

Rare Stand-Alone Warehouse With Gated Yard

270 Oak St, Manteca CA 95337



Lease Rate: \$0.90/SF NNN | 10,600 SF

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EXECUTIVE SUMMARY

270 Oak St
Manteca, CA 95337



2025 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

125,398

Population

38,867

Households

\$126,927

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	270 Oak St Manteca CA 95337
SIZE FOR LEASE	10,600 sf
TOTAL BUILDING SIZE	10,600 SF
LOT SIZE	0.61AC (26,743 SF)
YEAR BUILT	1951
YEAR REMODELED	2018

HIGHLIGHTS

- 10,600 SF Warehouse and office for lease
- Newly remodeled in 2018
- Office includes: Admin/reception, 6 offices, 1 conference room, 2 restrooms
- 3 Grade level doors – (1) 14' h x 16' W; (1) 14' H x 12' W; (1) 10' H x 10' W
- 18' Clear height
- 600a/440v 3 Phase power
- Large gated yard
- 13 parking spaces with room for more
- Minutes from freeway

PHOTOS



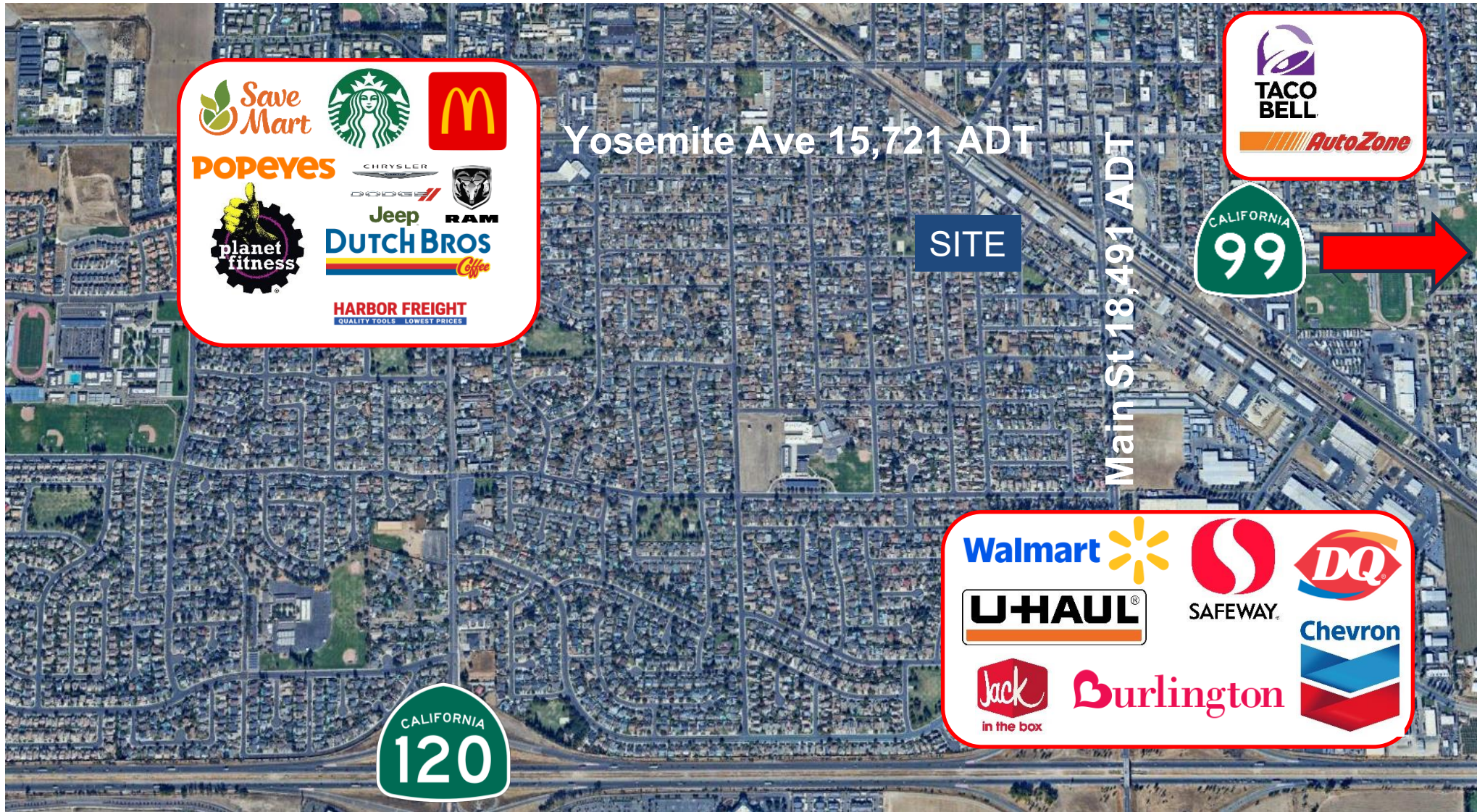
PHOTOS



AERIAL VIEW



Retail Trade Area



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	22,218	94,827	125,398
Growth 2025-2030	4.33%	5.49%	5.61%
Growth 2020-2025	5.36%	11.61%	12.31%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2025-2030	4.51%	5.49%	5.62%
Growth 2020-2025	6.31%	11.76%	12.5%
2025 Average HH Income	\$90,409	\$123,706	\$126,927

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Yosemite Ave	Maple Ave	2026	11,501	0.16
S Main St	E Otis St	2024	14,074	0.17
S Main St	E Otis St	2026	14,333	0.17
S Main St	S Main St	2026	16,634	0.18
S Main St	Moffat Blvd	2026	14,509	0.19
S Main St	N Main St	2026	15,721	0.20
S Main St	W Wetmore St	2025	18,491	0.22
Moffat Blvd	S Grant Ave	2026	5,104	0.23

DISCLAIMER

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