



RETAIL SPACE FOR LEASE

1447 HULSEY WAY, MANTECA, CA 95336



SPRECKELS STATION

Presented By

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SPRECKELS STATION

1447 Hulsey Way, Manteca, CA 95336

EXECUTIVE SUMMARY



Lease Rate

NEGOTIABLE

OFFERING SUMMARY

Building Size:	5,550 SF
Available SF:	1,150 SF
Year Built:	2005

PROPERTY OVERVIEW

Amazing space surrounded by wonderful tenants. The center includes Starbucks and Jamba Juice. This 1,150 SF space would be a perfect spot for any business.

LOCATION OVERVIEW

- » 24-Hour Starbucks with a Drive-Thru
- » Freeway Visibility - 83,000 ADT (17,000 exit ADT)
- » Located along Yosemite Ave with $\pm$ 30,000 ADT
- » Strong Retail Synergy – Nearby Tenants include In-N-Out, McDonald's, Chipotle, Panda Express, Carl's Jr, Wingstop, Del Taco, KFC, Applebee's & Jack in Box

SPACES

LEASE RATE

SPACE SIZE

1447 Hulsey Way

Negotiable

1,150 SF

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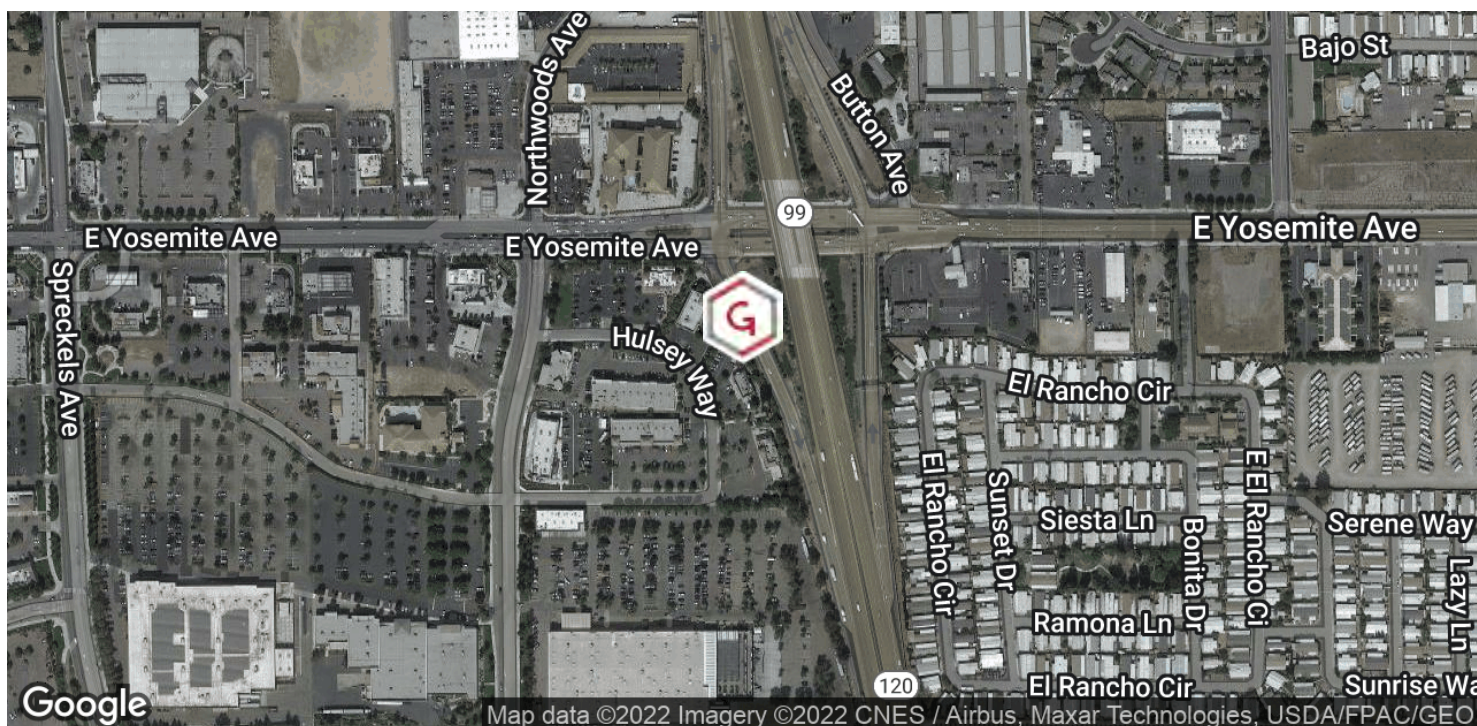
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LOCATION/RETAILER MAPS



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