



Now Open



Located adjacent to Stanford Crossing, consisting of residential and retail development

**OWNER WILL SELL TOGETHER OR AS SEPARATE PARCELS*

Traffic Count: $\pm 115,963$ ADT



Frontage

± 7.12 acres of Commercial Office Zoned Land div. to ± 1.53 Acres

15919, 15929 & 15933 S. Manthey Road

Lathrop, CA 95330

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LOCATION DEMOGRAPHICS

1 MI

118,376

2025 POPULATION

35,727

2025 HOUSEHOLDS

\$130,826

AVG HOUSEHOLD INCOME

37,054

2025 TOTAL HOUSING UNITS

2,326

TOTAL BUSINESSES

24,735

TOTAL EMPLOYEES

5 MI

311,947

91,388

\$114,411

95,384

8,498

108,111

PROPERTY OVERVIEW

- The subject property consists of three (3) separate parcels that total ± 7.12 acres, zoned CO (Commercial Office, City of Lathrop), with I-5 frontage.
- 15933 S. Manthey Road totals ± 3.02 acres and includes a residential house, shop building and office. Majority of yard consists of compacted gravel. The house is currently rented on a month to month basis with rent totaling \$1,700 per month. The office (not included) and yard is occupied by Creative Outdoor Environments who will vacate upon sale of the property.
- 15919 S. Manthey Road totals ± 2.57 acres and consists of unimproved land.
- 15929 S. Manthey Road totals ± 1.53 acres and includes a cell phone tower.



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SELECT ALLOWABLE USES

- Equipment Rental
- Trailer Rental
- Wholesale
- Office Uses
- Retail Sales
- Service Retail
- Educational and Recreational
- Meeting / Banquet Hall
- Apartments

Please contact broker to discuss all potential uses.

PROPERTY SPECIFICATIONS

Address:	15933 S. Manthey Road Lathrop, CA 95330
APN:	192-040-100
Current Product Type:	Residential House (office is not included)
Parcel Size:	±3.02 Acres
Address:	15919 S. Manthey Road Lathrop, CA 95330
APN:	192-040-110
Current Product Type:	Unimproved Land
Parcel Size:	±2.57 Acres
Address:	15929 S. Manthey Road Lathrop, CA 95330
APN:	192-040-140
Current Product Type:	Unimproved Land
Parcel Size:	±1.53 Acres
Zoning:	CO - Commercial Office (City of Lathrop)
Water:	12" main down Stanford Crossing Drive
Sewer:	8" main down Stanford Crossing Drive
Storm:	72" main at Stanford Crossing Drive & Manthey Road

ASKING PRICE: PLEASE CALL BROKER FOR PRICING





LOCAL AMENITIES

1. Lathrop Business Park
2. Taco Bell
3. McDonalds
4. Carl's Jr
5. A&W
6. Jack in the Box
7. Louise Plaza
8. Hampton Inn
9. ARCO
10. Lathrop Food Plaza
11. Target
12. Chick-fil-A
13. Sprouts
14. In-N-Out
15. Starbucks
16. Chipotle
17. Chevron
18. Autozone
19. Dutch Bro's
20. Sonic
21. Panda Express
22. Chevron
23. O'Reilly Autoparts
24. Lathrop Crossing
25. Savemart
26. Starbucks



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