

Available For Lease

Manteca Marketplace

JUNIOR ANCHOR LOCATION FOR LEASE!



LOCATION: 1255 West Yosemite Avenue, Manteca, CA

AVAILABLE SPACE: 12,992± square feet

LEASE RATES:

DEMOGRAPHICS:	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Population:	18,099	50,517	68,567
Income:	\$67,577	\$79,299	\$76,969

TRAFFIC COUNTS: W Yosemite Ave.: 21,000± Cars ADT
N Union Rd.: 15,000± Cars ADT

FEATURES:

- ◆ Dominant neighborhood shopping center in the heart of Manteca, California.
- ◆ Successful anchor tenants include: Save Mart, Rite Aid, and Dollar Tree!
- ◆ Great access, exposure, and visibility from West Yosemite Ave.
- ◆ Ideal for general retail, soft goods, fitness and other approved retail uses.
- ◆ Cotenants include: Goodwill, Aaron Rents, Big Lots, In-Shape City, Subway, and Carl's Jr.
- ◆ Close proximity to Kaiser Hospital, City Hall and Manteca's core office district.
- ◆ Great daytime population!
- ◆ Monument Signage Available!

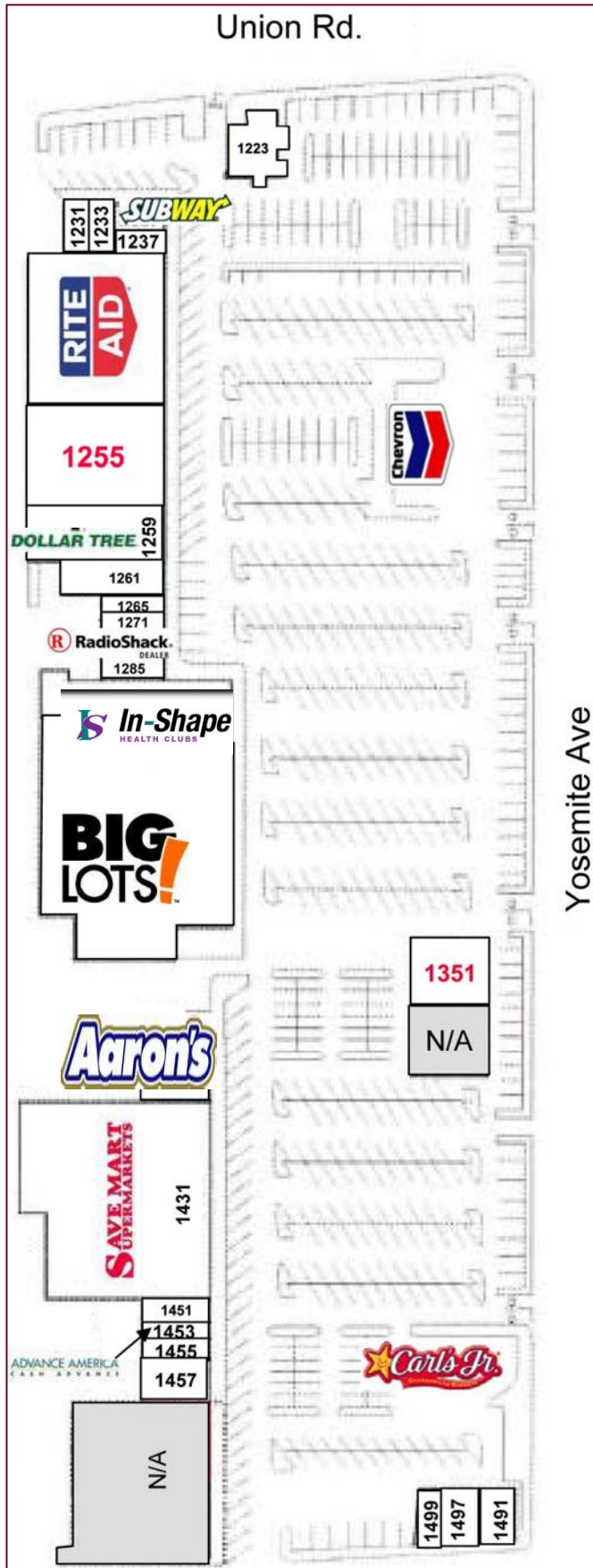
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LEE & ASSOCIATES – CENTRAL VALLEY, INC.

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MANTECA MARKETPLACE



Tenant Site Plan

1223	Jack's Pizza & Caffe	2,800sf
1231	Union Liquor and Mini Mart	2,800sf
1233	Luxury Nails	1,000sf
1235	Subway	1,400sf
1237	Nature's Corner	1,100sf
1245	Rite Aid	21,400sf
1255	AVAILABLE	12,992sf
1259	Dollar Tree	9,174sf
1261	Tae Kwon Do	3,000sf
1265	Manteca Dry Cleaners	1,200sf
1271	Precision 6	1,200sf
1281	Radio Shack	2,400sf
1285	Frugal Frames	1,200sf
1305	In-Shape City	19,431sf
1321	Big Lots	40,222sf
1351	AVAILABLE	3,600sf
1411	Aaron's	6,000sf
1431	Save Mart	34,860sf
1451	Smoke City	1,680sf
1453	Advance America	1,400sf
1455	R&R Beauty Supply	1,400sf
1457	New China Rest.	3,547sf
1465	Carl's Jr	4,000sf
1491	American General	2,200sf
1497	Stone Chiropractic	2,000sf
1499	Café Aroma	750sf



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COMPLETE PROFILE

2000 - 2010 Census, 2012 Estimates with 2017 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 37.79751/-121.2379

1255 w yosemite ave manteca, CA

	1 Mile		2 Miles		3 Miles	
Population						
Estimated Population (2012)	18,099		50,517		68,567	
Census Population (2010)	17,542		48,961		66,455	
Census Population (2000)	14,885		40,136		53,665	
Projected Population (2017)	19,337		53,974		73,263	
Forecasted Population (2022)	19,388		54,118		73,459	
Historical Annual Change (2000-2010)	2,657	1.8%	8,825	2.2%	12,790	2.4%
Historical Annual Change (2010-2012)	558	1.6%	1,556	1.6%	2,112	1.6%
Projected Annual Change (2012-2017)	1,238	1.4%	3,458	1.4%	4,696	1.4%
Est. Population Density (2012)	5,766.00 <i>psm</i>		4,023.32 <i>psm</i>		2,426.06 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		12.56 <i>sq mi</i>		28.26 <i>sq mi</i>	
Households						
Estimated Households (2012)	5,749		15,856		21,497	
Census Households (2010)	5,674		15,651		21,220	
Census Households (2000)	4,964		13,110		17,503	
Projected Households (2017)	5,922		16,334		22,145	
Forecasted Households (2022)	5,928		16,352		22,168	
Historical Annual Change (2000-2012)	785	1.3%	2,746	1.7%	3,994	1.9%
Projected Annual Change (2012-2017)	173	0.6%	479	0.6%	648	0.6%
Average Household Income						
Est. Average Household Income (2012)	\$67,577		\$79,299		\$76,969	
Census Average Hhld Income (2010)	\$63,733		\$68,433		\$68,241	
Census Average Hhld Income (2000)	\$53,085		\$54,742		\$55,113	
Proj. Average Household Income (2017)	\$75,586		\$87,893		\$85,743	
Historical Annual Change (2000-2010)	\$10,648	2.0%	\$13,691	2.5%	\$13,128	2.4%
Projected Annual Change (2010-2017)	\$11,854	2.7%	\$19,460	4.1%	\$17,502	3.7%
Median Household Income						
Est. Median Household Income (2012)	\$58,986		\$62,854		\$63,100	
Census Median Hhld Income (2010)	\$56,001		\$59,579		\$59,772	
Census Median Hhld Income (2000)	\$45,500		\$48,056		\$48,134	
Proj. Median Household Income (2017)	\$66,617		\$71,346		\$71,563	
Historical Annual Change (2000-2010)	\$10,501	2.3%	\$11,524	2.4%	\$11,639	2.4%
Projected Annual Change (2010-2017)	\$10,616	2.7%	\$11,766	2.8%	\$11,791	2.8%
Per Capita Income						
Est. Per Capita Income (2012)	\$21,825		\$25,242		\$24,501	
Census Per Capita Income (2010)	\$20,615		\$21,876		\$21,790	
Census Per Capita Income (2000)	\$17,384		\$17,878		\$17,912	
Proj. Per Capita Income (2017)	\$23,538		\$26,983		\$26,321	
Historical Annual Change (2000-2010)	\$3,231	1.9%	\$3,998	2.2%	\$3,878	2.2%
Projected Annual Change (2010-2017)	\$6,153	2.0%	\$9,105	3.3%	\$8,409	3.0%
Other Income						
Est. Median Disposable Income (2012)	\$48,901		\$51,598		\$51,759	
Proj. Median Disposable Income (2017)	\$54,500		\$57,738		\$57,862	
Est. Average Household Net Worth (2012)	\$458,877		\$492,851		\$496,453	

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