

RETAIL SHOPS AVAILABLE FOR LEASE & GROUND LEASE OPPORTUNITY

MANTECA CROSSING

SWC Hwy 120 & Airport Way — Manteca, CA



ARIEL FOX | DRE# 01496200
d 925-674-8400 e afox@rightsite.com



REYNOLDS & BROWN

02 — PROJECT HIGHLIGHTS

- HIGHWAY 120 FREEWAY VISIBILITY WITH 89,040 ADT – MAJOR REGIONAL CORRIDOR
- 75' HIGHWAY PYLON SIGNAGE AT THE AIRPORT WAY OFF-RAMP
- AFFLUENT DEMOGRAPHIC WITH STRONG DAYTIME AND RESIDENTIAL POPULATION GROWTH
- ±5,750 NEW RESIDENTIAL UNITS WITHIN 2-MILE RADIUS COMPLETING IN NEXT 2–5 YEARS
- AIRPORT WAY IS THE NEAREST MAJOR RETAIL INTERSECTION TO THE 4.8M SF TRIPPOINT LOGISTICS CENTER
- ADJACENT TO GREAT WOLF LODGE (500 ROOMS) AND ±183AC BIG LEAGUE DREAMS ENTERTAINMENT ZONE



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	9,432	30,881	68,885	133,299
AVG. HOUSEHOLD INCOME	\$149,198	\$135,056	\$130,514	\$133,827
DAYTIME POPULATION	1,435	7,519	16,404	28,648
TRAFFIC COUNTS				
HWY 120				89,040 ADT
AIRPORT WAY				22,258 ADT

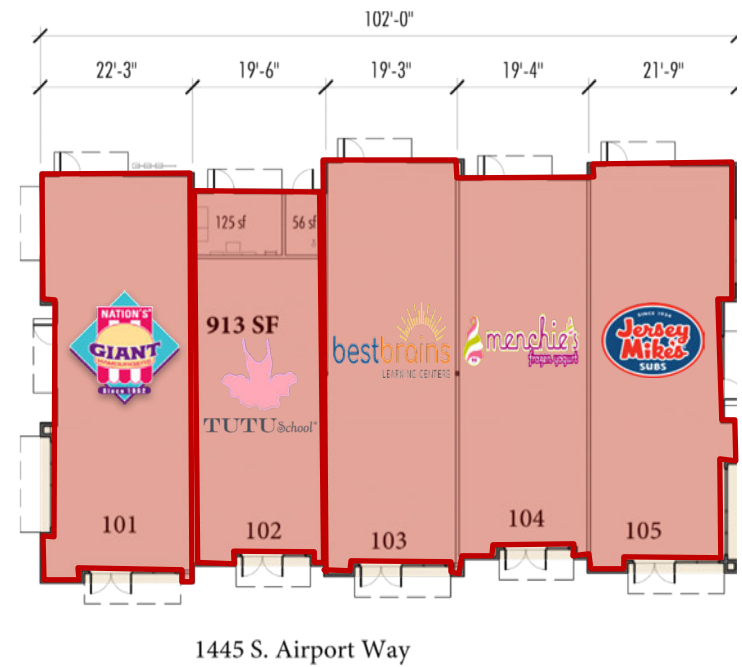
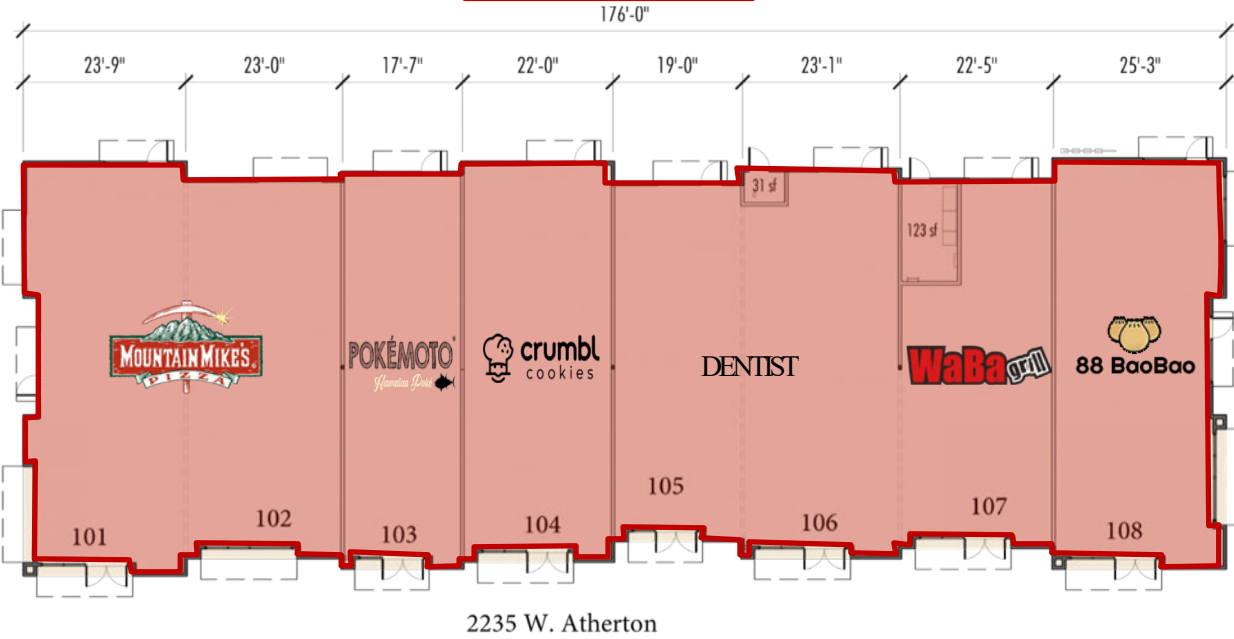
03 — PROJECT HIGHLIGHTS



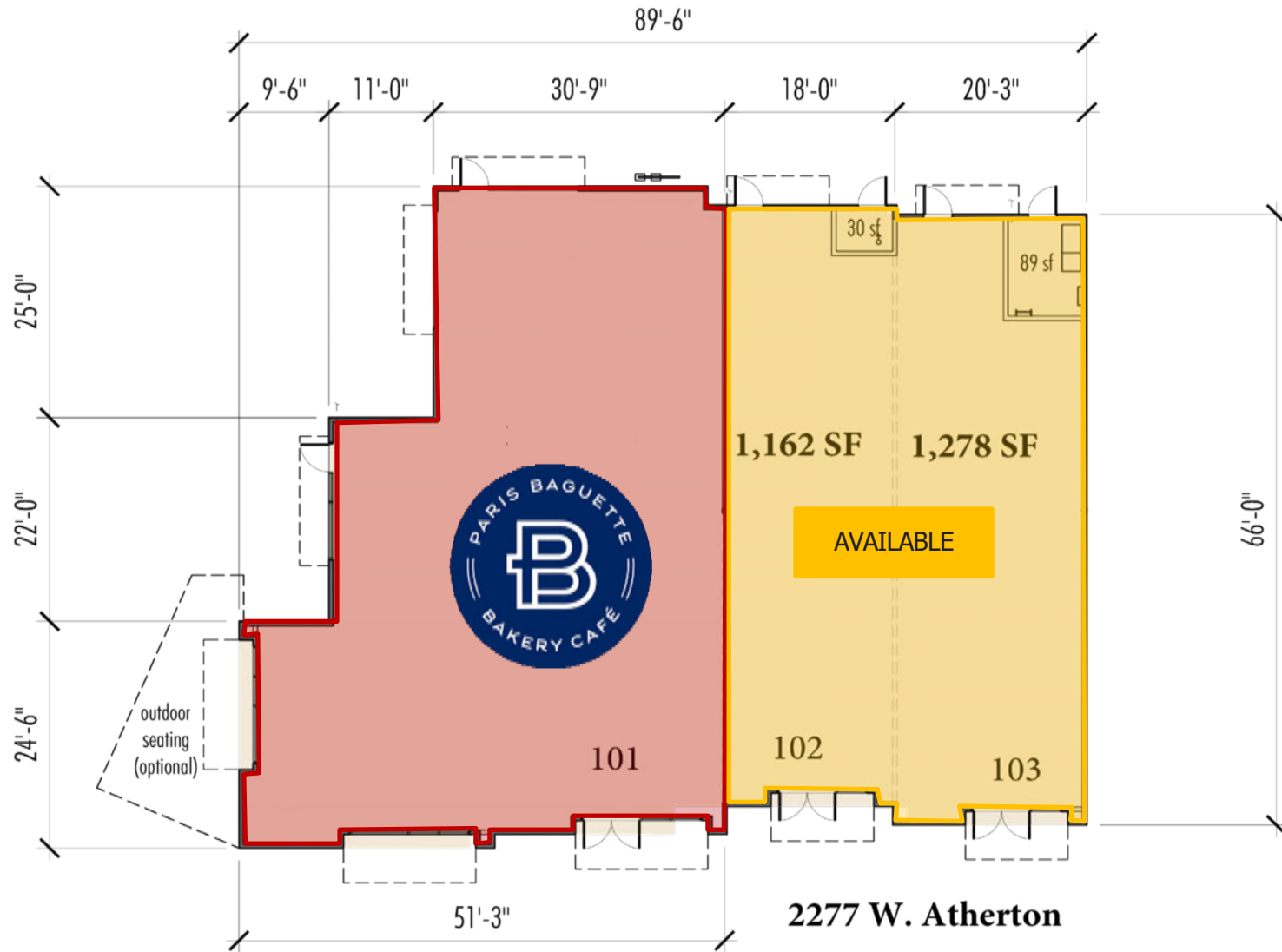
04 — PROJECT HIGHLIGHTS



LEASED







120 OFF RAMP



MANTECA CALIFORNIA

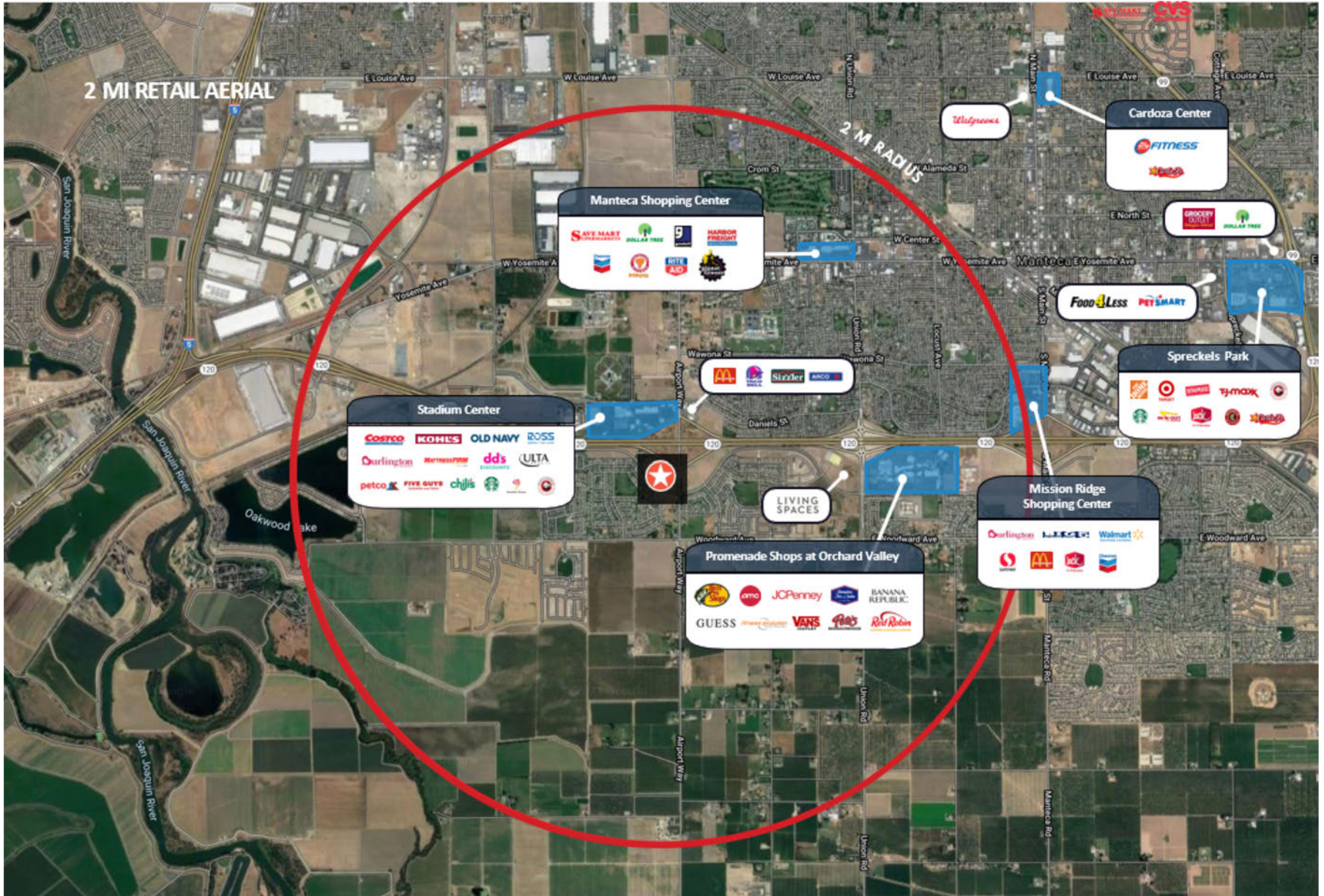
MANTECA IS LOCATED IN THE NORTHERN SAN JOAQUIN VALLEY, APPROXIMATELY 60 MILES EAST OF SAN FRANCISCO AND 75 MILES SOUTH OF SACRAMENTO.

MANTECA OFFERS EASY ACCESS TO HIGHWAY 120 AND INTERSTATE 5, WITH PROXIMITY TO THE STOCKTON METROPOLITAN AIRPORT, MAJOR RAIL LINES, AND TWO PORTS. THE CITY IS KNOWN FOR TOP-RATED SCHOOLS, A THRIVING RESTAURANT SCENE, EXCELLENT PARKS, AND A RAPIDLY GROWING BUSINESS COMMUNITY.

MANTECA IS ONE OF THE FASTEST-GROWING CITIES IN CALIFORNIA – PROJECTED TO SURPASS TRACY AS THE SECOND LARGEST CITY IN SAN JOAQUIN COUNTY BY 2033, DRIVEN BY AFFORDABLE HOUSING AND A STRONG EMPLOYMENT BASE.

THERE IS A LARGE AMOUNT OF RESIDENTIAL GROWTH PLANNED THROUGHOUT MANTECA, WITH OVER 11,500 UNITS PROPOSED OR UNDER CONSTRUCTION – ±5,750 OF THOSE WITHIN A 2-MILE RADIUS OF THE SITE.





11 — SITE PLAN OVERVIEW



SUITE	TENANT	SF
MAJOR	Food 4 Less	55,000 SF
2235 W Atherton		
101 & 102	MOUNTAIN MIXES	~2719 SF
103	POKÉMOTO	~1,037 SF
104	crumbl cookies	~1,309 SF
105 & 106	DENTIST	~2,319 SF
107	WaBa Grill	~1,103 SF
108	88 BaoBao	~1,507 SF
1445 S Airport		
101	GIANT	~1,346 SF
102	TUTU School	~913 SF
103	bestbrains LEARNING CENTERS	~1,220 SF
104	menchie's	~1,112 SF
105	Jessy Mixes	~1,313 SF
2277 W Atherton		
101	B	~2,970 SF
102 & 103	Available	~2,440 SF
2249 W Atherton		
101	Mexican Restaurant	~1,583 SF
102 & 103	AFC Urgent Care	~2,509 SF
104	Pending	~1,804 SF
106	Pending	~1,414 SF
106	Indian Restaurant	~1,335 SF

