



FOR SALE
530 MANTHEY ROAD | STOCKTON, CA
±19.35 ACRES

**WESTON RANCH
SUBDIVISION**

Manthey Rd

French Camp Road

118,000± Cars ADT

**PRICE
REDUCTION**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CONTACT

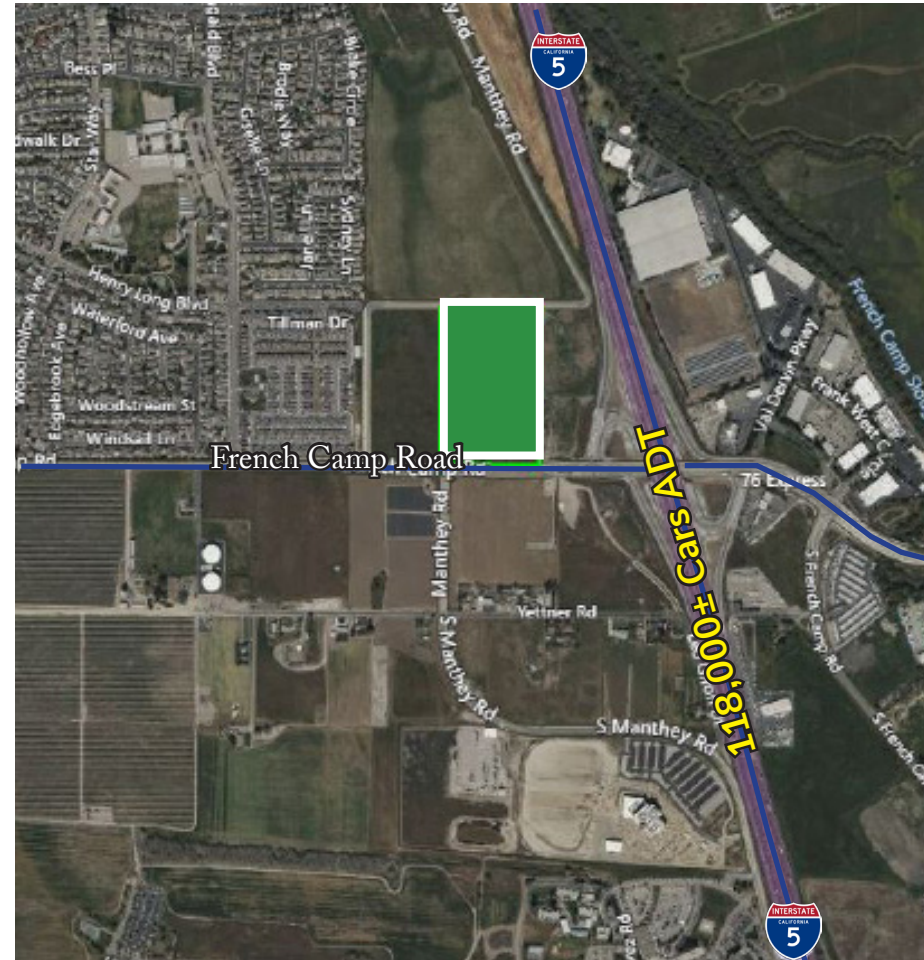
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY INFORMATION:

Subject Site:	530 Manthey Road, Stockton, CA 95206
Total Lot Area:	19.35± Acres
APN:	168-190-070
Zoning:	CL - Large Scale Commercial
City:	Stockton
Location:	Located Within Stockton City Limits
Neighborhood:	Weston Ranch
Sewer Utility*:	City of Stockton
Water Utility*:	City of Stockton
Electrical Service*:	PG&E
Gas Service*:	PG&E
Garbage Service:	Republic Services

PRICE REDUCED TO \$7,375,000 (\$8.75 per square foot)



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DEVELOPMENT OPPORTUNITY:

The +/-19.35 acre commercial property is located in Southwest Stockton, directly adjacent to the Weston Ranch subdivision development, which is a planned community of over 6000 homes at near completion. Located with exceptional visibility and direct and easy access to Interstate 5, the property offers easy connection to not only the entire Stockton community, but the growing nearby communities to the south, including Lathrop and Manteca. Additional nearby traffic generators include the San Joaquin County General Hospital and the brand new, state of the art, VA Clinic and Hospital located within a ¼ mile of the subject property. Additionally, the trade area is supported by over 30 Million square feet of industrial properties and offers close proximity to the Stockton Metropolitan Airport. The site provides an exceptional opportunity for owner user, developers, and/or investors alike to build a project to serve the Stockton and South San Joaquin County growing trade areas in the near future!





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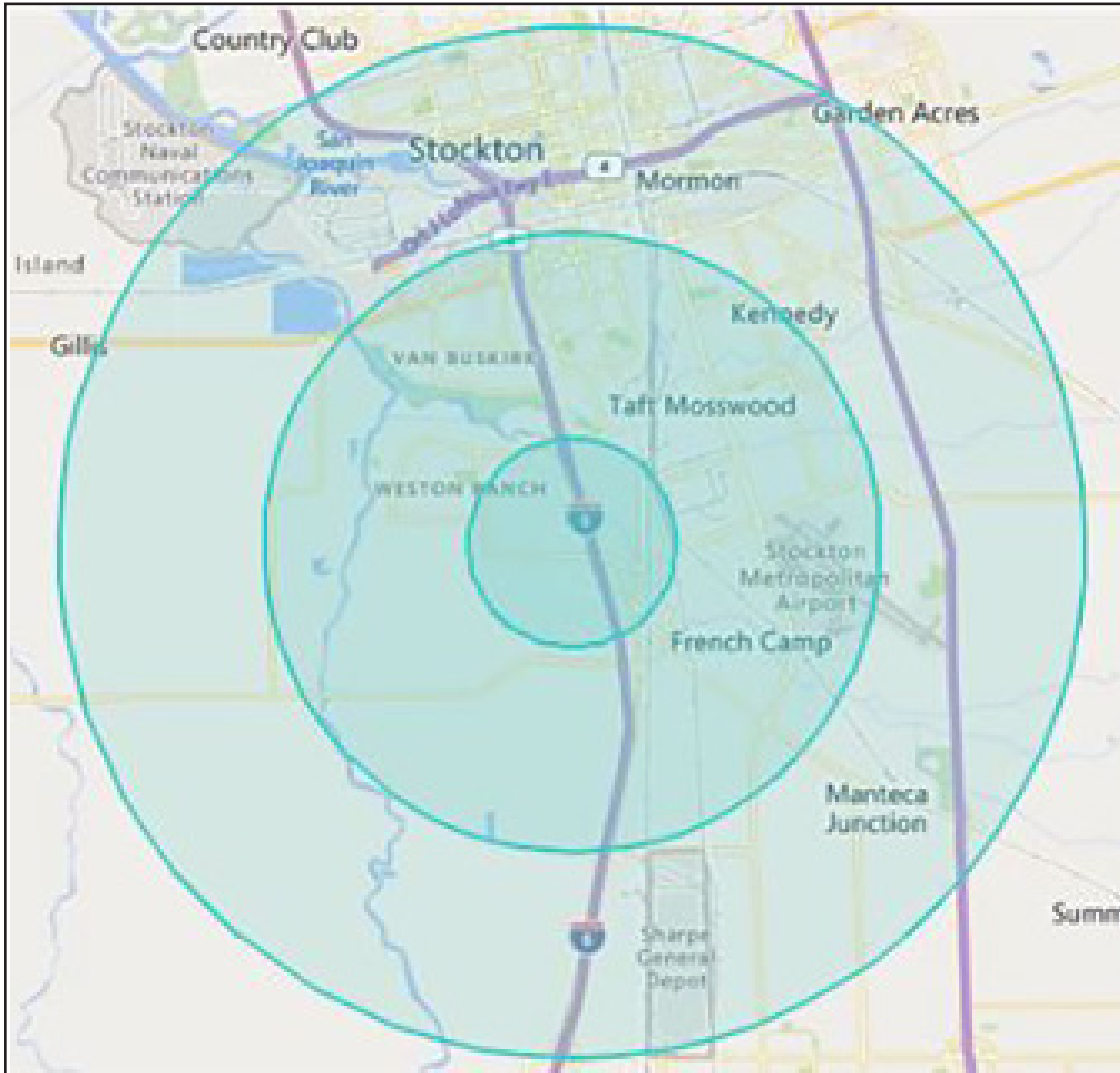
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PARCEL MAP



OWNED BY:
WAL*MART

SITE
19.35±
ACRES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	8,318	63,388	141,247
AVERAGE HOUSEHOLD INCOME:	\$106,405	\$86,150	\$74,664
TOTAL HOUSEHOLDS:	2,149	16,057	40,215

TRAFFIC COUNTS

INTERSTATE 5:	118,000 Cars, ADT (2017)
FRENCH CAMP ROAD:	23,771 Cars, ADT (2017)
MANTHEY ROAD:	4,967 Cars, ADT (2017)



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