

COMMERCIAL DEVELOPMENT SITE IN MANTECA FOR SALE

1425 W. LATHROP ROAD, MANTECA, CA

LISTING DATA

SIZE: Approximately 2.81± AC

ZONING: Union Ranch Specific Plan (CMU)

COMMENTS:

- Available Land in Union Ranch Project suitable for a commercial mixed use project.
- Situated in the desirable Union Ranch subdivision (1700 homes and poised for growth) in North Manteca, which includes San Joaquin County's premier Senior Community
- Directly across the street from Raley's Union Square shopping center. Other national retailers in the immediate area include CVS, O'Reilly, Starbucks, McDonalds and Verizon.
- Easy access to both Highway 99 and Interstate 5

TRAFFIC COUNTS

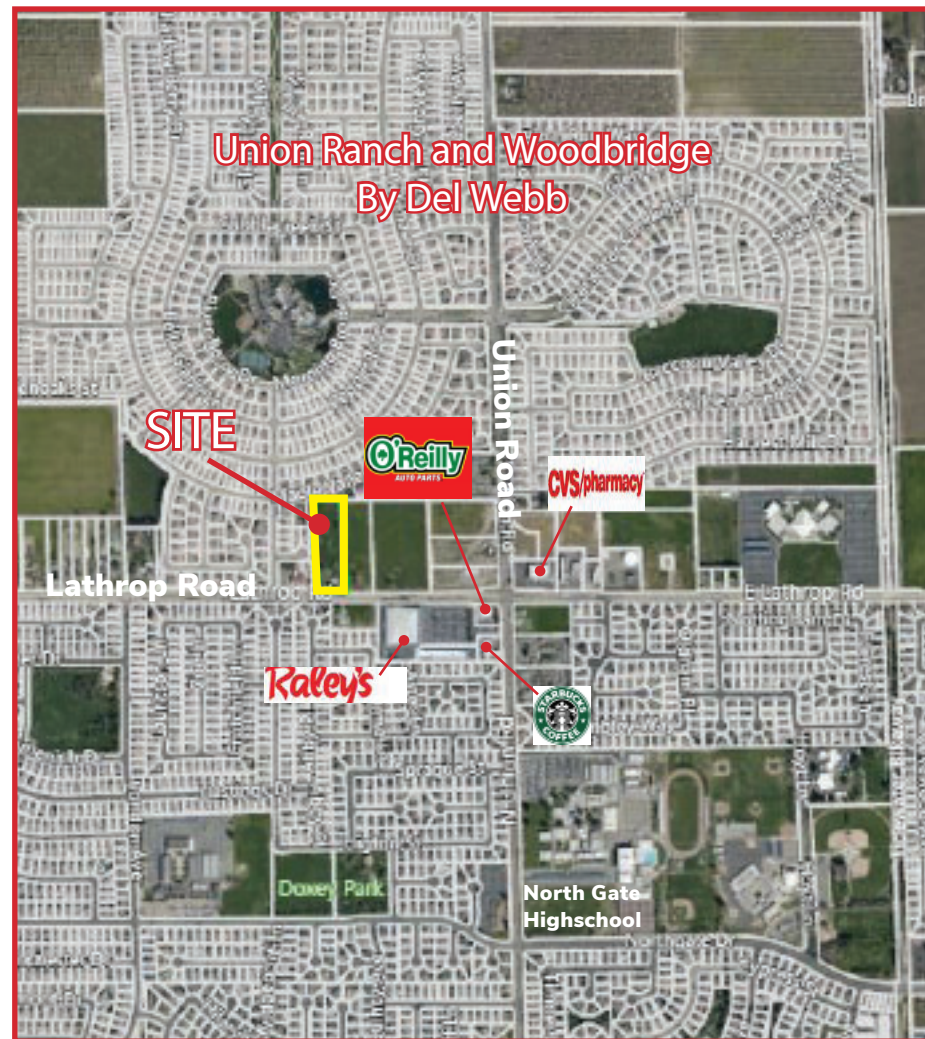
Lathrop Road: 19,668 Cars, ADT (2017)

ECONOMIC DATA

SALE PRICE: \$430,000

DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	11,852	77,461	99,143
Average HH Income:	\$109,696	\$91,740	\$93,173



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.

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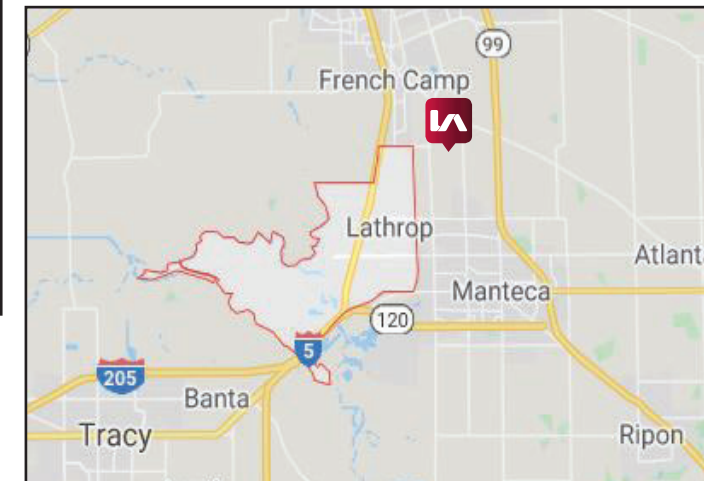
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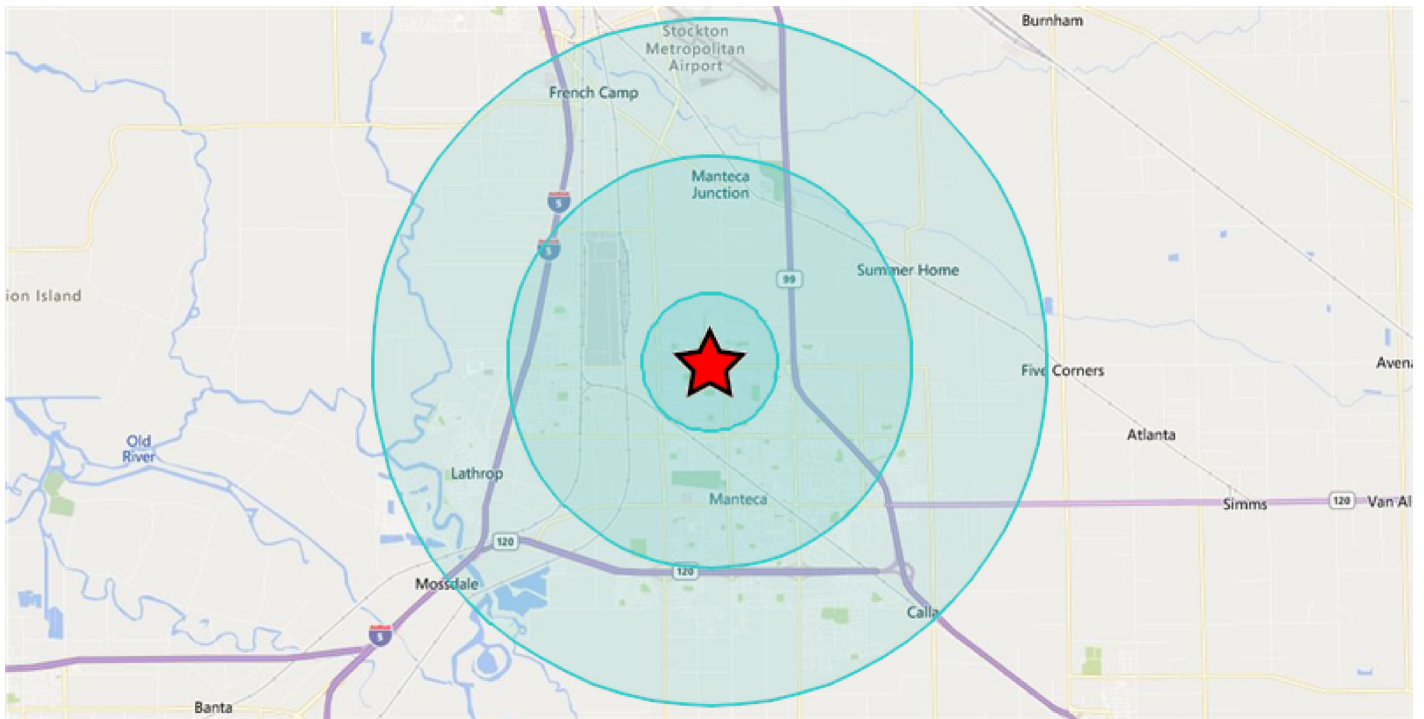
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Demographics

1425 W LATHROP RD MANTECA CA 95336



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	6.87	27.91	75.48
Density(Population Per Square Mile)	1,724	2,775	1,313

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	5,830	38,341	49,056
Female	6,022	39,120	50,087
Density	1,724	2,775	1,313
Urban	11,121	76,163	94,417
Rural	731	1,298	4,726

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	4,684	49,289	57,634
Population (2000)	7,535	59,236	68,110
Population (2010)	10,778	69,983	89,455
Population (Current)	11,852	77,461	99,143
Population (5 Yr. Forecast)	12,380	80,923	103,569
Percent Growth (Current Yr./Previous Yr.)	10.13%	10.54%	10.61%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.47%	4.47%	4.46%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	40	35	34
Aged 0 to 5	845	6,760	8,894
Aged 6 to 11	1,009	7,156	9,260
Aged 12 to 17	1,161	7,565	9,543
Aged 18 to 24	1,021	7,451	9,354
Aged 25 to 34	1,378	10,725	14,093
Aged 35 to 44	1,497	9,982	12,937
Aged 45 to 54	1,562	9,934	12,404
Aged 55 to 64	1,479	8,614	10,661
Aged 65 to 74	1,274	5,845	7,531
Aged 75 to 84	501	2,463	3,203
Aged 85+	125	966	1,263
Total Population	11,852	77,461	99,143

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	7,691	43,577	53,537
Black Alone	393	3,041	4,515
Asian Alone	871	7,322	11,401
Native American and Alaska Native Alone	119	885	1,086
Other Race Alone	1,675	15,622	19,886
Two or More Races	1,103	7,014	8,718

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	3,938	32,746	40,908
White Non-Hispanic	5,847	29,124	35,818

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$87,336	\$75,965	\$76,342
Total Household Income	\$430,008,227	\$2,218,640,534	\$2,871,698,239
Average Household Income	\$109,696	\$91,740	\$93,173
Per Capita Income	\$36,281	\$28,642	\$28,965
Avg Family Income	\$119,490	\$95,774	\$95,363
Family Income, Per Capita	\$34,728	\$26,110	\$25,940

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$350,161	\$317,261	\$320,894
Under \$15,000	122	839	1,127
\$15,000 - \$24,999	136	821	1,142
\$25,000 - \$34,999	134	1,095	1,423
\$35,000 - \$49,999	166	1,992	2,491
\$50,000 - \$74,999	478	3,676	4,411
\$75,000 - \$99,999	549	3,338	4,073
\$100K - \$125K	540	2,511	3,217
\$125K - \$150K	295	1,987	2,682
\$150K - \$200K	354	1,315	1,685
Over \$200K	348	1,249	1,709

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	3,920	24,184	30,821
Families	3,122	18,823	23,960
Average Size of Household	3	3.17	3.18
Median Age of Householder	54	50	50
Median Value Owner Occupied	\$227,825	\$199,322	\$204,227
Median Rent	\$1,273	\$1,114	\$1,117
Median Vehicles Per Household	3	2	3
Housing Units	4,107	25,592	32,757
Owner Occupied Units	2,941	14,648	18,703
Renter Occupied Units	979	9,536	12,118
Vacant Units	187	1,408	1,936

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	195	1,621	2,161
\$15,000 - \$24,999	204	1,282	1,805
\$25,000 - \$34,999	204	1,664	2,143
\$35,000 - \$49,999	340	2,861	3,574
\$50,000 - \$74,999	669	4,819	5,803
\$75,000 - \$99,999	654	4,018	4,958
\$100K - \$125K	620	2,974	3,742
\$125K - \$150K	309	2,242	2,941
\$150K - \$200K	354	1,396	1,844
Over \$200K	371	1,307	1,850
Total Households	3,920	24,184	30,821

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	87	161	180
\$250-\$499	66	270	325
\$500-\$749	49	1,560	1,902
\$750-\$999	51	2,570	3,362
\$1,000-\$1,249	243	1,977	2,469
\$1,250-\$1,499	152	1,792	2,083
\$1,500-\$1,999	260	674	1,107
Over \$2,000	42	328	361
Total Renter Occupied Units	979	9,536	12,118

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1993	1985	1986
Built 2010 or Later	608	3,727	4,838
Built 2000 to 2009	1,343	4,351	7,034
Built 1980 to 1989	955	4,714	5,377
Built 1970 to 1979	453	4,374	5,121
Built 1960 to 1969	86	2,060	2,657
Built 1950 to 1959	39	1,690	2,081
Built 1940 to 1949	58	660	851
Built 1939 or Earlier	540	3,486	4,021
Total Households (2000)	2,238	18,981	22,032
Total Households (2010)	3,591	22,009	28,015
Total Households (Current)	3,920	24,184	30,821
Total Households (5 Yr. Forecast)	4,062	25,069	31,947
Percent Growth (Current Yr./Previous Yr.)	9.25%	9.69%	9.77%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.64%	3.66%	3.65%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	3.3	3.38	3.39
1 Person	644	4,104	5,223
2 Person	1,242	6,560	8,343
3 Person	624	4,158	5,240
4 Person	699	4,105	5,197
5 Person	416	2,701	3,452
6 Person	162	1,299	1,680
7 or More Person	133	1,257	1,686
Total Households	3,920	24,184	30,821

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	2,242	17,894	23,212
Total Establishments	158	1,176	1,503

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	127	747	1,029
Travel Time under 15min	1,455	8,904	10,926
Travel Time 15-29min	--	--	--
Travel Time 30-59min	1,035	5,976	7,552
Travel Time 60-89min	562	3,526	4,647
Travel Time over 90min	500	2,811	3,642
Population	11,852	77,461	99,143

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	860	8,607	11,418
High School	2,153	15,949	19,588
Some College	2,259	12,717	16,086
Associate's Degree	1,037	4,802	6,126
Bachelor's Degree	1,020	4,477	6,404
Master's Degree	363	1,427	1,705
Professional Degree	79	342	462
Doctorate Degree	45	208	303
Total Population	11,852	77,461	99,143

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$34,920,000	\$204,345,000	\$259,290,000
Furniture and Home Furnishings	\$2,050,000	\$11,114,000	\$13,576,000
Electrical and Appliances	\$995,000	\$7,258,000	\$9,122,000
Building Materials and Garden	\$12,184,000	\$56,228,000	\$69,039,000
Food and Beverage	\$33,970,000	\$174,424,000	\$218,014,000
Health and Personal Care	\$9,507,000	\$71,068,000	\$86,178,000
Gasoline Stations	\$4,945,000	\$87,015,000	\$118,815,000
Clothing and Accessories	\$2,793,000	\$39,362,000	\$47,289,000
Sporting Goods	\$610,000	\$21,881,000	\$27,825,000
General Merchandise	\$18,465,000	\$172,655,000	\$213,340,000
Miscellaneous	\$2,309,000	\$14,528,000	\$17,808,000
Nonstore Purchases	\$50,167,000	\$407,748,000	\$558,252,000
Food Services	\$17,728,000	\$125,985,000	\$156,477,000
Total Retail Sales	\$190,643,000	\$1,393,611,000	\$1,795,025,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$290,160,000	\$1,663,703,000	\$2,129,736,000

Crime Information Index (Range 0-200, US Average = 100)

	1 Mile	3 Miles	5 Miles
Murder Index	46	70	72
Forcible Rape Index	120	89	93
Forcible Robbery Index	104	85	89
Aggravated Assault Index	63	66	71
Burglary Index	58	90	89
Larceny Index	65	93	92
Motor Vehicle Theft Index	78	97	96
EASI Total Crime Index	58	71	75