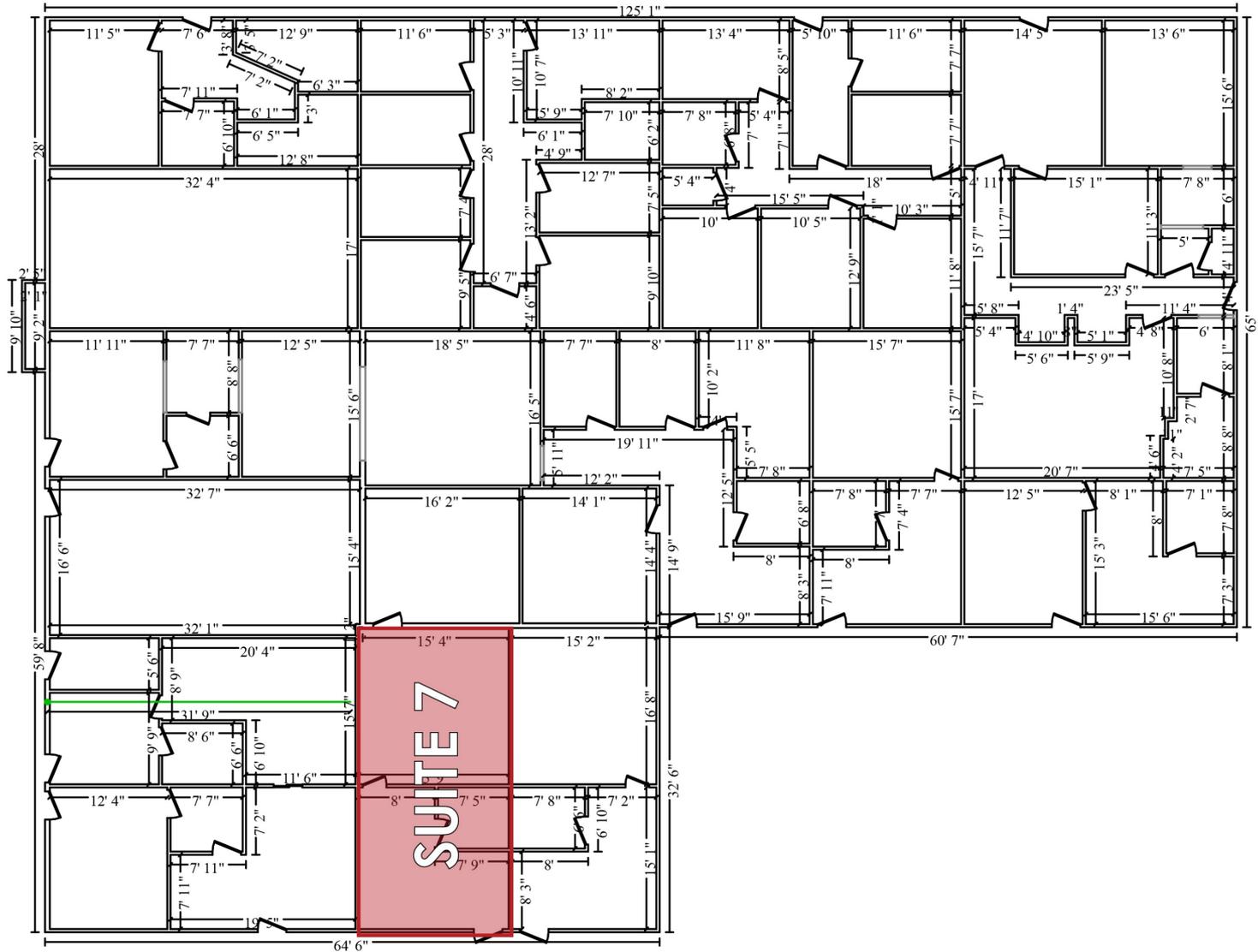
HIGHLIGHTS

- Rare, small office space available in Manteca, CA
- Modern buildouts include private restrooms.
- Centrally located in Manteca, CA
- Safe, secure location adjacent the Manteca Police Department.
- Located with proximity to professional offices and major retail centers.

PROPERTY OVERVIEW

ADDRESS	955 W Center St, Manteca, CA 95337	
AVAILABLE SPACE	Suite 7	775 sq ft
LEASE PRICE	Suite 7	\$1,760 all in
ZONING	Commercial Office (CO)	
LEASE TYPE	NNN (\$.47 psf included in Lease Price above)	

FLOOR PLAN



MARKET OVERVIEW



Smith & Co Cpa's
 Crossroads Property Management
 Beyond Behavior California - Home Health Care Services
 Rose Carroll - Real Estate Services
 Noel C David MD

The Spa Room In Manteca - Day Spa
 GK Music
 The Blissful Plumb - Therapeutic Massage and Aromatherapy
 The 180 Barber Club
 Aly Hair Studio

SITE

DUTCHBROS
 Valley2Bay Detailing - Automotive
 Gasket Masters, Inc. - Automotive
 Manteca Car Wash
 Anderson's Mower & Bike - Sporting Goods

iCare Family Optometry
 Journey Wealth Management
 Javier Guerrero Law, PC
 Dewberry - Engineering Consultant



Prime Location & Accessibility

Located in California's Central Valley, Manteca sits at the junction of Highway 99, I-5, and I-205, offering seamless access to Stockton, Modesto, Sacramento, and the Bay Area. This connectivity makes it an ideal location for retail, industrial, and logistics operations.

Economic & Population Growth

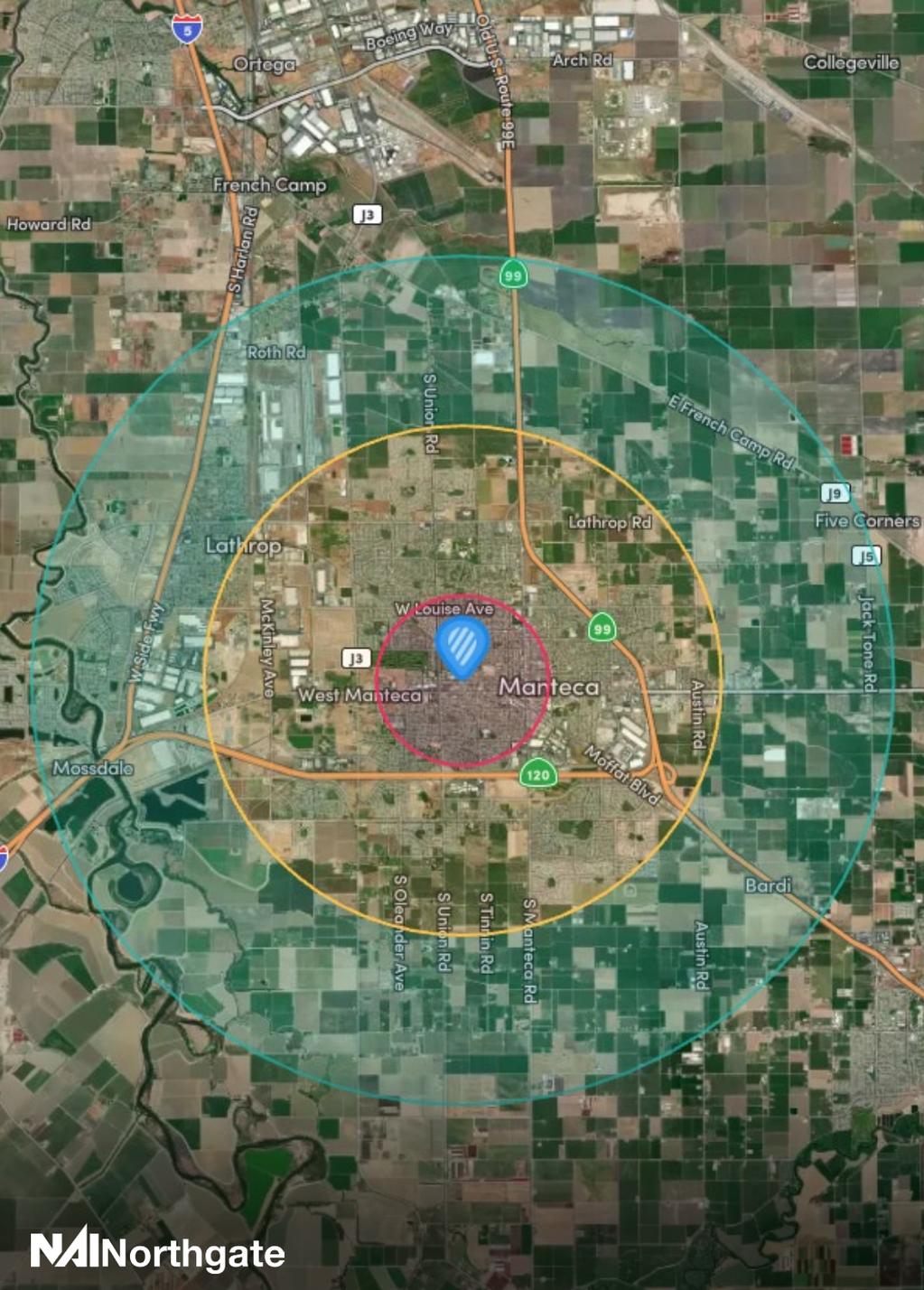
With a population exceeding 90,000 and steady growth, Manteca continues to attract businesses and residents seeking affordability and opportunity. The city's pro-business climate, competitive costs, and expanding workforce drive demand across industrial, retail, and service sectors.

Thriving Business & Retail Market

Home to major employers like Amazon, Tesla, Medline, and Pratt Industries, Manteca benefits from a diverse economic base. Its retail sector is booming, with prominent shopping centers like The Promenade Shops at Orchard Valley and Stadium Center, featuring major national retailers and high consumer demand.

Development & Investment Potential

With ongoing infrastructure improvements and commercial expansion, Manteca offers strong investment potential for businesses seeking growth opportunities in a high-traffic, business-friendly environment.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,901	90,640	123,647
Projected Growth	23,358	96,259	132,135
Median Age	36	38	38
Households	7,427	28,943	37,989
White Population	7,627	30,893	37,845
Black Population	996	4,521	6,929
Am Indian Population	540	1,861	2,279
Asian Population	2,329	19,219	31,275
Other Population	11,897	39,766	53,807
Hispanic Population	58.27%	46.06%	45.01%
Average HH Income	\$98.1k	\$127.4k	\$129.7k
Median HH Income	\$80.4k	\$102.8k	\$105.4k
High School Graduates	12,196	51,418	68,013
College Graduates	3,589	17,685	24,273
Total Employees	10,122	38,936	52,839

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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