

# 19.69± ACRES OF COMMERCIAL MIXED USE LAND FOR SALE

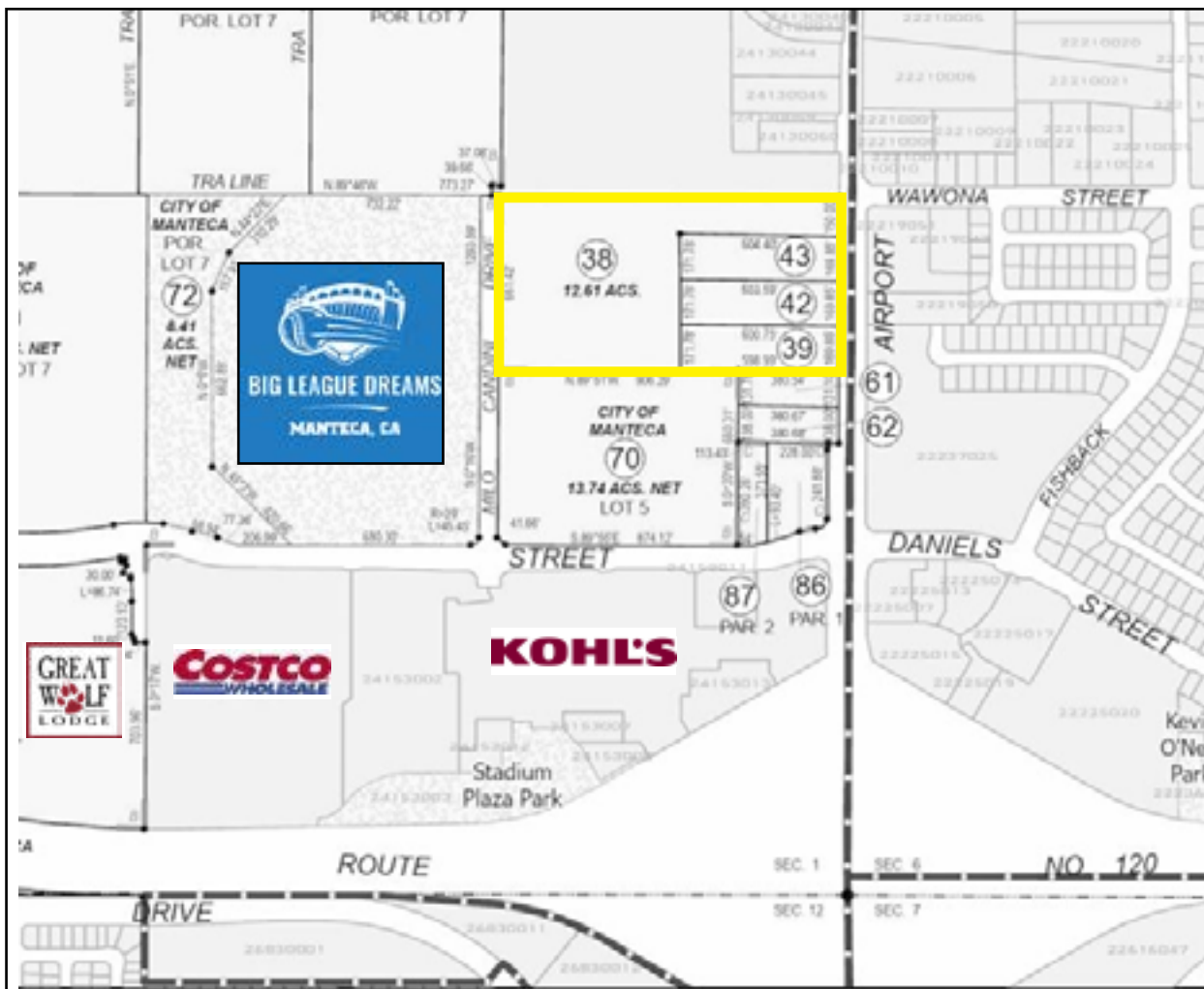
1009, 1027, 1045 & 1069 S. AIRPORT WAY, MANTECA, CA



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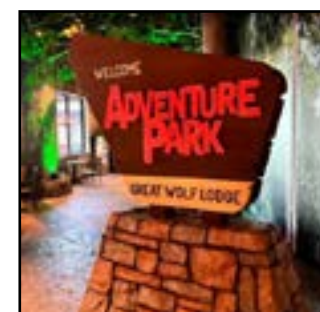


## FEATURES:

- 19.69± acres of commercial land zoned Commercial Mixed Use (CMU) in rapidly growing Manteca, CA
- The site is located with easy access to Highway 120 (84,000 cars ADT) which acts as a connector between Highway 99 and Interstate 5.
- South Manteca is one of the fastest growing areas in San Joaquin County with over 8,700 proposed residential units which will ultimately increase population density by approximately 26,000 people.
- Other national retailers in the immediate trade area include Costco, Kohl's, Great Wolf Lodge, Bass Pro Shops, JC Penney, AMC Showplace Theaters, Wal-Mart, Safeway Marketplace and Burlington Coat Factory
- There are over 9,000± Residential Units proposed and planned in Manteca alone and 6,300± of those are within a 2 mile radius of the site
- By 2033, Manteca is projected to surpass Tracy as the second largest city in San Joaquin County

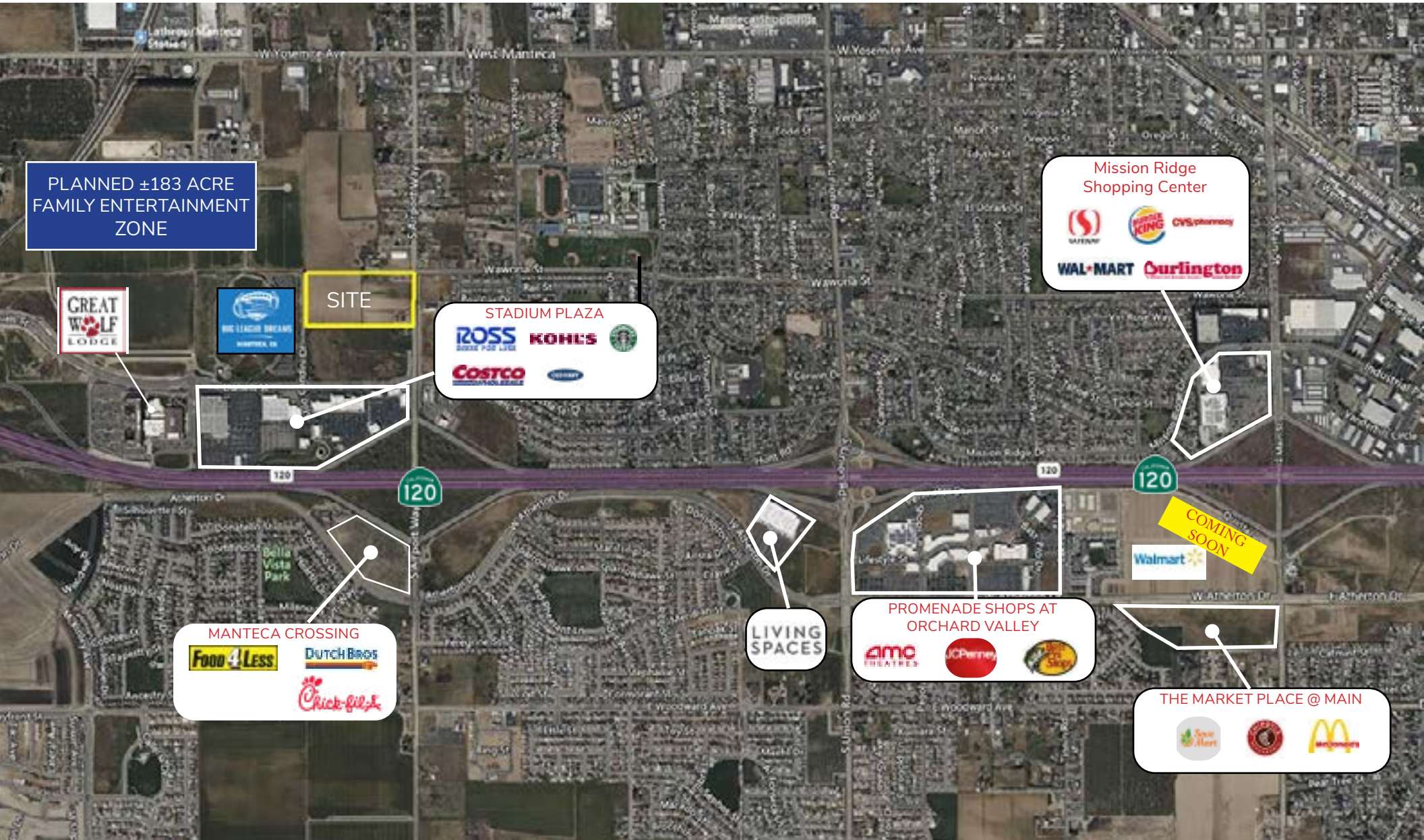
ECONOMIC DATA: Call for pricing

## Adjacent Users:



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# 19.69± ACRES OF COMMERCIAL MIXED USE LAND FOR SALE

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Manteca has experienced significant population growth over the past decade. The increase in population offers a customer base that can support a wide thriving, population with discretionary income to spend on non-essential goods and dining experiences.

Manteca, California is located in the center of the Central Valley and connects the wider region of Stockton, Modesto and Tracy, as well as popular attractions and is the premier shopping, dining and community destination.



Entitled Subdivisions

Under Construction

Finalized Apartment Units

Proposed

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## DEMOGRAPHICS

According to the Bureau of Economic Analysis, San Joaquin County has the 2nd highest concentration of transportation and logistics jobs in the nation. Manteca's close proximity to colleges and universities, major international and domestic air services, rail, and shipping ports delivers the strategic advantage growing businesses need.



DRIVE TIME PROFILE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2026 POPULATION	8,726	78,680	127,954
Median HH Income	\$103,110	\$86,746	\$90,473
Number of Households	2,507	24,548	37,771

DRIVE TIME PROFILE	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
2028 Estimated Population	30,704	125,545	448,603
Median HH Income	\$95,835	\$87,648	\$91,177
2026 Avr. Number of Households	8,035	34,096	43,405



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## MAPS

