

SURPLUS SPACE IN RITE AID PHARMACY Manteca, CA



±5,305 Square Feet of Retail Space Available for Sublease

1245 West Yosemite Avenue, Manteca, California



**SUBLEASE SPACE
AVAILABLE**

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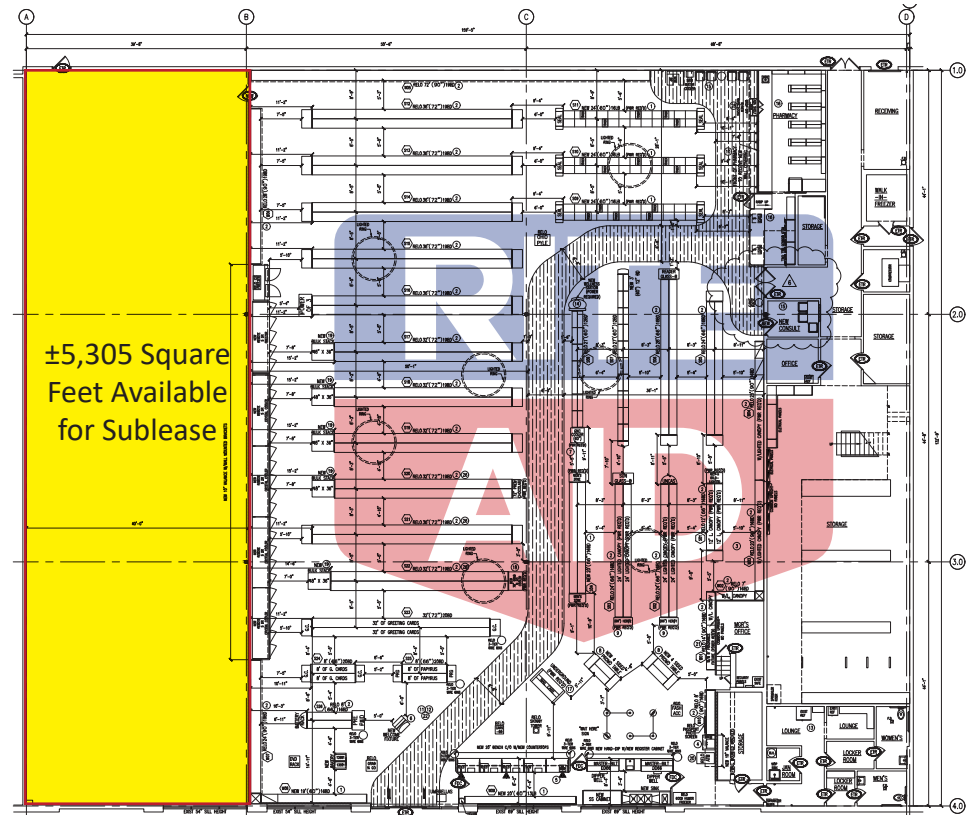
PROPERTY HIGHLIGHTS

- Sublease through September 30, 2022
- Center is co-anchored by Big Lots, SaveMart, Harbor Freight Tools, Dollar Tree, and In-Shape Fitness
- Ample parking field
- Draw from multiple national anchors and pads
- Average household income within 3 miles exceeds \$76,500

Tiner Commercial is pleased to present this ±5,305 Square Foot retail space for sublease within a Rite Aid location at The Marketplace Shopping Center in Manteca, California.

The subject is in a neighborhood shopping center co-anchored by Rite Aid, SaveMart, Big Lots, Dollar Tree, Harbor Freight Tools, and In-Shape Fitness. The center features a multiple pads with drive-thrus, occupied by Carl's Jr. and Popeye's Louisiana Kitchen, along with other single-tenant, multi-tenant, and gas station pads.

The Marketplace is the dominant neighborhood shopping center in the area, and it is located near the Manteca DMV, Sierra High School, Kaiser Permanente, and the Big League Dreams regional baseball complex.



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated 2017 Population	21,198	81,662	104,916
Households	6,765	26,636	32,893
Daytime Employees	10,917	39,932	51,638
Average Household Income	\$71,467	\$76,590	\$77,442

TRAFFIC COUNTS

	Average Daily
West Yosemite Avenue	16,663
North Union Road	16,750



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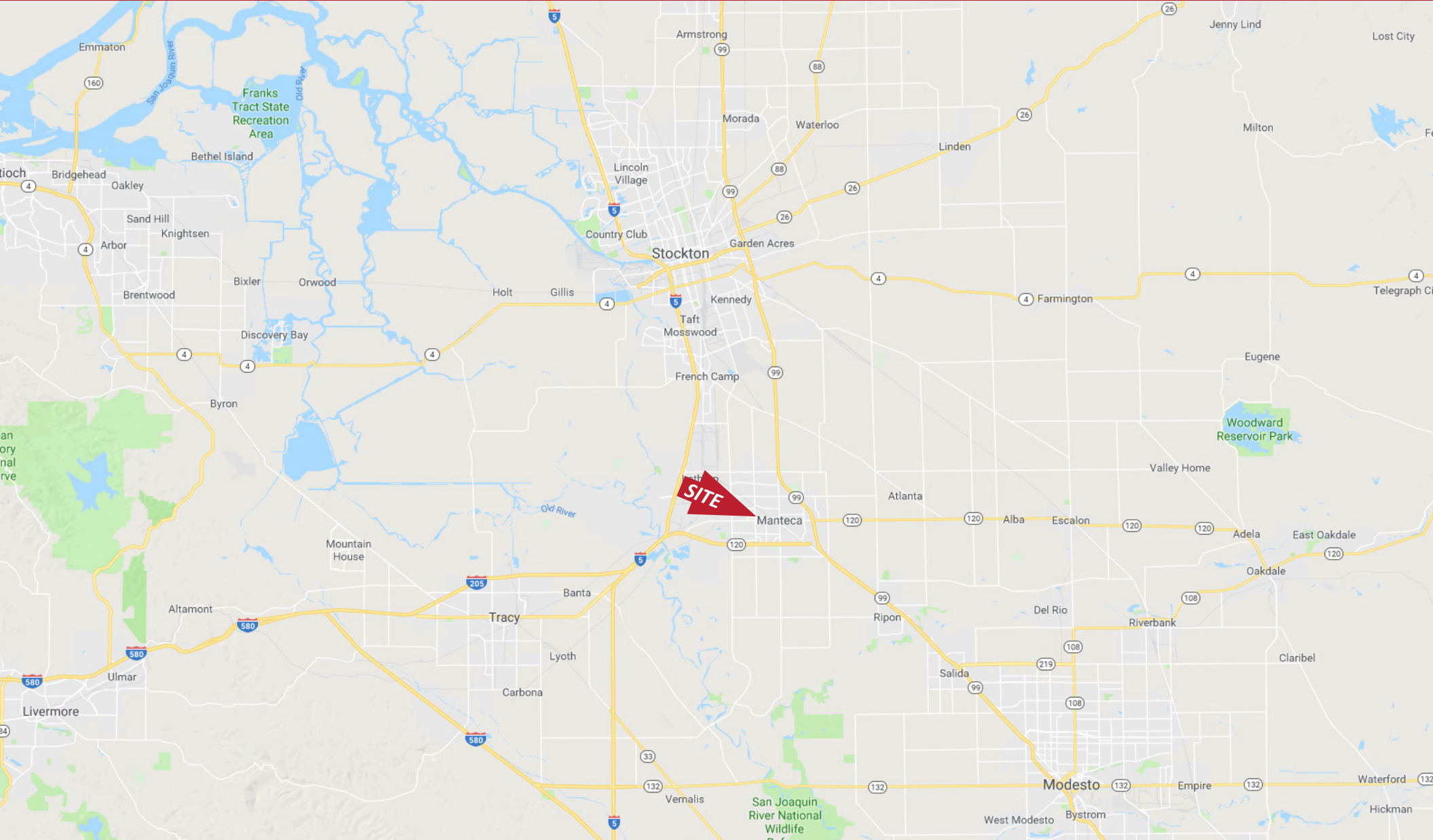


COMMERCIAL
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