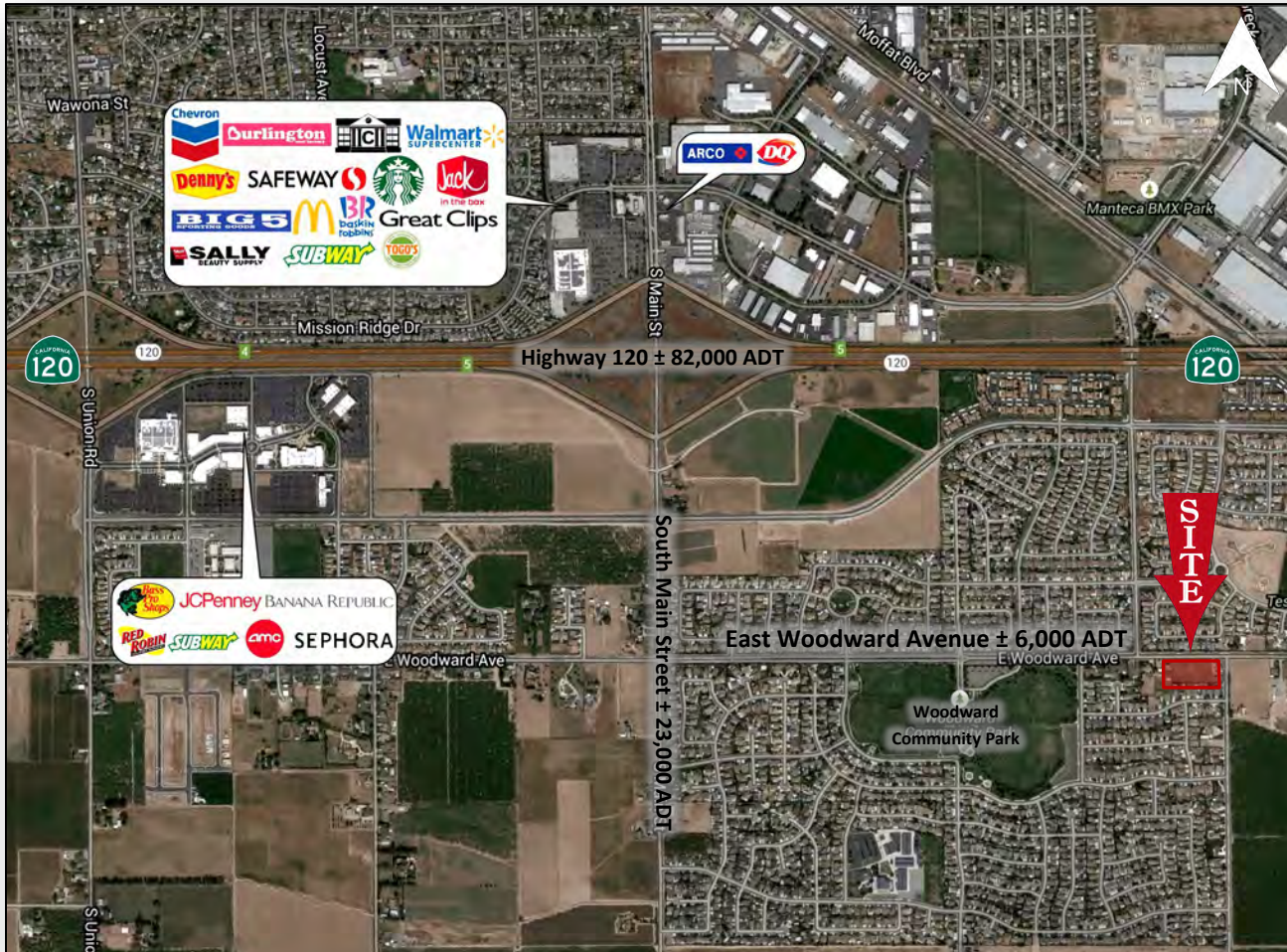


# FOR GROUND LEASE OR SALE

## NEIGHBORHOOD COMMERCIAL LAND

1184 EAST WOODWARD AVENUE | MANTECA, CA



- ◆ Household income within the immediate trade area exceeds \$98,000 per year
- ◆ Site is located in the growth area for the City of Manteca, see Manteca General Plan 2023 (on the third page of the brochure)
- ◆ Underserved retail sector

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# OVERVIEW

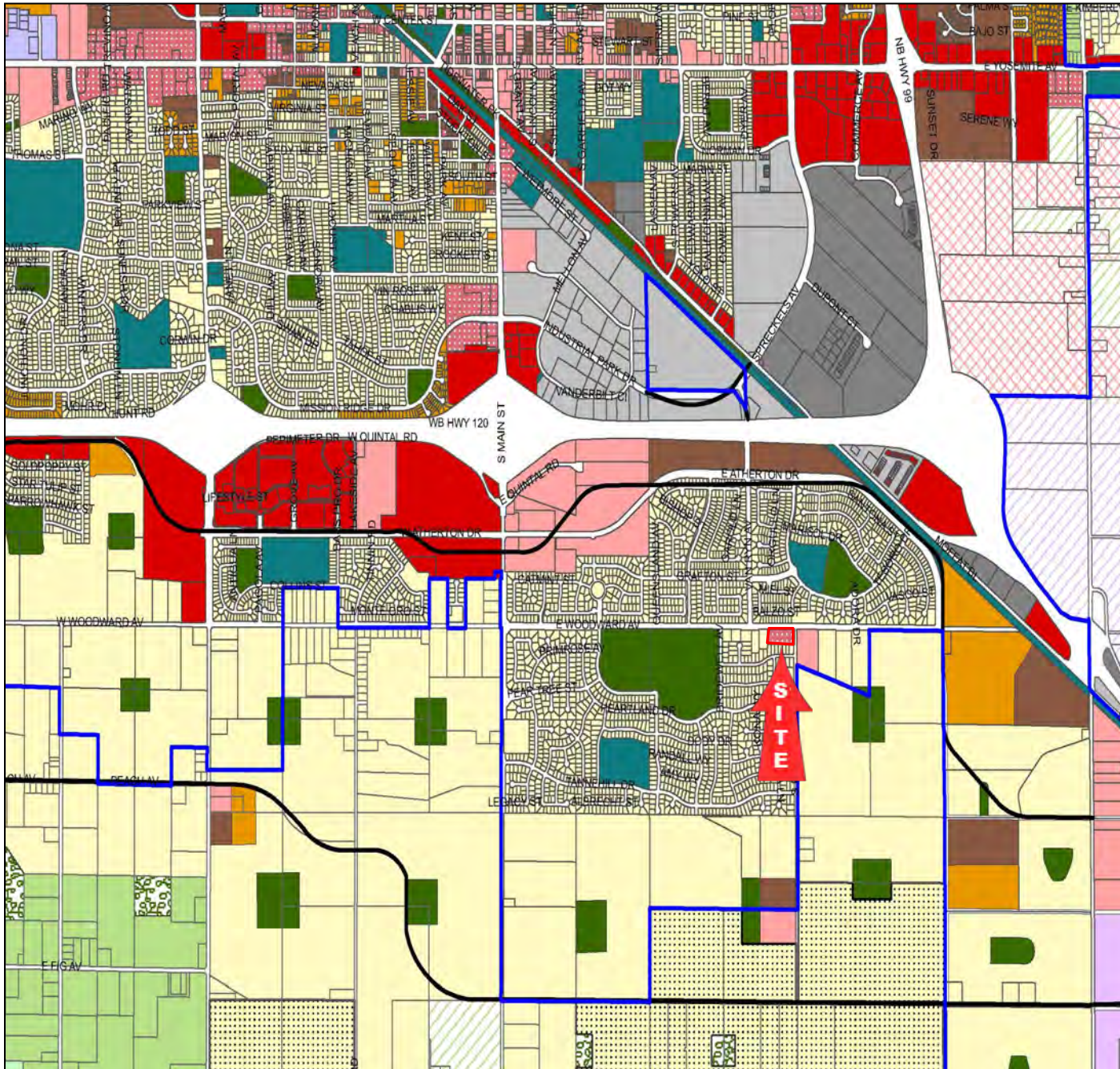
1184 East Woodward Avenue — Manteca, CA

- Location: 1184 East Woodward Avenue  
Manteca, CA 95337
- Asking Price: Contact Broker
- Lot Size: ± 2.43 Acres
- APN: 224-040-30
- Zoning: Neighborhood Commercial
- Traffic Counts: East Woodland Avenue @ Site: ± 6,000 ADT
- Highlights:
- ◆ Rare retail parcel ready for development
  - ◆ Household income within the immediate trade area exceeds \$98,000 per year
  - ◆ Underserviced retail sector
  - ◆ Site benefits from excellent visibility along Woodward Avenue
  - ◆ Located on Woodward Avenue, which has ± 6,000 vehicles daily
  - ◆ Site is located in the growth area for the City of Manteca, see Manteca General Plan 2023 (on the third page of the brochure)



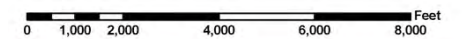
# GENERAL PLAN MAP

1184 East Woodward Avenue — Manteca, CA



## CITY OF MANTECA

- AG (Agriculture)
- NC (Neighborhood-Commercial)
- CMU (Commercial Mixed Use)
- GC (General Commercial)
- VLDR (Very Low Density Res. 0.5 to 2 du/ac)
- LDR (Low Density Res. 2.1 to 8 du/ac)
- MDR (Medium Density Res. 8.1 to 15 du/ac)
- HDR (High Density Res. 15.1 to 25 du/ac)
- BIP (Business Industrial Park)
- BP (Business Professional)
- LI (Light Industrial)
- HI (Heavy Industrial)
- OS (Open Space)
- P (Park)
- PQP (Public/Quasi-Public)
- UR (Urban-Reserve)
- UR-AG (Urban Reserve-Agriculture)
- UR-CMU (Urban Reserve-Commercial Mixed Use)
- UR-GC (Urban Reserve-General Commercial)
- UR-VLDR (Urban Reserve Very Low Density Res.)
- UR-LDR (Urban Reserve Low Density Residential)
- UR-MDR (Urban Reserve Medium Density Res.)
- UR-HDR (Urban Reserve High Density Res.)
- UR-BIP (Urban Reserve - Business Ind. Park)
- UR-LI (Urban Reserve - Light Industrial)
- UR-P (Urban Reserve - Park)
- UR-PQP (Urban Reserve - Public/Quasi-Public)
- Parcels
- City Limit
- New Roads



# MARKET AERIAL

1184 East Woodward Avenue — Manteca, CA



# DEMOGRAPHICS

1184 East Woodward Avenue — Manteca, CA

	<u>1 mi Radius</u>	<u>3 mi Radius</u>	<u>5 mi Radius</u>
<b>POPULATION</b>			
2015 Estimated Population	7,372	51,399	90,489
2020 Projected Population	7,618	53,169	93,660
2010 Census Population	6,719	49,000	86,681
Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2015	30.3%	2.5%	2.4%
2015 Median Age	31.1	33.3	34.8
<b>HOUSEHOLDS</b>			
2015 Estimated Households	2,140	16,692	29,706
2020 Projected Households	2,206	17,236	30,691
2010 Census Households	1,918	15,808	28,217
Projected Annual Growth 2015 to 2020	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2015	28.9%	2.1%	2.4%
<b>RACE AND ETHNICITY</b>			
2015 Estimated White	54.0%	60.3%	64.3%
2015 Estimated Black or African American	6.7%	4.4%	3.8%
2015 Estimated Asian or Pacific Islander	15.3%	8.3%	7.7%
2015 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.0%
2015 Estimated Other Races	23.4%	26.0%	23.1%
2015 Estimated Hispanic	34.8%	39.7%	35.8%
<b>INCOME</b>			
2015 Estimated Average Household Income	\$98,255	\$69,012	\$74,016
2015 Estimated Median Household Income	\$81,027	\$59,731	\$63,233
2015 Estimated Per Capita Income	\$28,535	\$22,467	\$24,350
<b>BUSINESS</b>			
2015 Estimated Total Businesses	140	1,620	2,487
2015 Estimated Total Employees	1,676	15,318	26,000
2015 Estimated Employee Population per Business	12.0	9.5	10.5
2015 Estimated Residential Population per Business	52.7	31.7	36.4

Radius Map

