

SUBLEASE OPPORTUNITY

±4,200 SF Manteca Industrial Space

FOR LEASE

251 OAK STREET
Manteca, CA 95337

PRESENTED BY:

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CalDRE #02095520



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.30 SF/month (MG)
NUMBER OF UNITS:	1
AVAILABLE SF:	±4,200 SF
LOT SIZE:	0.94 Acres
BUILDING SIZE:	±27,378 SF

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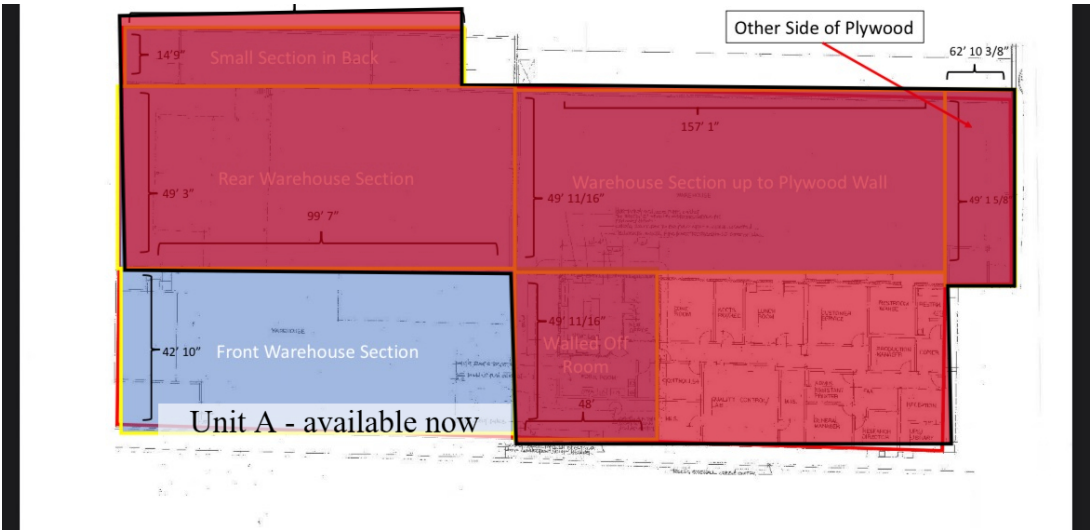
PROPERTY DESCRIPTION

SVN | Capital West Partners is pleased to present an exceptional sublease opportunity at 251 Oak Street, Manteca, CA. This prime commercial property is located in close proximity to Hwy 120 for easy access to I-5 or Hwy 99. The master lease expires August 31st, 2029 giving the tenant a great opportunity for a long-term lease.

PROPERTY HIGHLIGHTS

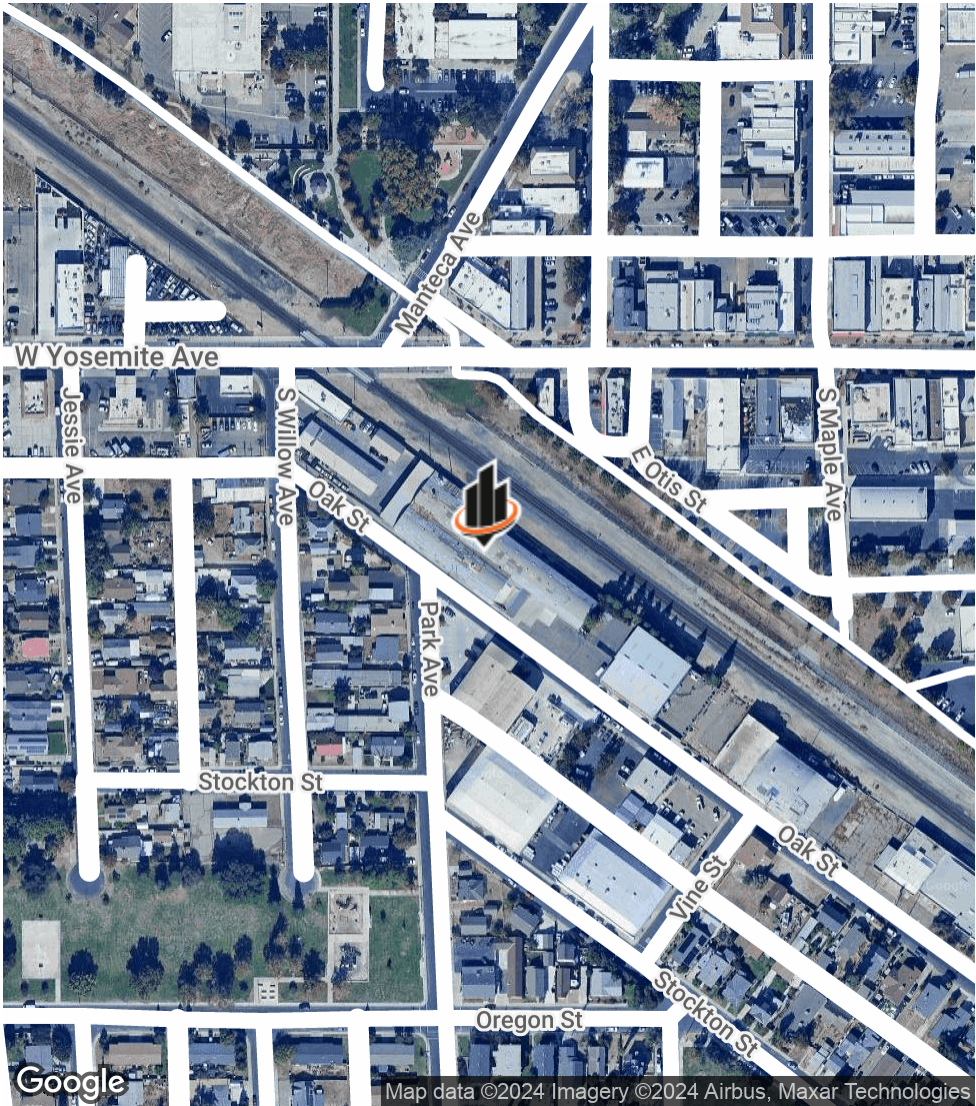
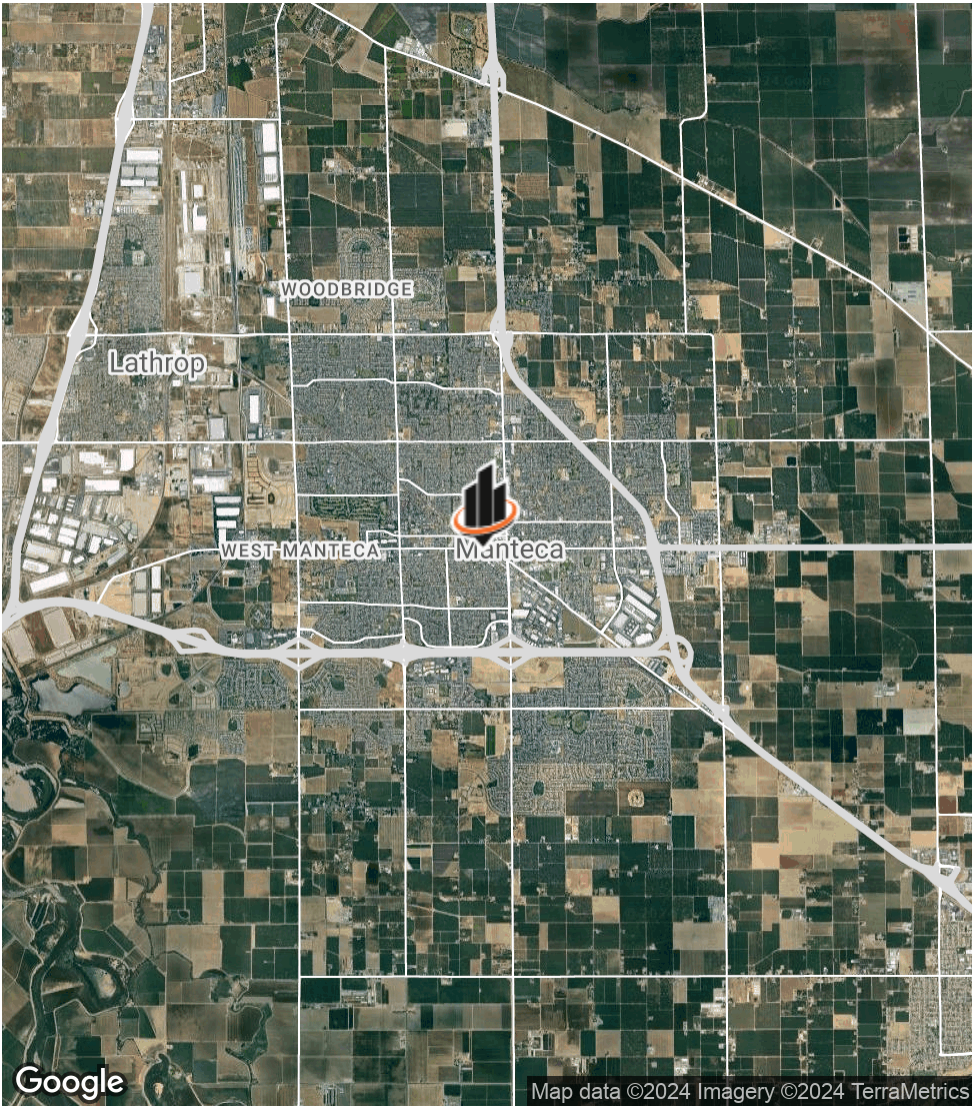
- Excellent proximity to Hwy 120 for easy access to I-5 or Hwy 99
- Open floor plan
- Skylights in warehouse

AERIAL & FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES0.5 MILES1 MILE

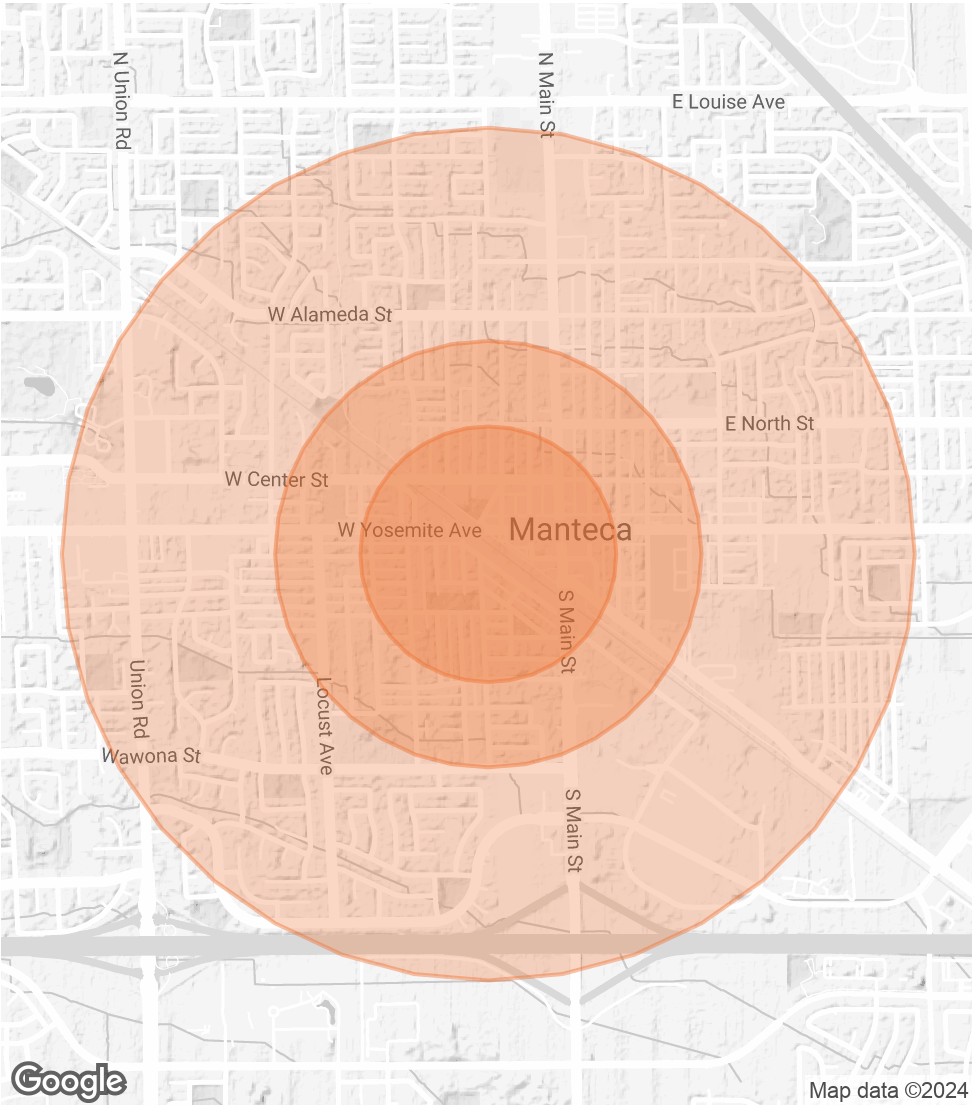
TOTAL POPULATION	1,135	5,995	21,191
AVERAGE AGE	36	36	38
AVERAGE AGE (MALE)	35	35	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLDS & INCOME

0.3 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	368	1,976	6,929
# OF PERSONS PER HH	3.1	3	3.1
AVERAGE HH INCOME	\$75,789	\$77,393	\$92,940
AVERAGE HOUSE VALUE	\$472,720	\$469,536	\$488,431

Demographics data derived from AlphaMap



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