

# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

**ONLY 1 SPACE LEFT!! - CALL FOR DETAILS**



## Prime North Manteca Location

Hwy 99 visibility & direct access

1,680± SF

- Next to high traffic ARCO/AM PM & Starbucks
- New Construction
- Immediate access to Hwy 99 interchange
- Signalized intersection
- Zoned CG (General Commercial)
- Ideal for restaurants, sandwich shop, frozen treats, juice/smoothies, health & beauty services, dental, financial and commercial services

**Join the thriving growth in North Manteca!**

*Don't miss this exceptional opportunity to position your business in a rapidly growing residential trade area while attracting thousands of daily travelers on Hwy 99.*

ARCO



**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

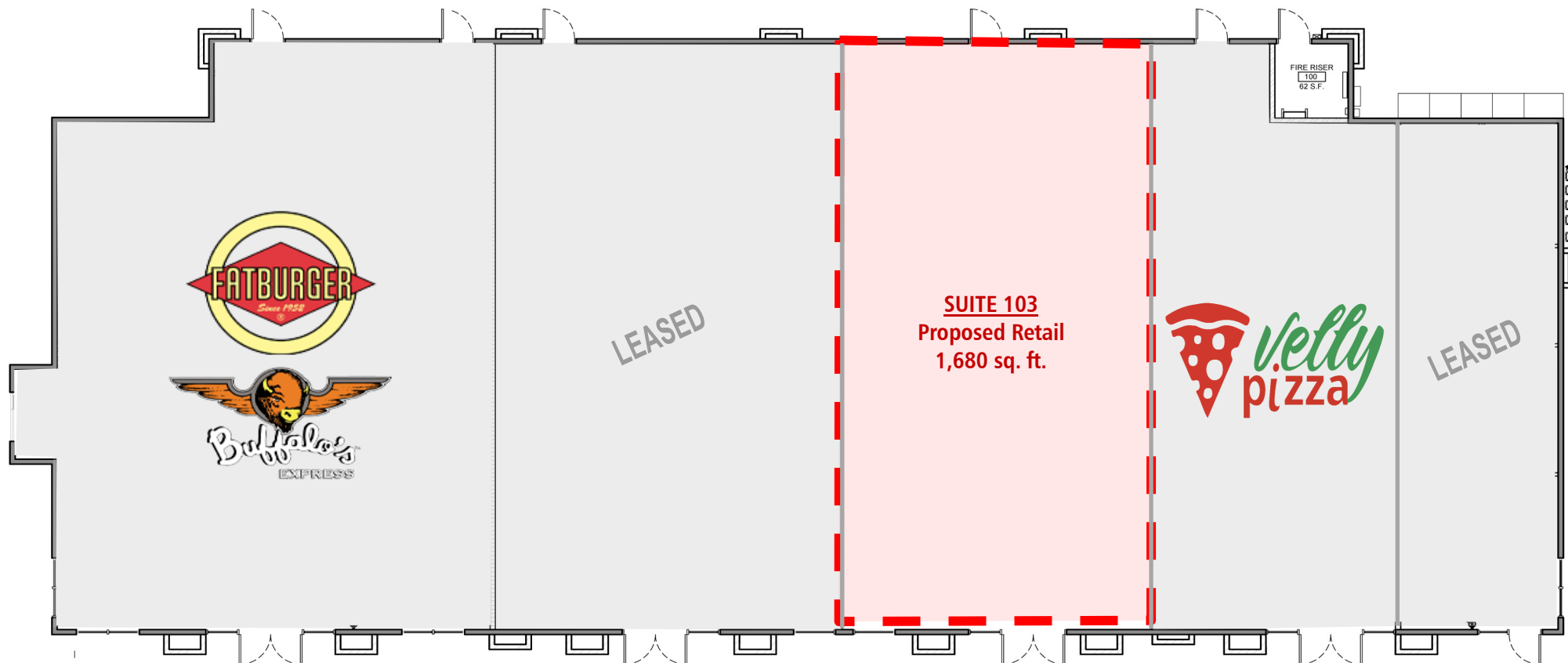


**BREKKE**  
REAL ESTATE INC

# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

**ONLY 1 SPACE LEFT!!**



**1,680 sf • Great Tenant Mix • NNN Lease • Call for Details**

**RANDY BREKKE** DRE# 00856863

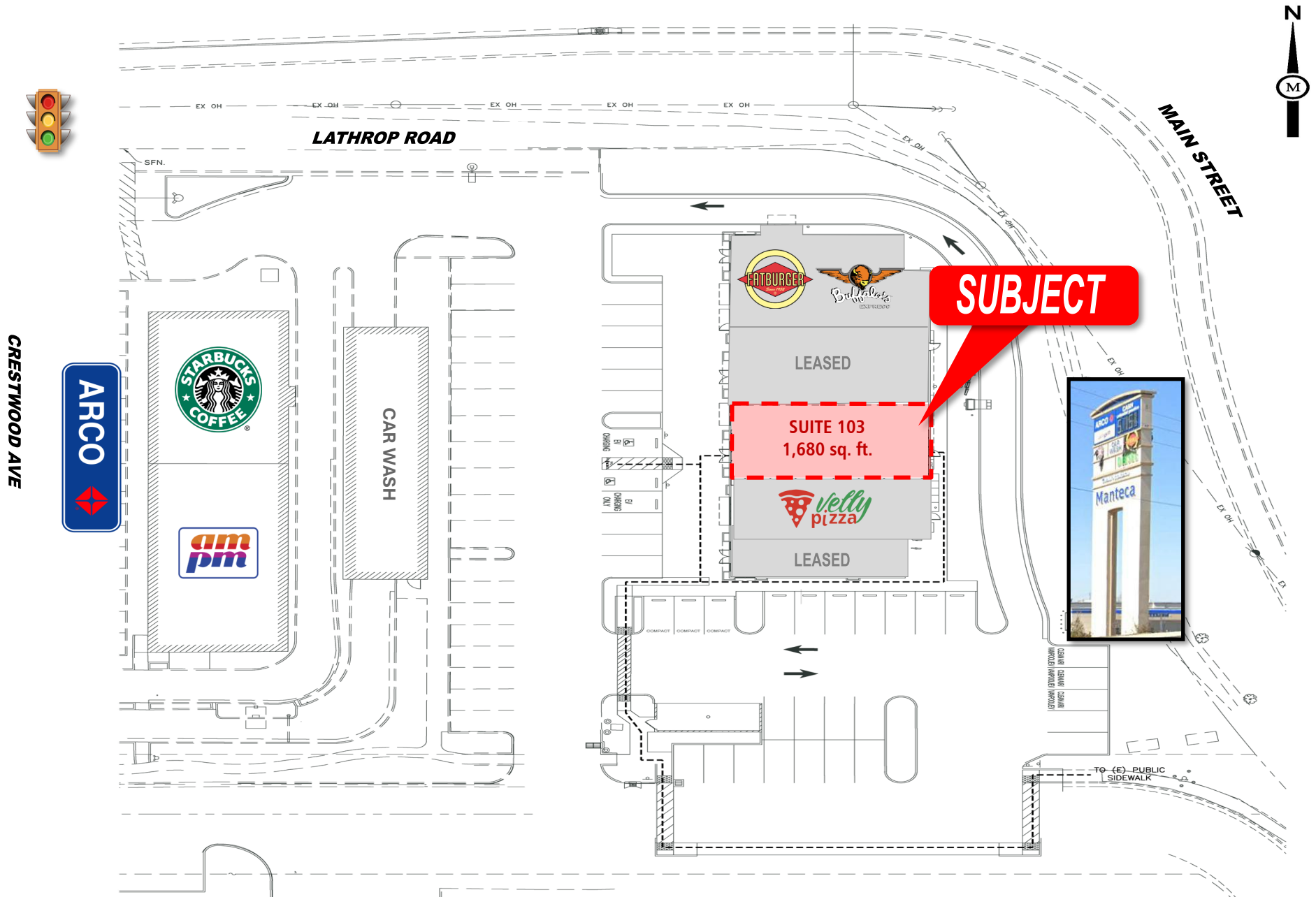
Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road



**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road



**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

## RESIDENTIAL DEVELOPMENT AROUND SITE



**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

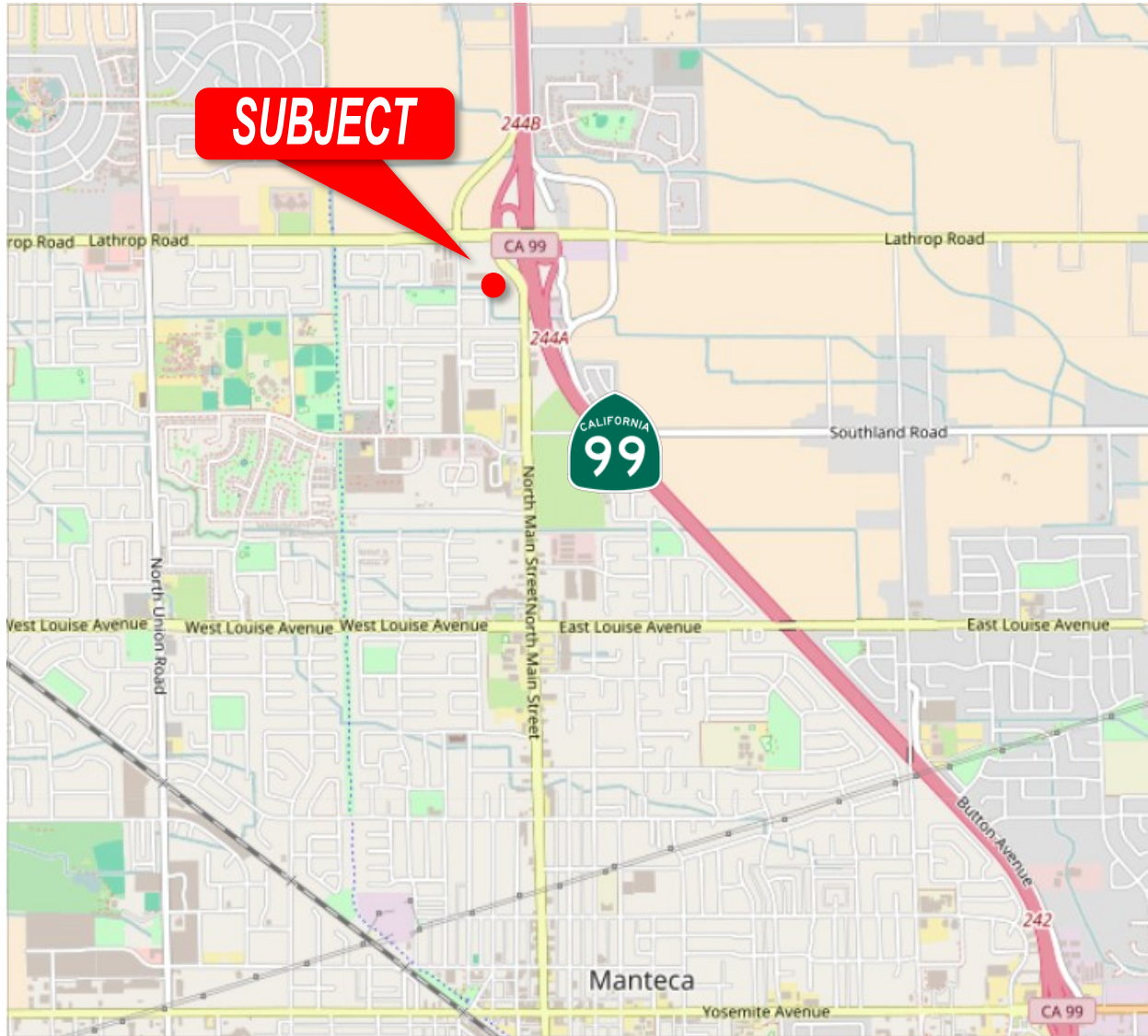
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

## AREA MAP



## CENTRAL VALLEY MAP



## DISTANCES

|                        |          |
|------------------------|----------|
| To Modesto .....       | 19 miles |
| To Stockton .....      | 15 miles |
| To Sacramento .....    | 62 miles |
| To San Francisco ..... | 74 miles |

## TRAFFIC COUNTS

|                        |            |
|------------------------|------------|
| Hwy 99 .....           | 70,000 ADT |
| Lathrop Road .....     | 15,291 ADT |
| N. Main Street .....   | 18,768 ADT |
| Crestwood Avenue ..... | 12,000 ADT |

**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | [randy@brekkere.com](mailto:randy@brekkere.com)

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | [www.brekkere.com](http://www.brekkere.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



# NEW RETAIL / COMMERCIAL FOR LEASE

North Manteca | Hwy 99 @ Lathrop Road

## N Main St & Lathrop Rd, Manteca @ Hwy 99 2010 Crestwood Ave, Manteca, CA 95336

| Radius                              | 3 Mile        | 5 Mile        | 10 Mile       |
|-------------------------------------|---------------|---------------|---------------|
| <b>Population</b>                   |               |               |               |
| 2029 Projection                     | 71,019        | 123,277       | 294,795       |
| 2024 Estimate                       | 67,212        | 116,689       | 279,470       |
| 2020 Census                         | 64,187        | 111,561       | 269,281       |
| Growth 2024 - 2029                  | 5.66%         | 5.65%         | 5.48%         |
| Growth 2020 - 2024                  | 4.71%         | 4.60%         | 3.78%         |
|                                     | 30,388        | 50,239        | 143,613       |
|                                     | 67,212        | 116,689       | 279,470       |
| <b>Households</b>                   |               |               |               |
| 2029 Projection                     | 23,893        | 38,288        | 84,234        |
| 2024 Estimate                       | 22,599        | 36,224        | 79,751        |
| 2020 Census                         | 21,479        | 34,489        | 76,185        |
| Growth 2024 - 2029                  | 5.73%         | 5.70%         | 5.62%         |
| Growth 2020 - 2024                  | 5.21%         | 5.03%         | 4.68%         |
| Owner Occupied                      | 14,102 62.40% | 24,562 67.81% | 49,260 61.77% |
| Renter Occupied                     | 8,498 37.60%  | 11,662 32.19% | 30,491 38.23% |
| <b>2024 Households by HH Income</b> |               |               |               |
| Income: <\$25,000                   | 2,616 11.58%  | 3,841 10.60%  | 12,384 15.53% |
| Income: \$25,000 - \$50,000         | 3,853 17.05%  | 5,024 13.87%  | 13,628 17.09% |
| Income: \$50,000 - \$75,000         | 3,905 17.28%  | 5,913 16.32%  | 12,844 16.11% |
| Income: \$75,000 - \$100,000        | 3,531 15.62%  | 5,292 14.61%  | 11,046 13.85% |
| Income: \$100,000 - \$125,000       | 2,533 11.21%  | 4,240 11.70%  | 8,901 11.16%  |
| Income: \$125,000 - \$150,000       | 1,603 7.09%   | 2,969 8.20%   | 5,263 6.60%   |
| Income: \$150,000 - \$200,000       | 2,541 11.24%  | 4,758 13.13%  | 8,283 10.39%  |
| Income: \$200,000+                  | 2,018 8.93%   | 4,187 11.56%  | 7,402 9.28%   |
| <b>2024 Avg Household Income</b>    | \$102,195     | \$112,854     | \$99,062      |
| <b>2024 Med Household Income</b>    | \$81,556      | \$90,750      | \$77,307      |



Manteca is a city in the Central Valley of California, 76 miles east of San Francisco. It was founded in 1861 by Joshua Cowell. Cowell claimed around 1,000 acres and built houses on what is now the corner of Main and Yosemite. In 1873, the Central Pacific Railroad laid track directly through the area.

Manteca fashions itself the "Family City", and it lies at a crossroads of major highways and railroads. As recently as the 1970s, Manteca existed primarily on agriculture and was still barely a stop between two freeways, Interstate 5 and State Route 99. The continuing rise in Bay Area housing prices caused Bay Area residents to look further eastward for cheaper places to live. Since the construction of the 120 bypass portion of State Route 120, Manteca has become a popular choice for these commuters. The 1990s saw an increase in the city's population and the construction of its third high school, the first two being Manteca High School and East Union High School. The population of Manteca continues to increase, with some housing being constructed on what was once farmland to the north and southeast.

Manteca is the home base for the *Not Forgotten Memorial Day Event*, the largest commemoration for veterans on the American West Coast. The event is held the Sunday before Memorial Day every year. The event draws over 20,000 people in attendance.

Today Manteca has over 72,000 residents and is the home of Big League Dreams, Bass Pro Shop, Costco, Walmart and many other amenities attracting thousands of tourist each year.

**RANDY BREKKE** DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.