



For Sale

±2.03 Acre Infill Development Site
757 - 847 North Main Street, Manteca, CA 95336



PROPERTY SUMMARY

This 88,426 SF (2.03-acre) level lot is now available for sale. Located on Manteca's primary retail corridor, the property provides strategic exposure. Under Manteca's CMU designation, the site is ideal for retail, medical and service-based businesses.

PROPERTY HIGHLIGHTS

- ±2.03 Acre Development Opportunity
- High-Visibility North Main Street Frontage
- Commercial Mixed-Use (CMU) Zoning
- Flexible Retail, Office & Mixed-Use Potential
- Located in Manteca's Primary Commercial Corridor
- Strong Traffic Counts & Excellent Exposure
- Excellent Access to Highway 99 & Regional Transportation

Asking Price	\$1,600,000
Site Size	2.03 Acres
Zoning	CMU
Market	Manteca
APN	217-070-150-000 & 217-070-160-000



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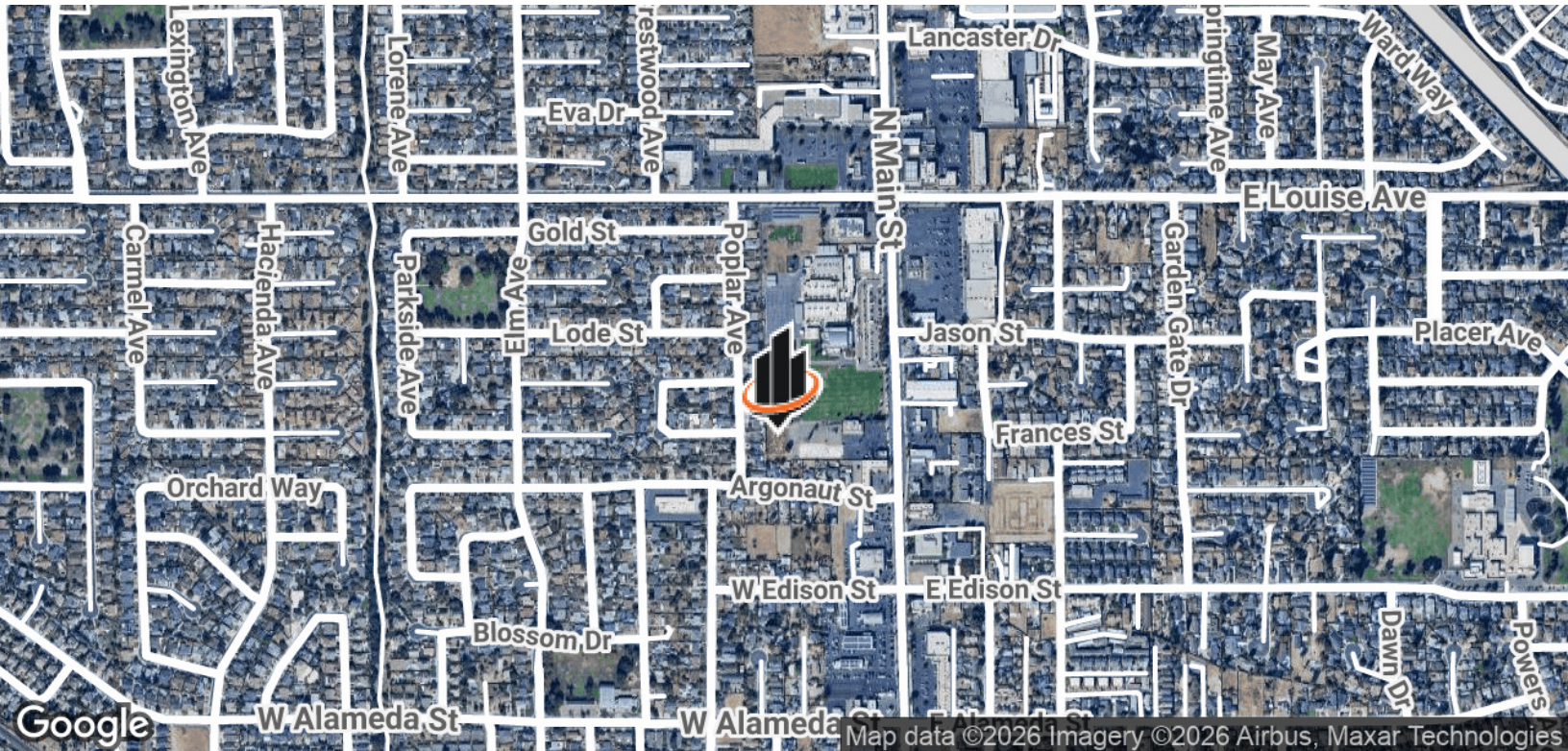




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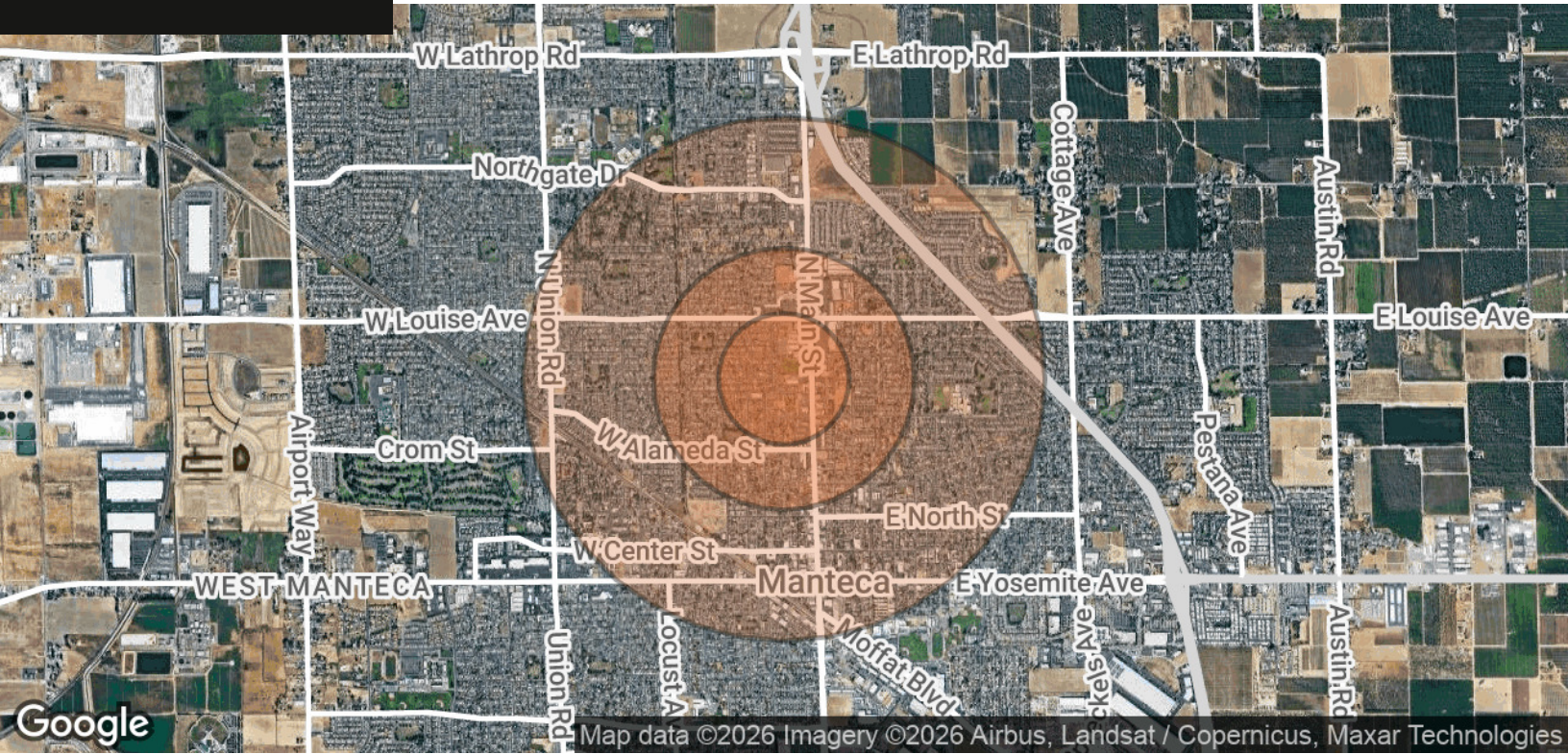
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,164	5,922	22,372
AVERAGE AGE	38.9	37.2	36.3
AVERAGE AGE (MALE)	39.3	37.3	36.2
AVERAGE AGE (FEMALE)	38.2	36.3	36.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	343	1,661	6,937
# OF PERSONS PER HH	3.4	3.6	3.2
AVERAGE HH INCOME	\$111,795	\$100,682	\$93,393
AVERAGE HOUSE VALUE	\$437,153	\$441,602	\$461,204

2023 American Community Survey (ACS)



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