

Available Corner Pad

297 NORTHGATE DRIVE, MANTECA, CA



Available Pad
 APN: 216-190-090
 Lot SF: 31,832 SF

FEATURES

- Great Access/Visibility
- Located in main retail trade area of Manteca
- Ideal for Restaurant/Retail
- APN: 216-190-090
- Lot SF: 31,832 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	14,999	70,625	107,569
AVERAGE HH INCOME	\$79,374	\$86,413	\$89,965
DAYTIME POPULATION	10,523	61,806	91,060



A MEMBER OF
CHAIN LINKS
 RETAIL ADVISORS

MIKE MOSER • 858.523.2089 • mikemoser@retailinsite.net

120 S SIERRA AVE, STE 110, SOLANA BEACH, 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

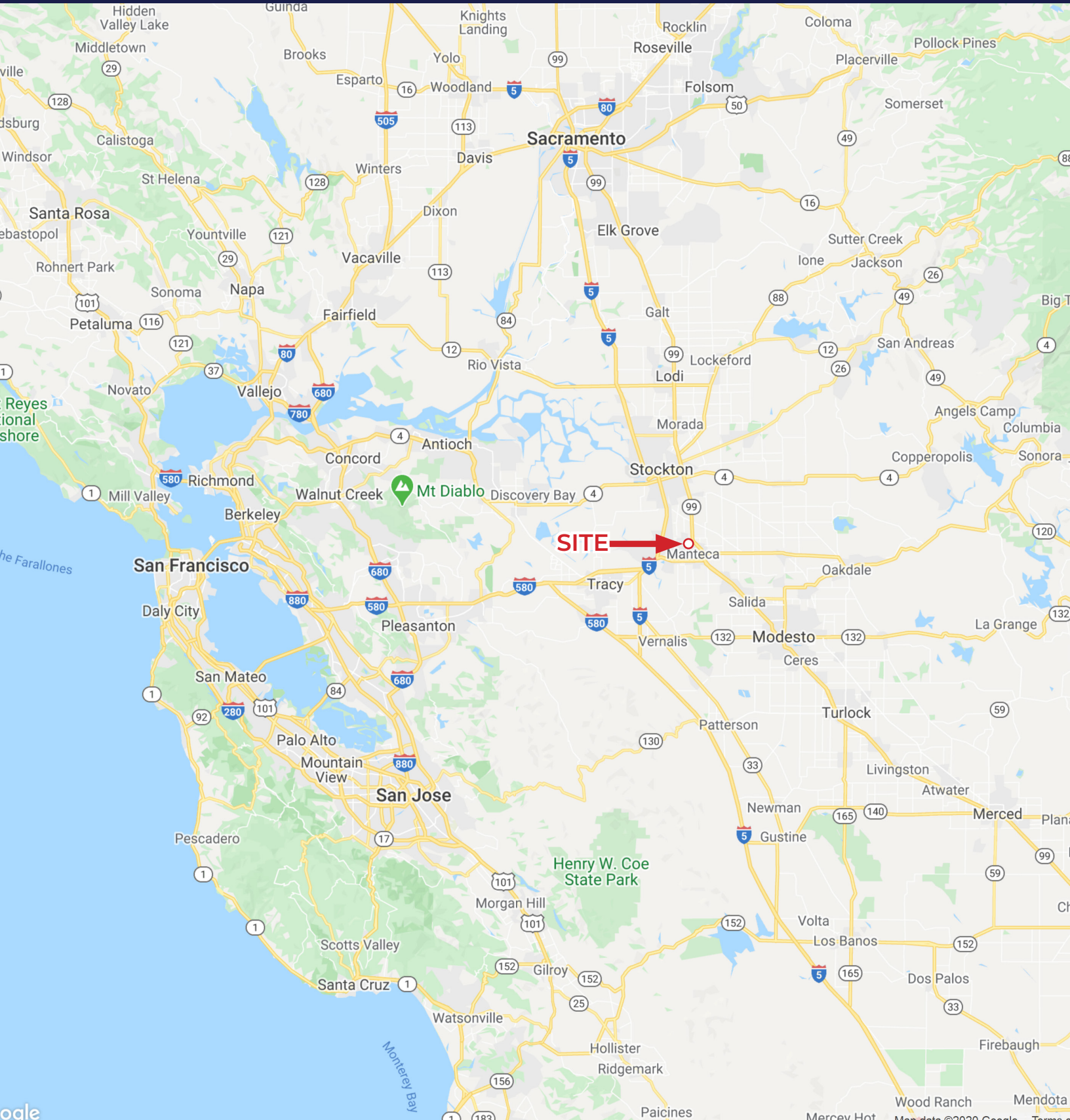


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Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

297 Northgate Dr, Manteca, California, 95336

POPULATION

1 mile

3 miles

5 miles

Total Population	14,999	70,625	107,569
Projected Population (2022)	15,599	74,604	115,739

HOUSING

Total Households	4,824	23,116	33,199
Projected Total Households (2022)	4,992	24,336	35,496

INCOME

Median Household Income	\$64,921	\$68,844	\$72,346
Average Household Income	\$79,374	\$86,413	\$89,965
Per Capita Income	\$25,548	\$28,207	\$27,835
Median Disposable Income	\$53,232	\$55,273	\$56,916
Average Disposable Income	\$62,665	\$67,120	\$69,258

DAYTIME DEMOS

Total Daytime Population	10,523	61,806	91,060
Daytime Population Workers	1,937	21,481	29,341
Daytime Population Residents	8,586	40,325	61,719

RACE & ETHNICITY

White	9,223 61.49%	41,777 59.15%	58,791 54.66%
Black or African American	510 3.40%	2,793 3.95%	4,969 4.62%
American Indian & Alaska Native Population	175 1.17%	862 1.22%	1,258 1.17%
Asian Population	649 4.33%	4,925 6.97%	11,282 10.49%
Pacific Islander Population	67 0.45%	487 0.69%	786 0.73%
Other Race Population	3,135 20.90%	14,177 20.07%	22,110 20.55%
Population of Two or More Races	1,240 8.27%	5,605 7.94%	8,371 7.78%
Hispanic Population	6,509 43.40%	30,487 43.17%	46,626 43.35%
Non-Hispanic Population	8,490 56.60%	40,138 56.83%	60,942 56.65%

EDUCATION

Bachelor's Degree	967 9.76%	5,459 11.65%	8,342 11.87%
Graduate/Professional Degree	337 3.40%	1,774 3.79%	3,259 4.64%

AGE

Median Age	35.1	35.8	34.8
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