

FOR SALE

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

theeconiccompany.com

PROPERTY SUMMARY

Highway Commercial Land

4236 S. Manthey Road | Stockton, CA



AVAILABLE PARCEL

±2-13.6 Acres

APNs: 193-040-33, 34 & 35

SALE PRICE

\$2,962,000 (\$5 psf)

ZONING

(GC) General Commercial

TRAFFIC COUNTS

Interstate 5 | ±108,000 ADT

Carolyn Weston Blvd | ±21,300 ADT

Manthey Road | ±4,000 ADT

NEIGHBORHOOD TENANTS

Food4Less, Dollar Tree, AutoZone, and a new Shopping Center that will feature Planet Fitness, Verizon, Starbucks, and 7-Eleven

PROPERTY HIGHLIGHTS

- Commercial Land with over 2000' Interstate 5 Frontage
- Located central to a captive Market consisting of approximately a 36,000 population base
- Ownership will look at selling off smaller parcels
- 3 miles from the Stockton Metropolitan Airport
- Near Major V.A. Medical Facility

NEIGHBORHOOD DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
 POPULATION	9,890	70,706	153,764
 MEDIAN HOUSEHOLD INCOME	\$75,288	\$56,116	\$51,725
 DAYTIME POPULATION	1,697	20,992	73,171

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WESTON RANCH NEIGHBORHOOD

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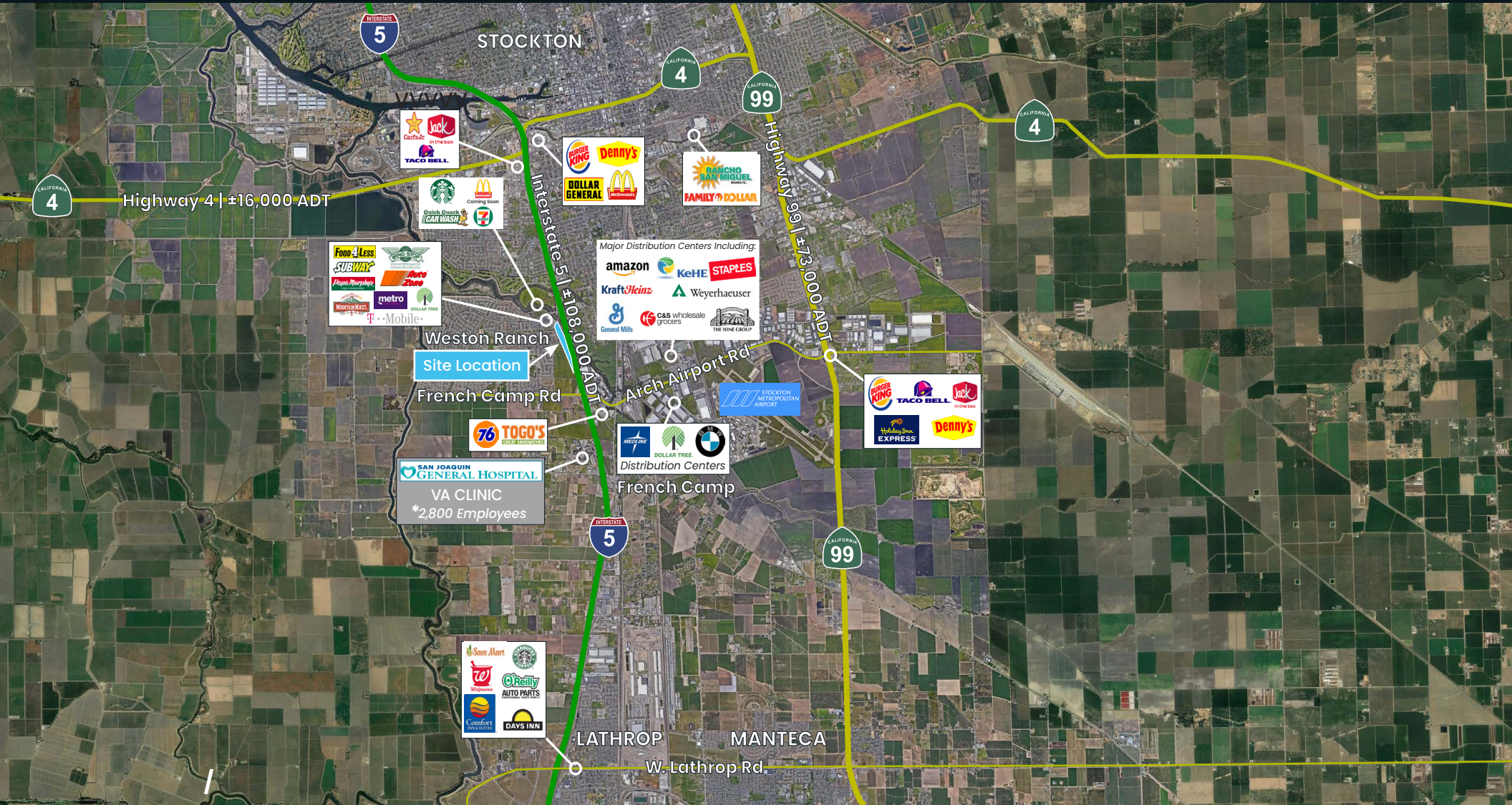


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