FOR LEASE

1123 S Airport Way

Manteca, CA

±2,443 SF

Endcap Restaurant Space
+ Drive Thru Available

BIG LEAGUE DREAMS MANTECA, CA

COMING SOON

Chevron

ExtraMile Convenience Store

dd's DISCOUNTS

ROSS DRESS FOR LESS

TILLYS CLOTHING • SHOES • ACCESSORIES

Bath & Body Works

ARCO

ampm

Sizzler

TACO BELL

McDonald's

GREAT WOLF LODGE

500 Rooms

KOHL'S + SEPHORA

OLD NAVY

FAMOUS footwear

STAYBRIDGE SUITES

99 Rooms

DUNKIN'

COSTCO WHOLESALE

ULTA BEAUTY

MATTRESS FIRM

chili's

petco

AT&T

PANDA EXPRESS CHINESE KITCHEN

WEST COAST SOURDOUGH

ROUND TABLE PIZZA ROYALTY

Ono Hawaiian BBQ

FIVE GUYS

120 HWY 120: ± 71,000 ADT

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the econic company®

Property **Highlights**

- Endcap Drive-thru restaurant space available adjacent to the new Chevron gas station
- Exceptionally located at the intersection of South Airport Way and Daniels Street – the primary intersection serving Stadium Center, Big League Dreams (sports complex), and the Great Wolf Lodge
- Space benefits from strong traffic counts in excess of 31,000 total vehicles per day
- This opportunity benefits from a rapidly growing area of Manteca that currently has approximately 76,000 residents with an average household income of approximately $93,500 annually within a 3 mile radius
- Estimated Delivery: Summer 2027

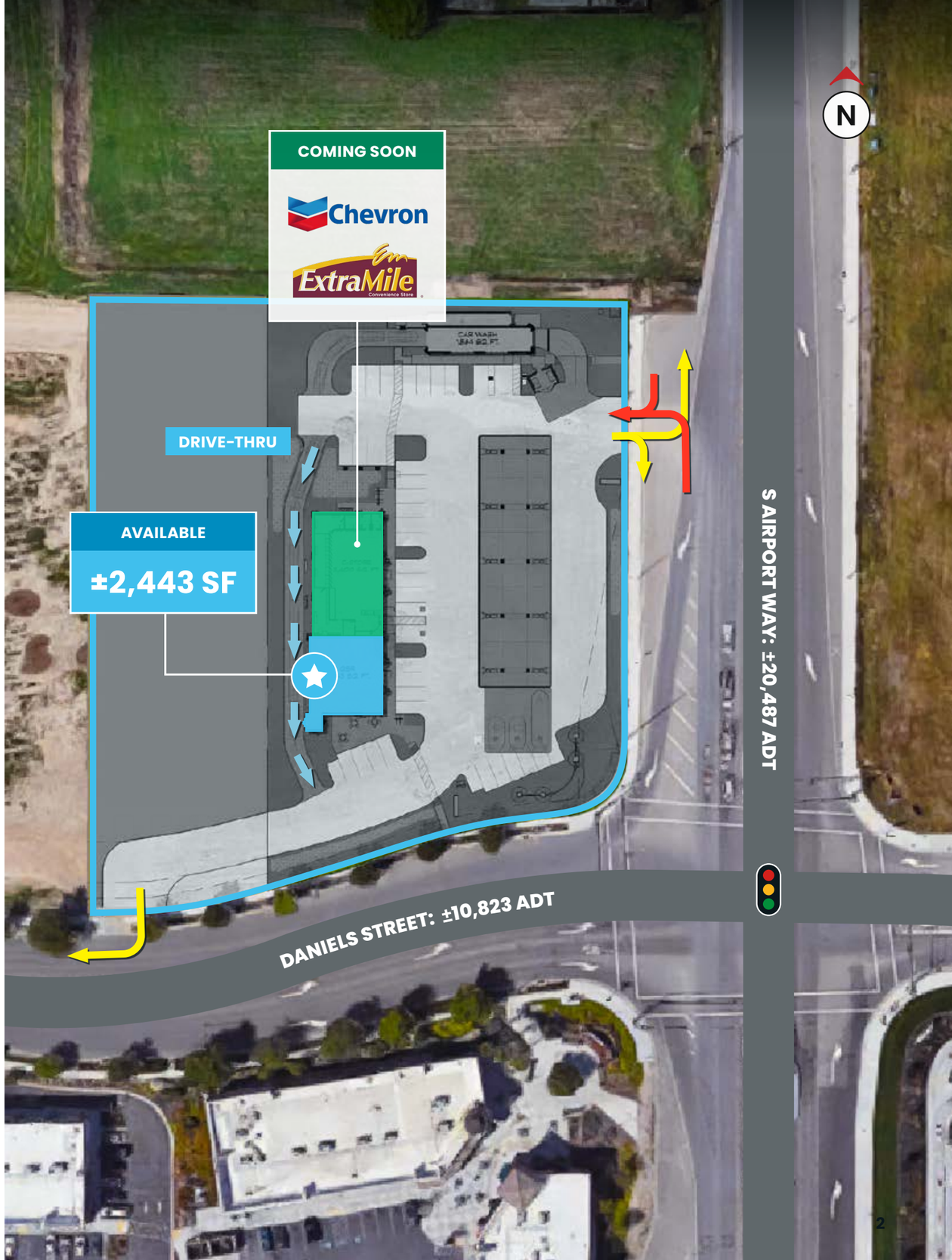
Overview

Lease Rate	Contact Broker
Available Space	±2,443 SF
Zoning	General Commercial (CG)

Traffic Counts

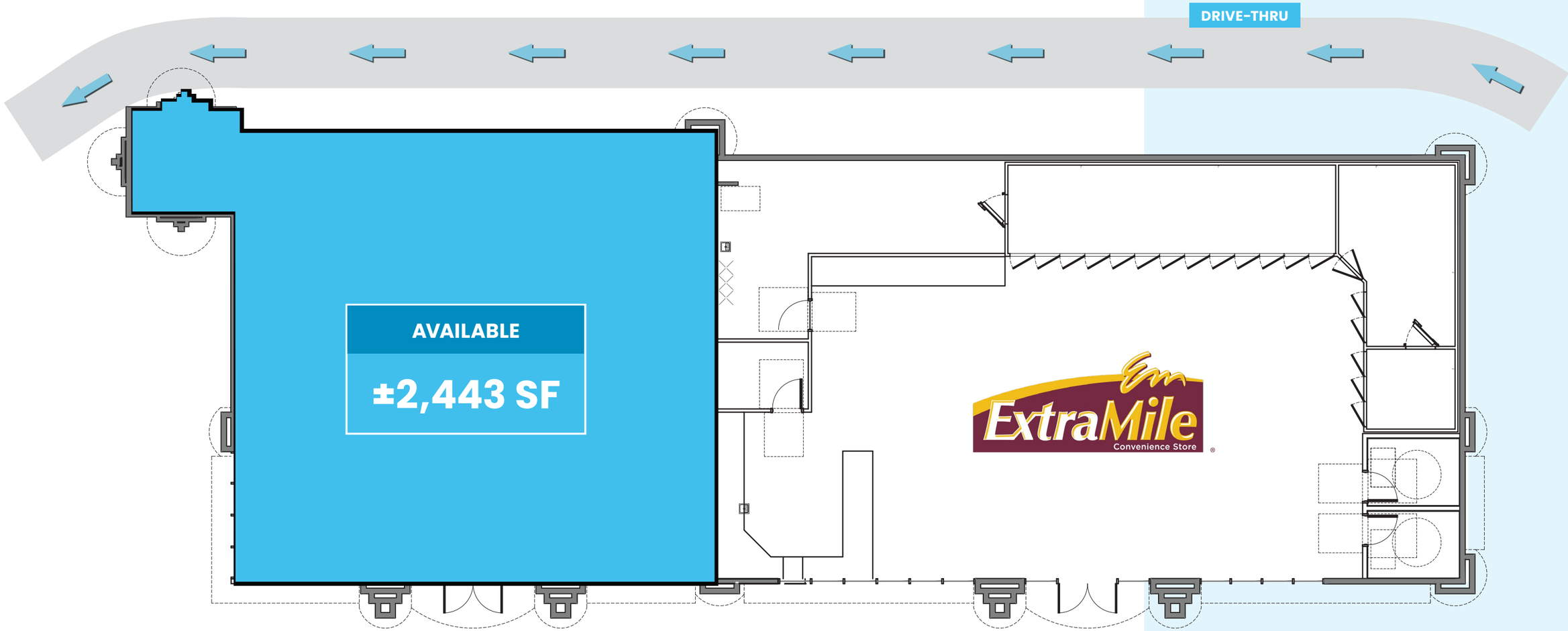
Source: 2026 Esri.

Daniels St	±10,823 ADT
Airport Way	±20,487 ADT
CA Hwy 120	±71,000 ADT



Space **Floor Plan**

Endcap Restaurant Space
+ Drive Thru Available



N

Area **Market View**

LEGEND Subject Center | Commercial | Residential



Housing Growth Aerial

LEGEND Under Application · Finalized Apt. Units · Entitled Subdivisions · Under Construction

VILLA TICINO APTS.
324 Lots

VILLA TICINO WEST
760 Lots

YOSEMITE GREENS
99 Lots

CYRUS LN APTS.
9 Units

DIAMOND VILLAS
43 Lots

STEWART STREET APTS.
12 Units

DENALI
634 Lots
(Near Completion)

1123 S AIRPORT WAY

JOSHUA ST APTS.
245 Units (est. 150-200 Units Within 24 mo. Full Build-out 48-60 mo.)

CERRI
655 Lots

SUNDANCE HOMES
514 Homes

GRIFFIN PARK
1,410 Lots Total
191 Lots Under Construction
84 Lots Remaining*
1,219 Entitled Subdivision Lots
(est. 255 Homes Complete In 24 mo. Full Build-out In 48-60 mo.)

OAKWOOD TRAILS
677 Lots
(Near Completion)

TERRA RANCH
272 Lots

TRAILS OF MANTECA
1,055 Lots
(Near Completion)

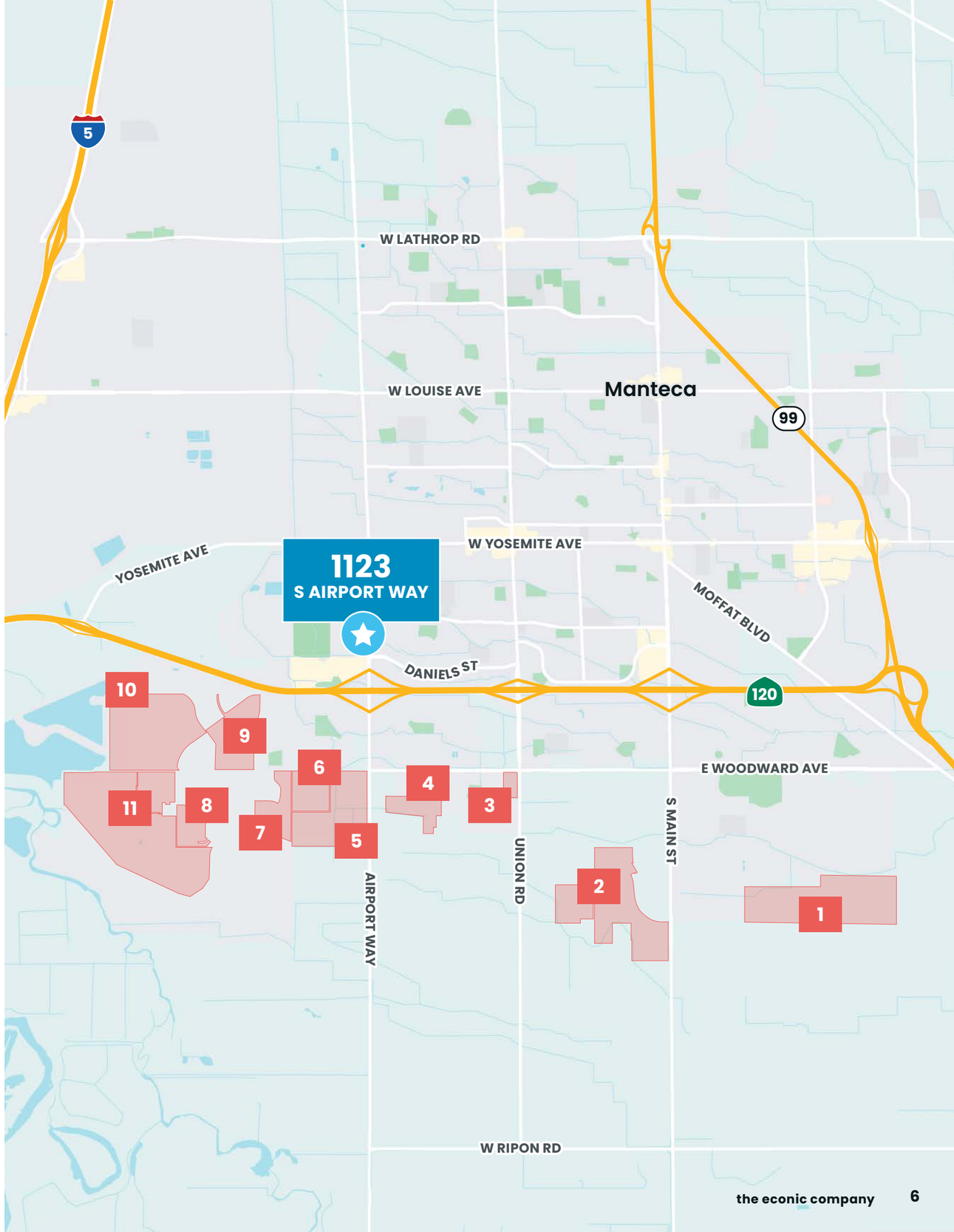
UNION CROSSING APTS.
300 Units

S UNION & WOODWARD
11 Lots

New Home Developments

Active Subdivisions South of Hwy 120 - Manteca

1	HAT RANCH	740 LOTS
2	GRIFFIN PARK	1,219 LOTS
3	FARMHOUSE	52 LOTS
4	DUTRA	197 LOTS
5	LUMINA AT MACHADO RANCH	827 LOTS
6	LUMINA AT MACHADO RANCH UNIT 1	189 LOTS
7	TERRA RANCH	212 LOTS
8	CERRI	132 LOTS
9	DENALI	315 LOTS
10	OAKWOOD TRAILS	677 LOTS
11	TRAILS OF MANTECA	1,055 LOTS
	TOTAL	**5,614 NEW HOMES**



Manteca, California

Manteca is one of the fastest-growing cities in California's Central Valley, strategically positioned along Highways 99, 120, and Interstate 5—offering seamless connectivity to the Bay Area, Greater Sacramento area, and key distribution corridors. The city is experiencing explosive residential growth, with thousands of new homes planned and under construction, rapidly expanding its customer base and workforce.

Manteca's economy is powered by a strong mix of logistics, healthcare, retail, and service industries while its proximity to major metropolitan markets makes it a natural hub for retail expansion. With a pro-business climate, a surge in new households, and a growing demand for shopping, dining, and services, Manteca presents a prime opportunity for retail investors seeking long-term growth and high returns.

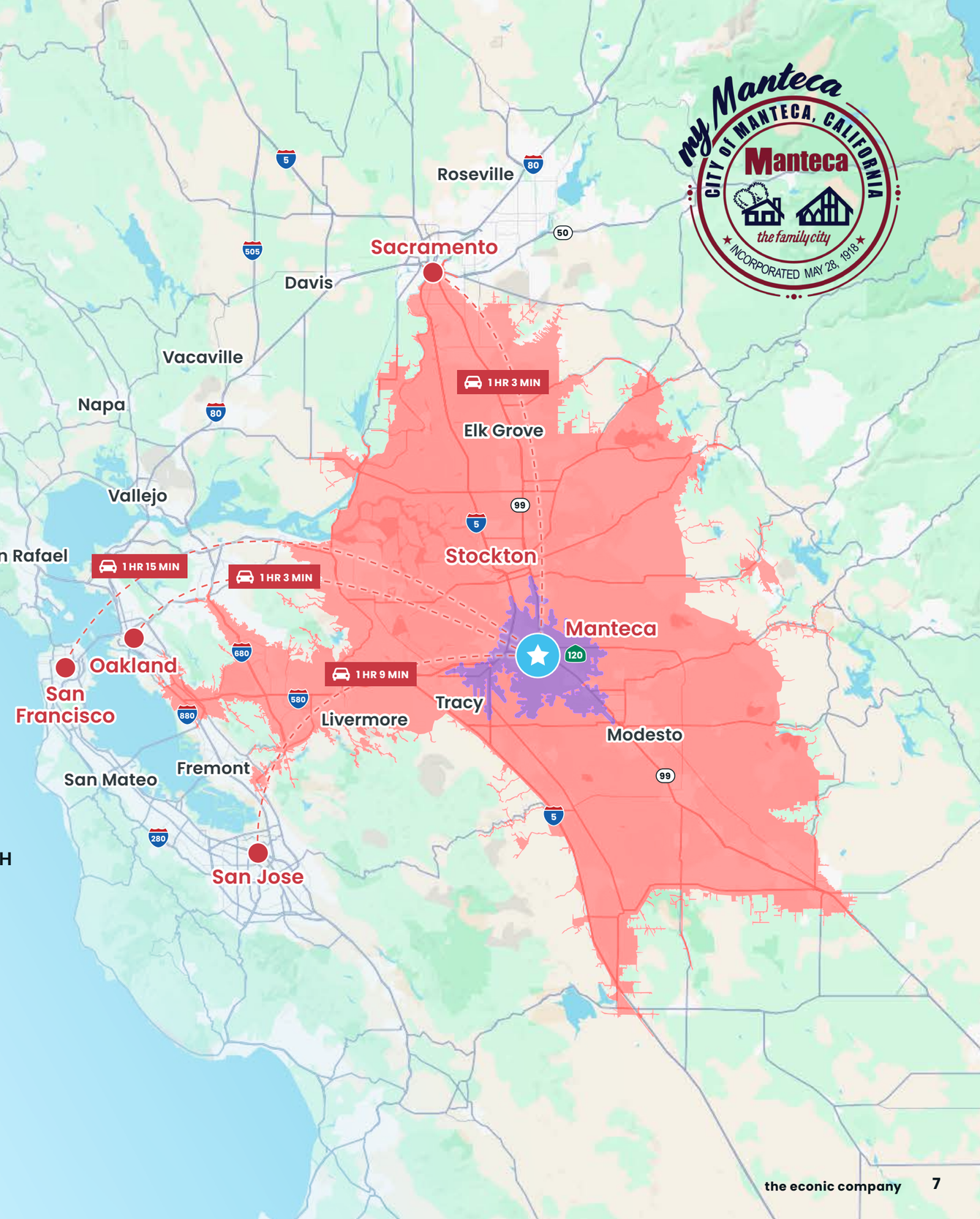
94,000
TOTAL POPULATION

$611,850
MEDIAN HOME VALUE

$124,900
HOUSEHOLD INCOME

10.4%
5-YEAR PROJECTED POPULATION GROWTH

Drive Time	15 MINUTES	60 MINUTES
Population	169,062	3,287,825
Average Household Income	$133,165	$141,431
Population Growth	6.6%	2.21%



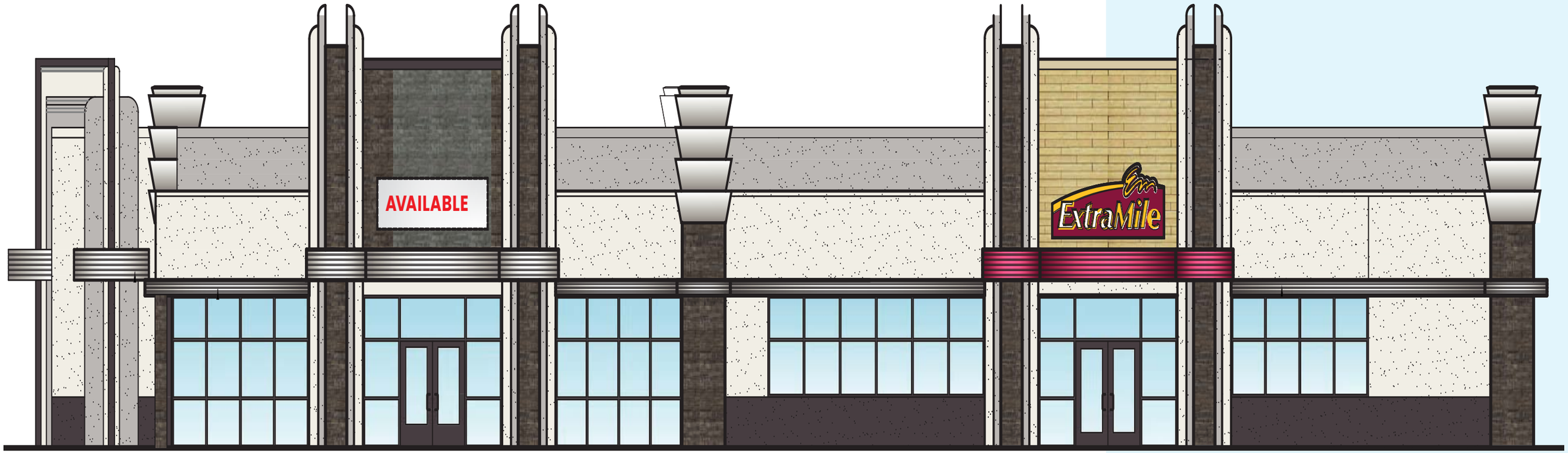
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Rendering

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