

SPACE ADJACENT TO 7-ELEVEN ON MAIN THOROUGHFARE

Retail Space for Sublease



849 E. Yosemite Avenue | Manteca, CA 95336



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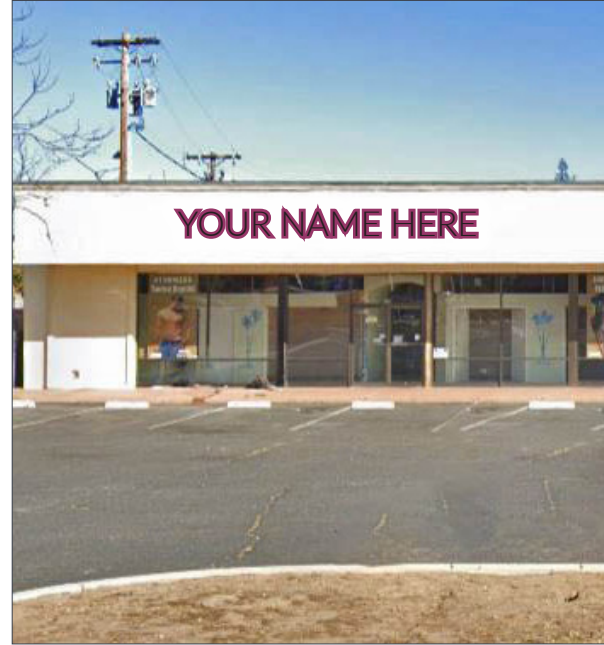
AVAILABLE

Size: ±2,400 SF
 Rent: \$1.50 PSF/Mo., NNN
 Initial Lease
 Term Through: July 31, 2028

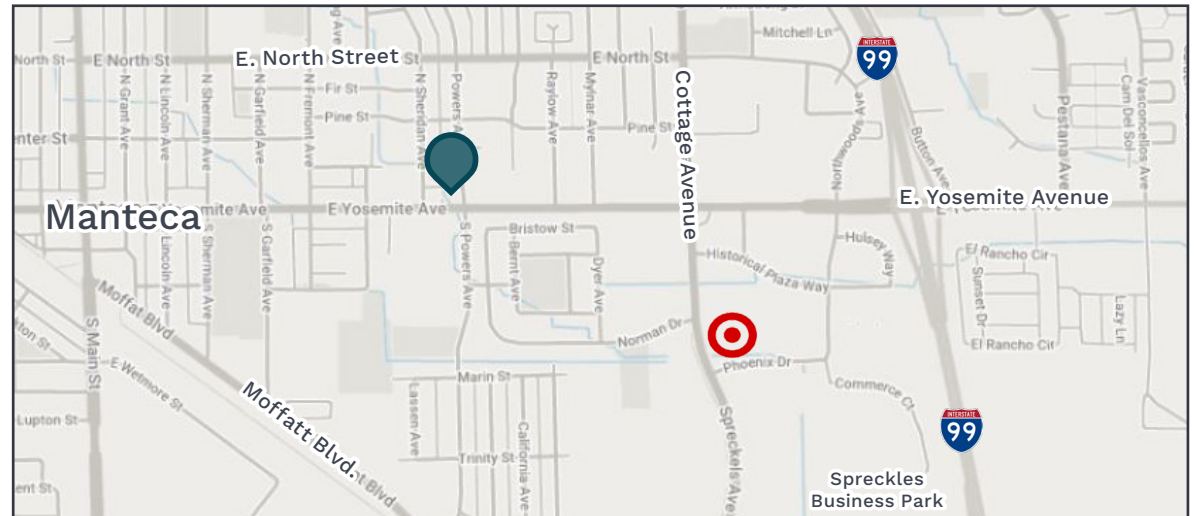
PROPERTY HIGHLIGHTS

- Vacant space next to 7-Eleven on main thoroughfare intersection of E Yosemite Avenue and S Powers Avenue (±16,500 CPD)
- Less than 1 mile from Highway 99
- Less than 2 miles from Spreckles Business Park, a 2.4M SF industrial park
- Immediate trade area tenants are Dollar General, Cricket Wireless, Taco Bell, Target, The Home Depot, Best Western Hotel and PetsMart

Prospective tenants are hereby advised that all uses are subject to City approval



IMMEDIATE TRADE AREA

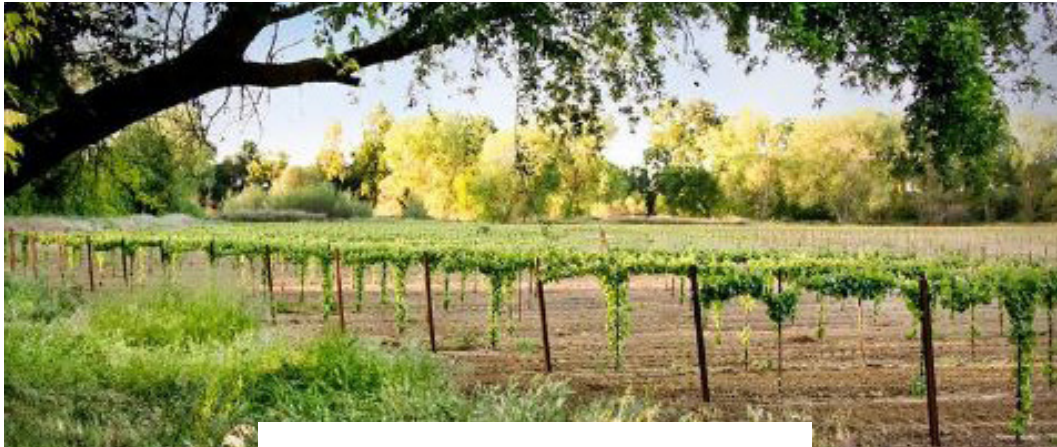


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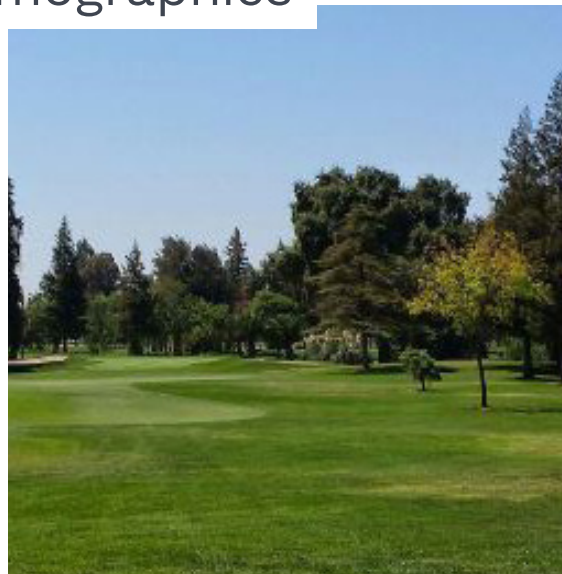
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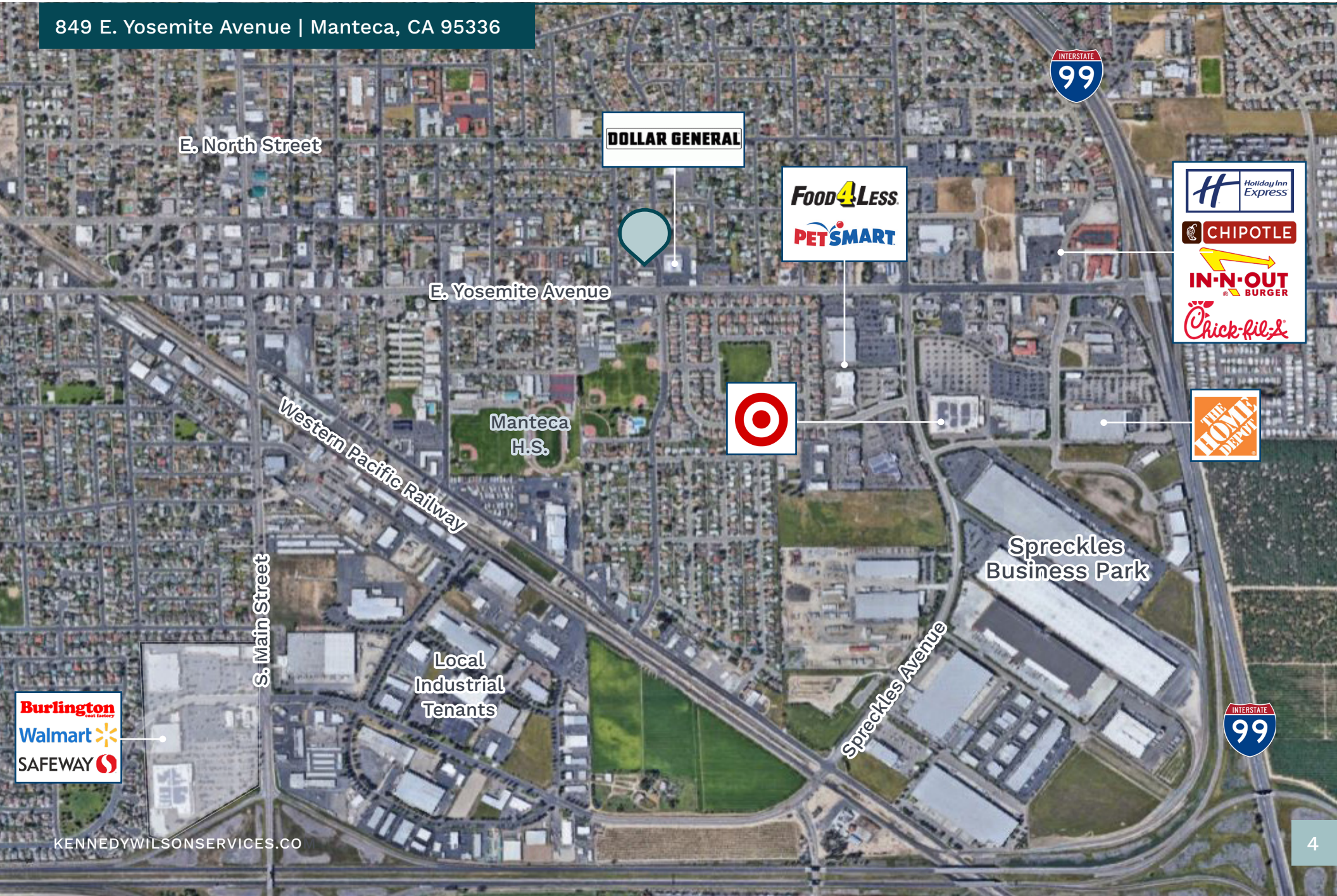
Area Demographics



	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	17,416	113,519	225,373
2028 Projected Population	18,237	120,264	237,051
2010 Census Population	14,497	86,217	179,302
Projected Annual Growth 2023 to 2028	4.71%	5.94%	5.18%
Historical Annual Growth 2010 to 2023	20.1%	31.6%	25.6%
2023 Median Age	36.1	36.4	35.7
HOUSEHOLDS			
2023 Estimated Households	5,636	35,951	65,990
2028 Projected Households	5,876	38,108	69,545
2010 Census Households	4,862	27,265	51,822
Projected Annual Growth 2023 to 2028	3.27%	6.00%	5.39%
Historical Annual Growth 2010 to 2023	15.9%	31.8%	27.3%
RACE & ETHNICITY			
2023 Estimated White	81.3%	74.1%	70.0%
2023 Estimated Black or African American	4.21%	5.18%	8.28%
2023 Estimated Asian or Pacific Islander	5.37%	11.34%	13.28%
2023 Estimated American Indian or Native Alaskan	2.79%	2.22%	2.10%
2023 Estimated Other Races	5.61%	6.14%	5.36%
2023 Estimated Hispanic	48.4%	43.0%	45.3%
INCOME			
2023 Estimated Average Household Income	\$75,319	\$104,316	\$100,802
2023 Estimated Median Household Income	\$58,857	\$85,182	\$81,213
EDUCATION			
2023 Estimated High School Graduate	35.4%	29.9%	29.9%
2023 Estimated Some College	29.2%	34.0%	30.4%
2023 Estimated Associates Degree Only	4.94%	5.05%	4.83%
2023 Estimated Bachelors Degree Only	7.07%	10.92%	10.78%
2023 Estimated Graduate Degree	2.73%	4.75%	4.18%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2023 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1

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E. North Street

DOLLAR GENERAL

FOOD 4 LESS
PET SMART

Holiday Inn Express
CHIPOTLE
IN-N-OUT BURGER
Chick-fil-A

E. Yosemite Avenue

Target

THE HOME DEPOT

Manteca H.S.

Spreckles Business Park

Western Pacific Railway

S. Main Street

Local Industrial Tenants

Spreckles Avenue

Burlington Coat Factory
Walmart
SAFeway

INTERSTATE 99



REAL ESTATE

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