



Property Renderings

BUILD-TO-SUIT OPPORTUNITY AND FLEXIBLE SIZE

130 SPRECKELS AVENUE | MANTECA, CA 95336

LEASING BROCHURE

PROPERTY OVERVIEW

130 SPRECKELS AVENUE | MANTECA, CA



Property Rendering



ASKING PRICE: CONTACT BROKER



±7,560 SF
Proposed Development



±40,511 SF (±0.93 AC)
Lot Size



General Commercial
Zoning



39 Spaces
Parking

THE OPPORTUNITY

130 Spreckels Avenue offers a prime development site in the growing city of Manteca. Situated on ±0.93 acres with General Commercial zoning, the property is entitled for a proposed ±7,560 SF building supported by 39 on-site parking spaces. Its flexible zoning allows for a wide range of retail, office, or service uses, creating strong appeal for both owner-users and investors.

With excellent accessibility to Highway 99, I-5, and I-205, as well as proximity to established residential and commercial areas, the site is strategically positioned to capture demand from Manteca's expanding population and business base. This property presents an attractive opportunity to develop a modern commercial asset in a high-growth market.



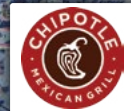
Property Rendering



120

£83,000 VPD

Subject Property



Manteca High School
±1,858 Students



Manteca BMX Park



Spreckles Ave ±15,300 VPD



Paseo Villas Apartments
Townhomes

Tesoro Apartments
±154 Units

120 ±76,500 VPD

WELCOME TO
MANTECA



120

±83,000 VPD

Speckles Ave ±15,300 VPD

E Yosemite Ave ±18,700 VPD



Subject Property



Mihana Restaurant



SITE PLAN

SPRECKLES AVE ±15,300 VPD

E YOSEMITE AVE ±18,700 VPD

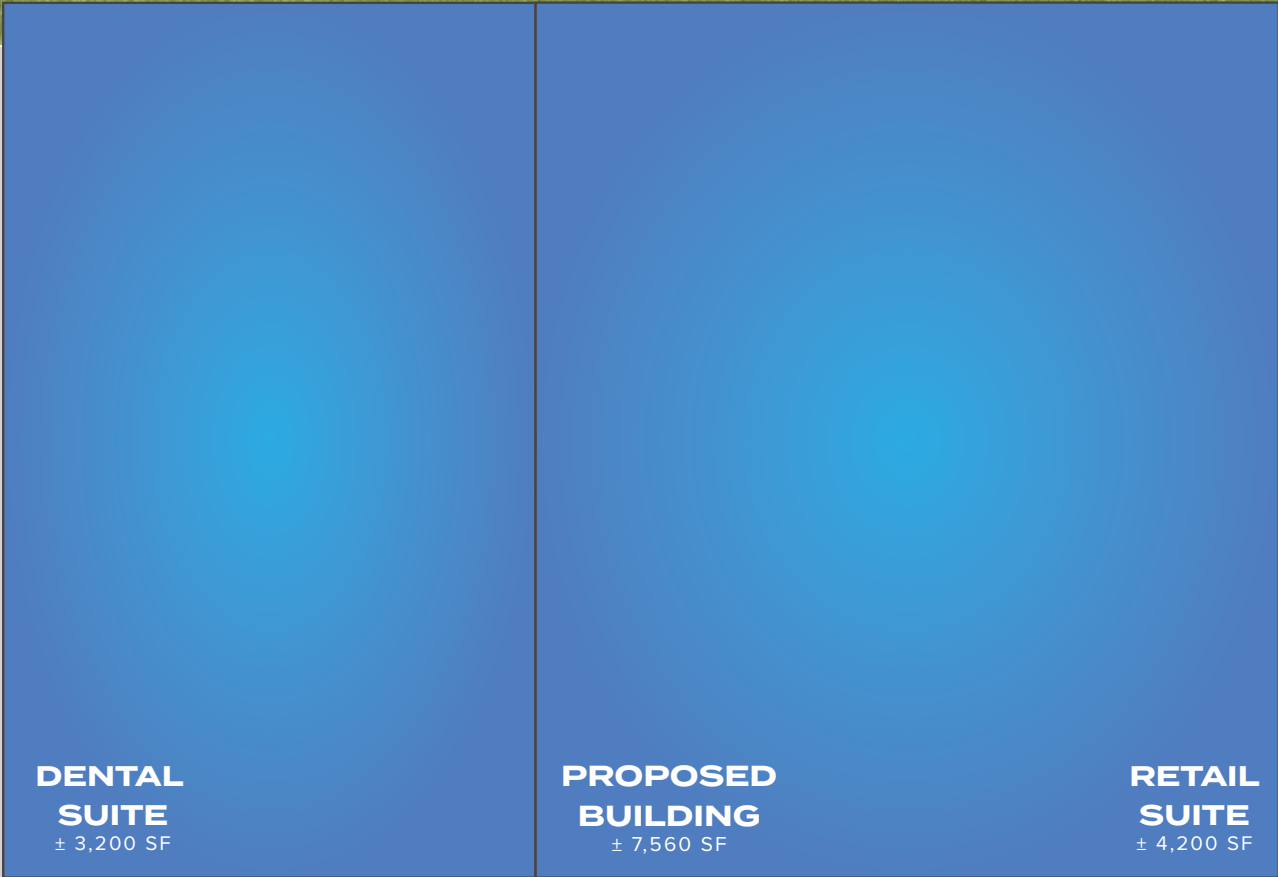


RETAIL SUITE
± 4,200 SF

PROPOSED BUILDING
± 7,560 SF

DENTAL SUITE
± 3,200 SF



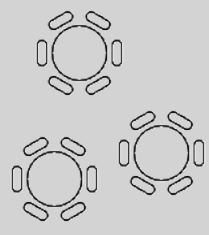
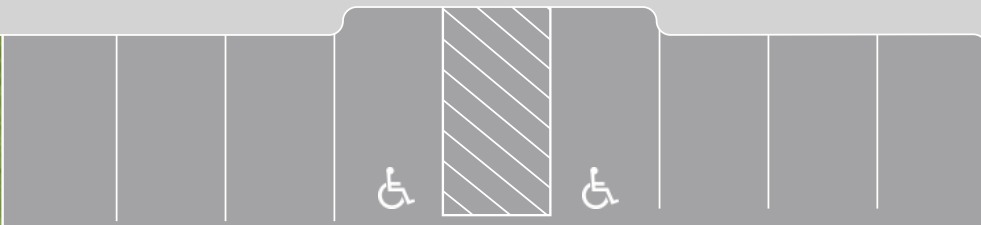


DENTAL SUITE
± 3,200 SF

PROPOSED BUILDING
± 7,560 SF

RETAIL SUITE
± 4,200 SF

SITTING AREA



FLOOR PLAN

MARKET OVERVIEW

MANTECA, CA

Manteca is a fast-growing city in the heart of the Central Valley that combines a welcoming, small-town feel with the convenience of being close to major hubs like San Francisco, Sacramento, and Modesto. Long recognized as a family-oriented community, it offers a wide range of attractions and activities, from seasonal fun at Dell’Osso Family Farm to year-round sports and entertainment at the Big League Dreams complex. Outdoor enthusiasts also enjoy the nearby Caswell Memorial State Park, a scenic spot along the Stanislaus River known for hiking, picnicking, and wildlife viewing. Manteca’s location along Highway 99 and Interstate 5, along with plans for future commuter rail service via the Altamont Corridor Express, makes it especially appealing for residents who commute to larger job centers in the Bay Area or Central Valley. With continued growth bringing new shopping, dining, and community events, Manteca is establishing itself as a dynamic place to live while retaining the sense of connection and character that has long defined the city.



CENTRAL VALLEY GROWTH HUB: Manteca is one of the fastest-growing cities in the region, drawing new residents with its balance of *small-town character, expanding amenities, and proximity to major job centers* in the Bay Area and Sacramento.



RETAIL & LIFESTYLE DEVELOPMENT: Ongoing growth has fueled *new shopping centers, dining options, and family-focused attractions*, making Manteca a key retail and lifestyle destination within San Joaquin County.



STRATEGIC LOCATION & CONNECTIVITY: With *direct access to Highway 99 and I-5, and future ACE rail service on the way*, Manteca offers strong commuter links while serving as a gateway between the Bay Area, Central Valley, and Sierra foothills.

MARKET DEMOGRAPHICS WITHIN 3 MILES OF THE SUBJECT PROPERTY



78,754

TOTAL POPULATION



\$107,952

AVG HH INCOME



\$85,631

MED HH INCOME



25,104

HOUSEHOLDS



18,466

DAYTIME EMPLOYMENT



16%

BACHELOR'S DEGREES



36.6

MEDIAN AGE



\$958.9M

ANN. CONSUMER SPEND

LEASING BROCHURE

NEW DEVELOPMENT OPPORTUNITY

130 SPRECKELS AVENUE | MANTECA, CA 95336

AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT

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