FOR SALE > ±18,345 SF GREAT HARD CORNER LOCATION Commercial Land

NEC YOSEMITE & PACIFIC AVE • MANTECA, CA





Property Features

- >Lot Size: ±18,345 sq. ft.
- > High volume traffic
- >Great development site
- > Hard corner location
- > Proximity to Highway 99 & Highway 120
- > Yosemite Avenue frontage & visibility
- > Close proximity to Sierra High School
- > Reciprocal parking with both adjacent parcels

For more information contact: DIANE CORREIA Senior Vice President (209) 475-5112 Direct diane.correia@colliers.com CA License No. 00628659



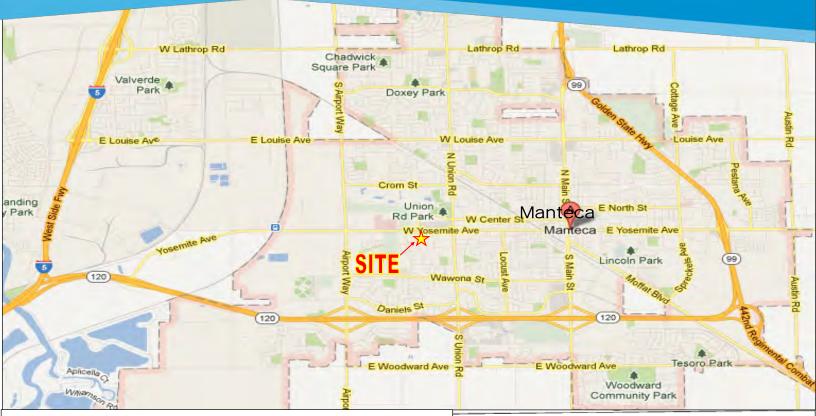
COLLIERS INTERNATIONAL 3439 Brookside Road, Suite 108 Stockton, CA USA 95219 www.colliers.com

Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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HWY.

PACIFIC

ROAD

ROUTE

Traffic Counts

Yosemite Ave and Winters Dr	23,100 ADT
Yosemite Ave and Union Rd	30,500 ADT

Demographic Summary (2017)

	<u>1 Mile</u>	3 Mile	5 Mile
Estimated Population	18,690	79,874	102,399
Average HH Income	\$71,914	\$77,866	\$79,282
Households	5,930	25,277	31,590



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NO. 120

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(YOSEMITE AVENUE)

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