FOR LEASE

OFFICE

955 W Center St, Manteca, CA 95337

Turnkey Suites from ± 865 - 1.7k SF



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

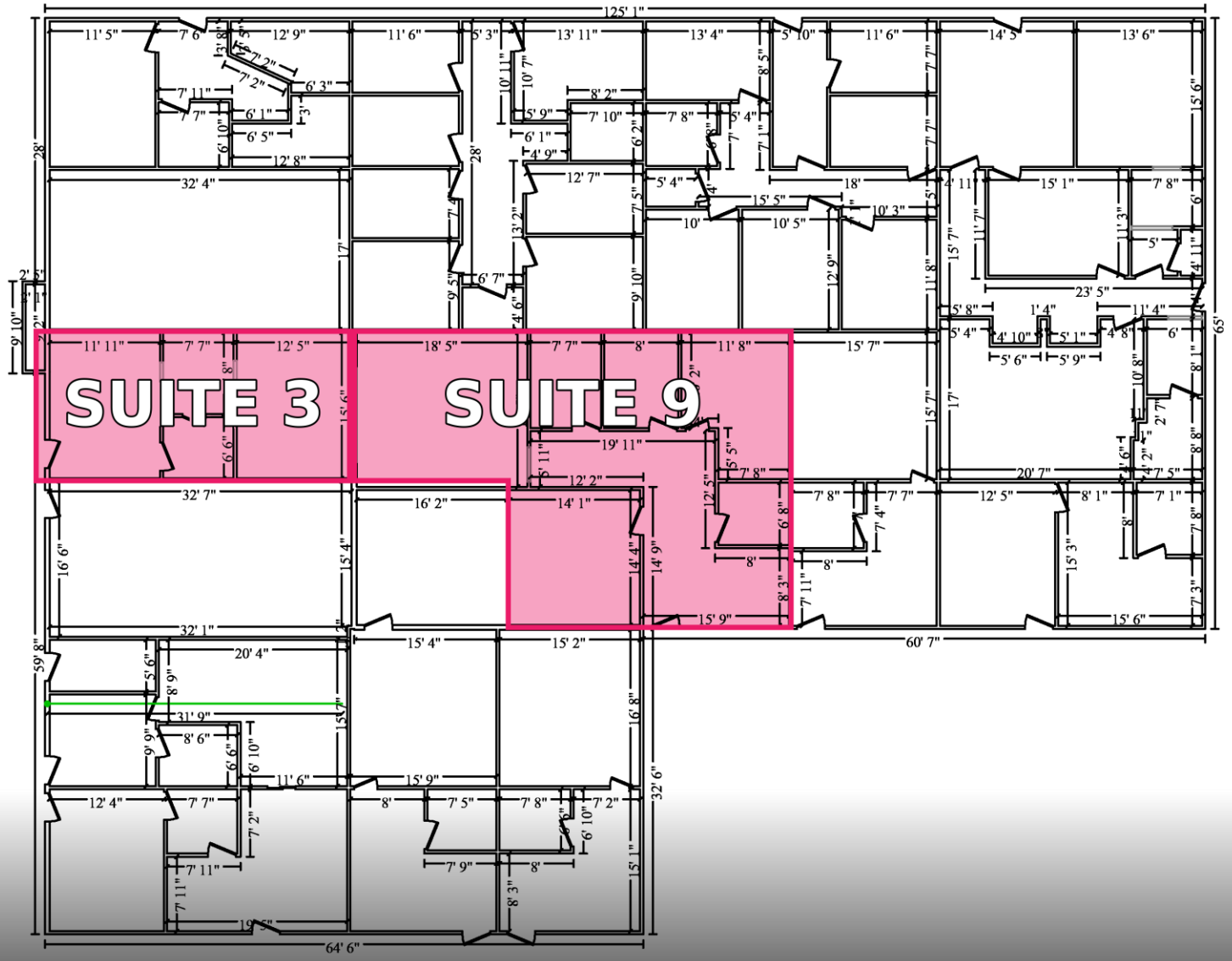
- Recently renovated and move-in ready, with no build-out wait
- Safe, secure location adjacent the Manteca Police Department
- Turnkey layout with a reception area, conference room, and private offices, previously used as a real estate office
- Two adjoining suites: lease one, or combine them into a single contiguous space
- Walkable to restaurants and daily services, minutes from Downtown and W Yosemite Ave, with easy access to I-5, Hwy 99 and Hwy 120
- Located in an established professional office hub with medical, CPA, real estate, and wellness tenants

PROPERTY OVERVIEW

PROPERTY TYPE	Office Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 3 Suite 9	± 865 SF ± 880 SF
ZONING	Commercial Office (CO)	

FLOOR PLAN

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MARKET OVERVIEW



AERIAL VIEW





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	22,901	90,640	123,647
Projected Population (5 Yr)	23,358	96,259	132,135
Average Age	36	38	38
Households	7,427	28,943	37,989
White Population	7,627	30,893	37,845
Black Population	996	4,521	6,929
Am Indian Population	540	1,861	2,279
Asian Population	2,329	19,219	31,275
Other Population	11,897	39,766	53,807
Hispanic Population	58.27%	46.06%	45.01%
Average HH Income	$98.1k	$127.4k	$129.7k
High School Graduates	12,196	51,418	68,013
College Graduates	3,589	17,685	24,273
Total Employees	10,122	38,936	52,839

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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