

For Lease

High Visibility Retail and Pad Spaces

Louise & Main | Manteca, CA 95336



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NAIPence Capital

A Subsidiary of  NORTHGATE

Lease

900 Main Street

Lease Price:	Contact Broker
Space Available:	±31,145 Sq Ft ±27,559 Sq Ft Pad
Lease Type:	NNN
Zoning:	Commercial Mixed Use (CMU)
Traffic Counts:	Louise Ave - ±12,900 ADT Main St - ±10,400 ADT

- Located within dense residential and commercial districts at strong intersections of North Main Street and East Louise Avenue
- Rare existing anchor retail space with loading dock included
- Fully sprinklered
- Traffic counts in excess of 20,000 vehicles passing daily along Main Street
- Area tenants include 24 Hour Fitness, Carl's Jr., Walgreens, Orchard Supply Hardware, CVS Pharmacy, Pizza Hut and more



Lease

189 W Louise Avenue

Lease Price:	Contact Broker
Space Available:	±34,986 Sq Ft Pad
Lease Type:	NNN
Zoning:	Commercial Mixed Use (CMU)
Traffic Counts:	E Louise Ave -±6,400 ADT N Main St -±10,400 ADT

- Anchor tenant space available for lease within strong retail area of Manteca
- ±34,000 Sq Ft of retail space -suitable for big box or showroom style tenants
- Visible location at signalized intersection of Louise Ave and Main St - experiencing over 16,000 vehicles daily
- Area co-tenants include: Jack in the Box, CVS, Save Mart, Walgreens, 24 hr. Fitness, Napa Auto Parts, Little Caesar's Pizza, Placer Title, California Family Fitness, Papa Murphy's, Chubby'sDiner + more



Market View



Market View



Demographics

Population

	1 mi	3 mi	5 mi
2020 Estimated Population:	21,797	85,591	112,738
2025 Projected Population:	23,078	90,772	119,652
2010 Census Population:	19,399	68,880	88,870
2025 Projected Growth:	1.2%	1.2%	1.2%

Households

	1 mi	3 mi	5 mi
2020 Estimated Households:	7,097	28,004	35,675
2025 Projected Households:	7,305	28,856	36,783
2010 Census Households:	6,259	22,279	27,892
Projected Growth:	0.6%	0.6%	0.6%

Businesses

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	666	2,487	3,059
2020 Estimated Total Employees:	3,793	21,304	27,328

Income

	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$69,335	\$85,151	\$87,917

Race & Ethnicity

	1 mi	3 mi	5 mi
2020 Estimated White:	58.4%	59.4%	56.5%
2020 Estimated Black/African American:	3.9%	4.6%	4.8%
2020 Estimated Asian/Pacific Islander:	6.2%	9%	11.3%
2020 Estimated American Indian/Native Alaskan:	1.4%	1.2%	1.2%
2020 Estimated Hispanic:	45.5%	40%	40.7%
2020 Estimated Other Races:	30.2%	25.8%	26.2%

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