

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

Commercial Land

NEC YOSEMITE & PACIFIC AVE • MANTECA, CA

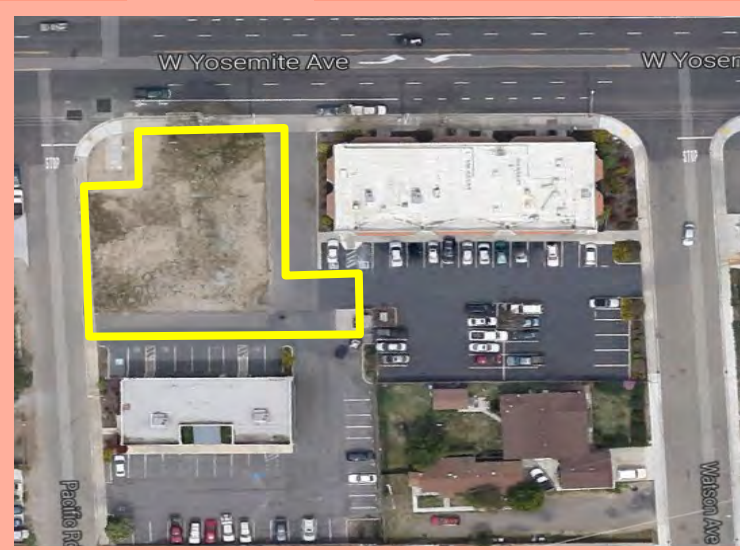


Asking Price: \$400,000.00



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

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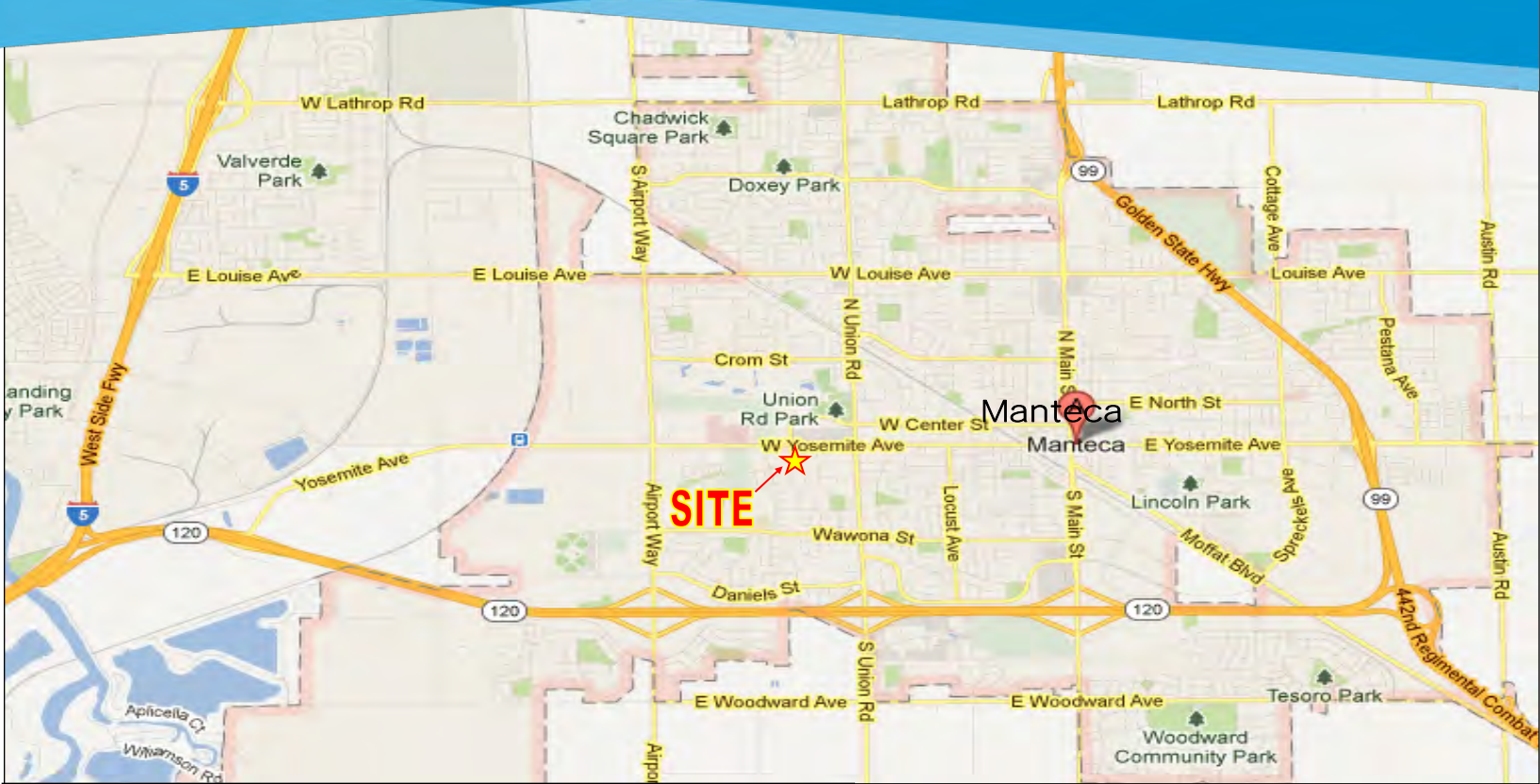
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COLLIERS INTERNATIONAL
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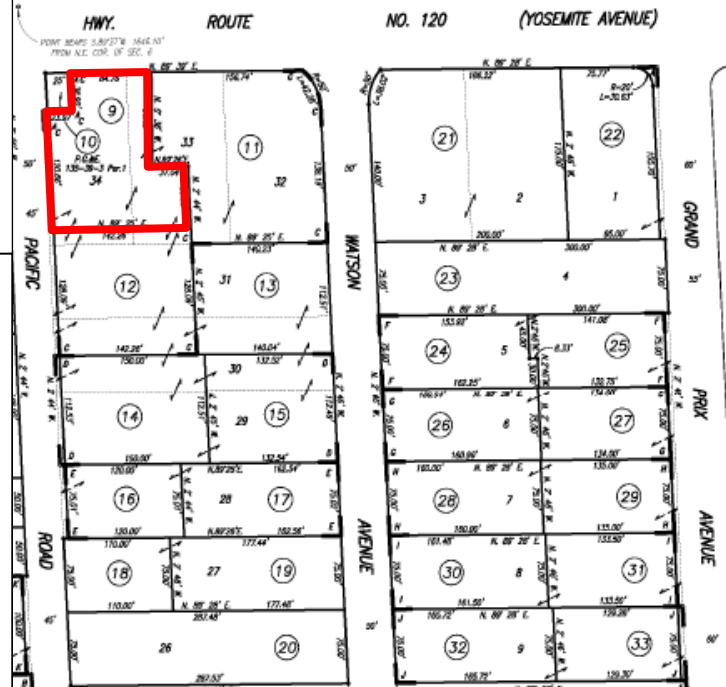


Traffic Counts

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

Demographic Summary (2017)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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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