

**27,378 SF Warehouse Minutes from Highways 99 and 120 for Lease**  
251 Oak Street | Manteca, CA 95337



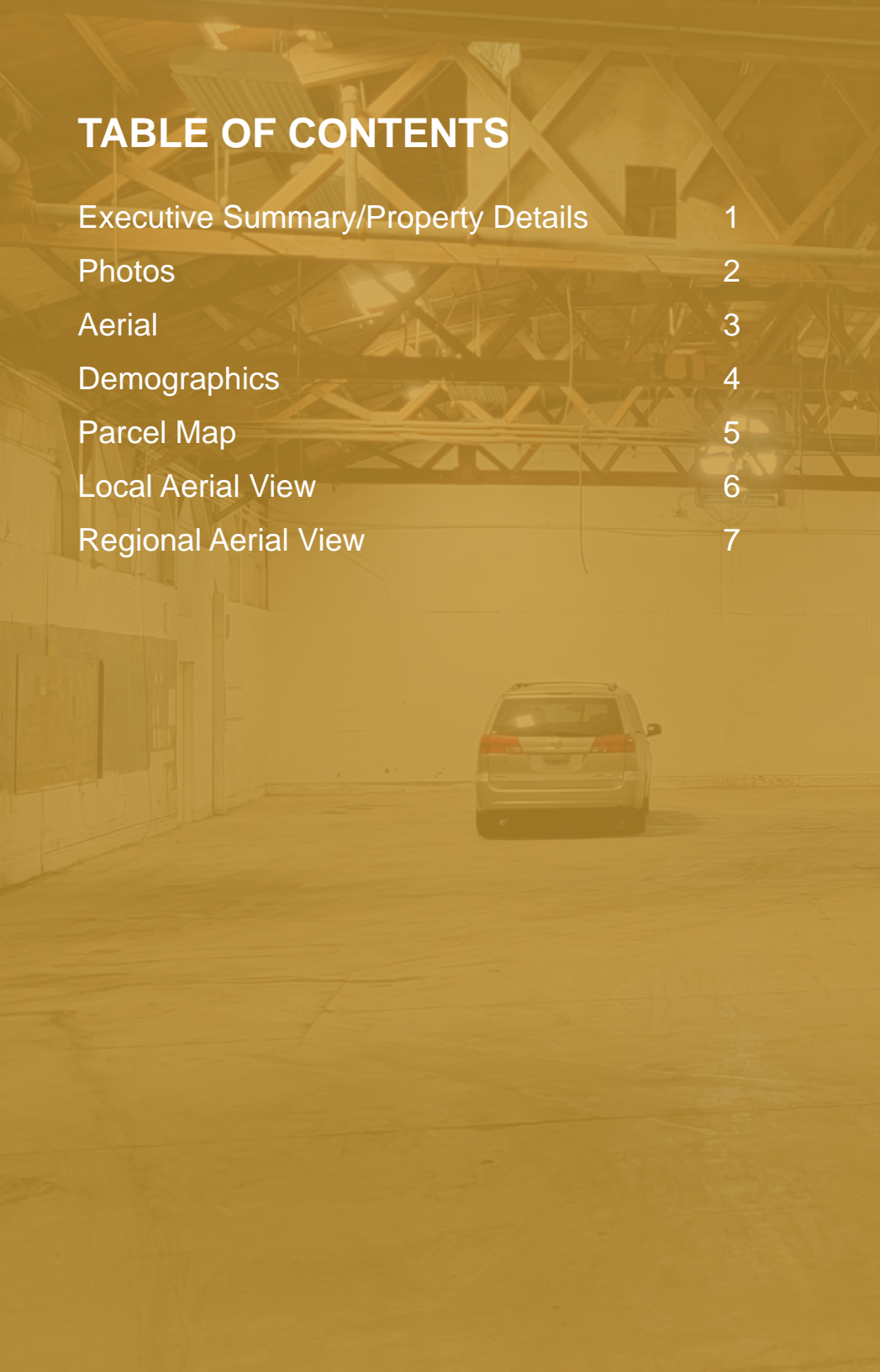
**Lease Rate: \$0.54/SF Gross**

**Total Size: Approx. 27,378 SF Building | 0.95 AC Lot**



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# EXECUTIVE SUMMARY

251 Oak Street  
Manteca, CA 95337



## 2021 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



## PROPERTY DETAILS

|                   |                             |
|-------------------|-----------------------------|
| APN               | 219-390-22                  |
| BUILDING SIZE     | 27,378 SF                   |
| LOT SIZE          | 41,336 SF                   |
| ZONING            | CM Commercial Manufacturing |
| CONSTRUCTION TYPE | Metal                       |

## HIGHLIGHTS

- Approximately 3,000 SF office with admin/reception, 4 private offices, draft room, conference room, break room, and 2 restrooms
- 4 Exterior grade level doors (1 faces small rear gated yard)
- 2 Internal rollup doors
- Ample power
- Fully fire sprinkled
- Skylights
- Small gated yard
- Located in close proximity to CA State Highways 99 and 120











# DEMOGRAPHICS

| POPULATION         | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| TOTAL POPULATION   | 24,071 | 91,384  | 115,078 |
| Growth 2021 - 2026 | 5.71%  | 7.21%   | 7.03%   |
| Growth 2010 - 2021 | 15.63% | 28.42%  | 26.73%  |

| HOUSEHOLDS & INCOME | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| TOTAL POPULATION    | 7,731    | 29,330   | 36,167   |
| Growth 2021 - 2026  | 5.39%    | 7.19%    | 7.16%    |
| Growth 2010 - 2021  | 12.80%   | 27.65%   | 27.37%   |
| Average HH Income   | \$72,521 | \$97,036 | \$98,802 |

| STREET       | CROSS STREET | COUNT YEAR | ADT    | DISTANCE |
|--------------|--------------|------------|--------|----------|
| Yosemite Ave | Maple Ave    | 2018       | 13,145 | .14      |
| Yosemite Ave | Maple Ave    | 2020       | 10,475 | .14      |
| S Main St    | E Otis St    | 2020       | 17,617 | .18      |
| S Main St    | E Otis St    | 2020       | 17,140 | .18      |



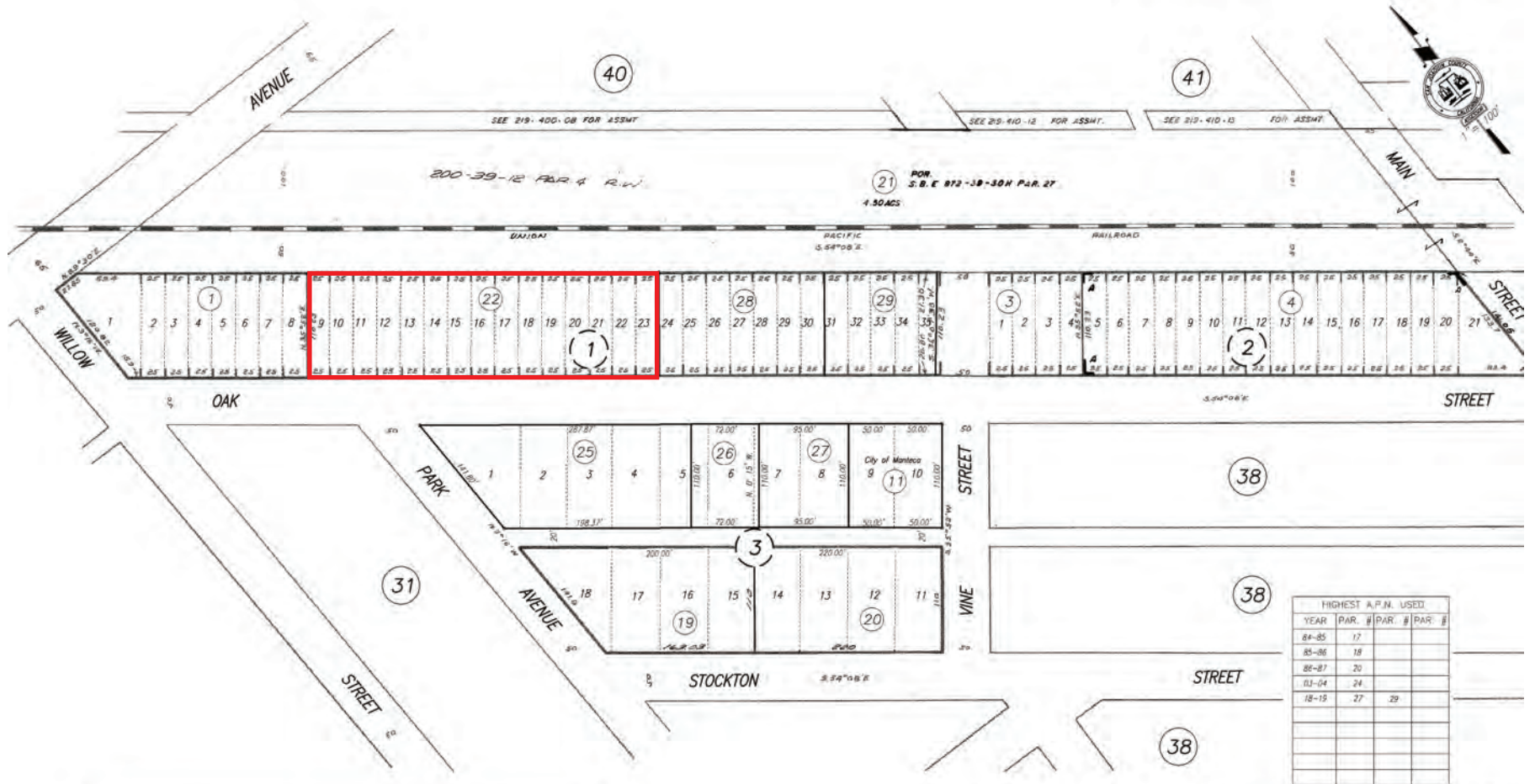


# PARCEL MAP

## MAP NO. 1 BACCILIERI PARK ADDITION

THIS MAP IS FOR ASSESSMENT USE ONLY

219-39



| HIGHEST A.P.N. USED |        |        |        |
|---------------------|--------|--------|--------|
| YEAR                | PAR. # | PAR. # | PAR. # |
| 84-85               | 17     |        |        |
| 85-86               | 18     |        |        |
| 86-87               | 20     |        |        |
| 88-89               | 24     |        |        |
| 18-19               | 27     | 29     |        |
|                     |        |        |        |
|                     |        |        |        |
|                     |        |        |        |
|                     |        |        |        |

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A - R. S. Bk. 28 Pg. 144

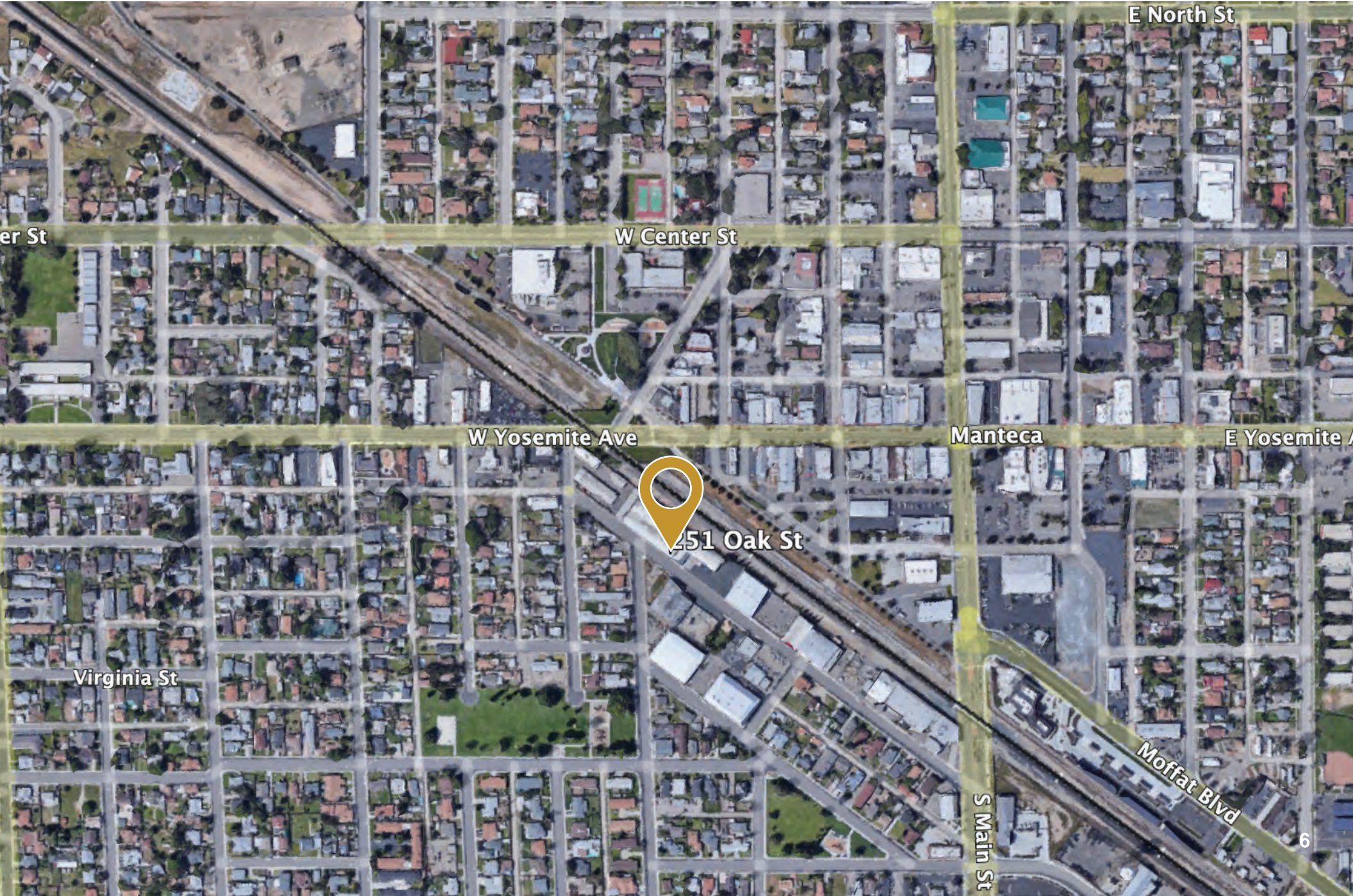
NOTE: Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.219 Pg.3  
 County of San Joaquin, Cali





# LOCAL AERIAL VIEW



E North St

er St

W Center St

W Yosemite Ave

Manteca

E Yosemite Ave



451 Oak St

Virginia St

S Main St

Moffat Blvd





# REGIONAL AERIAL VIEW

