FOR SALE

RETAIL

1105 W Yosemite Ave, Manteca, CA 95337

Corporate-Backed Dutch Bros on Long-Term Absolute NNN Lease



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

Newly constructed Dutch Bros secured by a long-term lease and minimal landlord responsibilities—an effortless, high-appeal investment anchored by a powerhouse national brand.

- Corporate guaranteed lease
- Newly constructed in 2020
- Absolute NNN Lease
- 10% rental escalation every 5-years
- Major retail hub
- Fastest growing coffee shop in California
- Monument sign

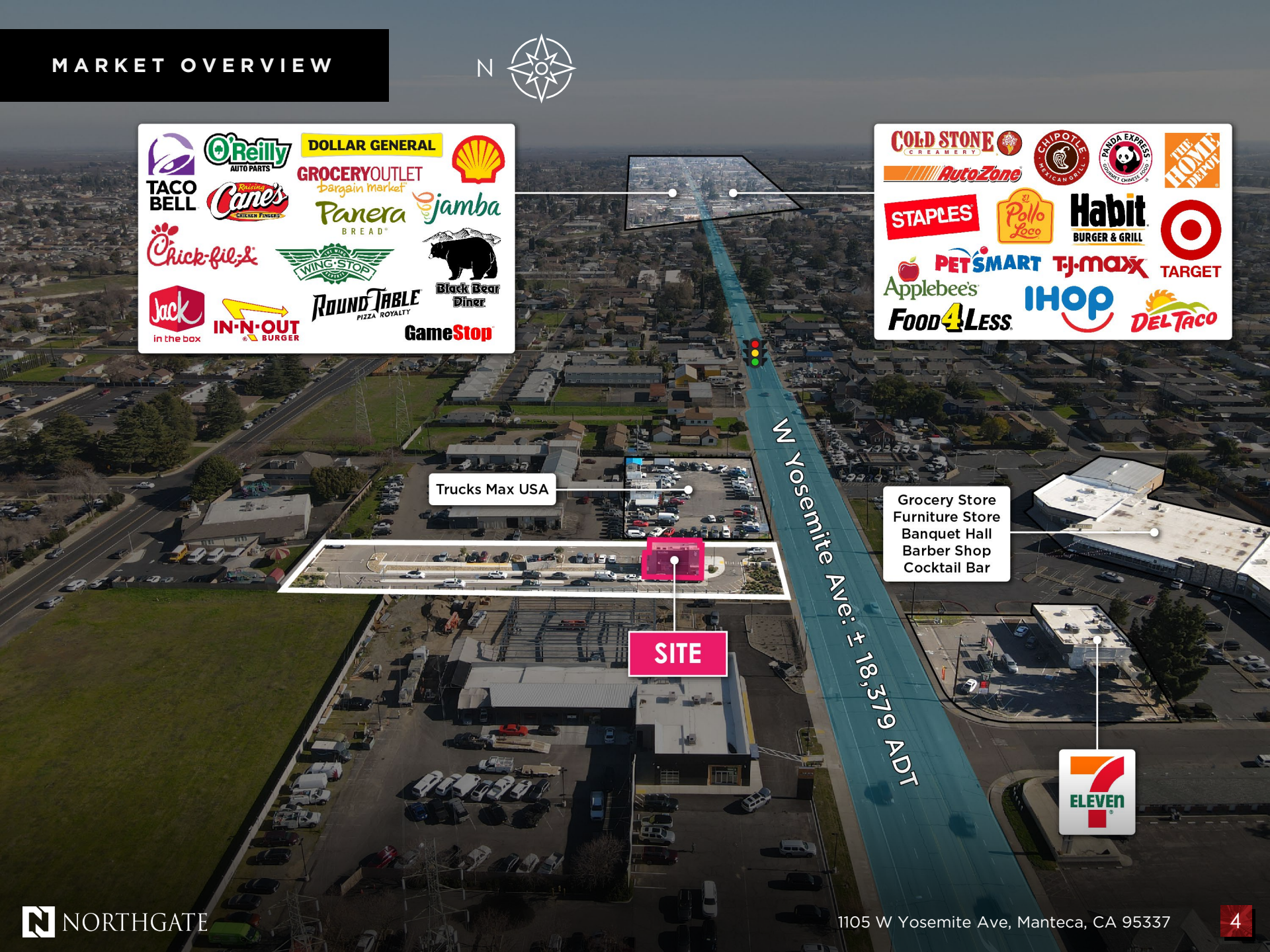
PROPERTY OVERVIEW

PROPERTY TYPE	Retail Single-Tenant	
SALE TYPE	Investment	
SALE PRICE	$2,325,000	$2,697.21 / SF
LEASE TYPE	NNN	
CAP RATE	5.16% actual & pro forma	
NOI	$119,900 actual & pro forma	
BUILDING SIZE	862 SF	
PARCEL SIZE	0.87 acres	
ZONING	General Commercial (CG)	
APN	217-600-44	
TRAFFIC	W Yosemite Ave	± 18,379 ADT

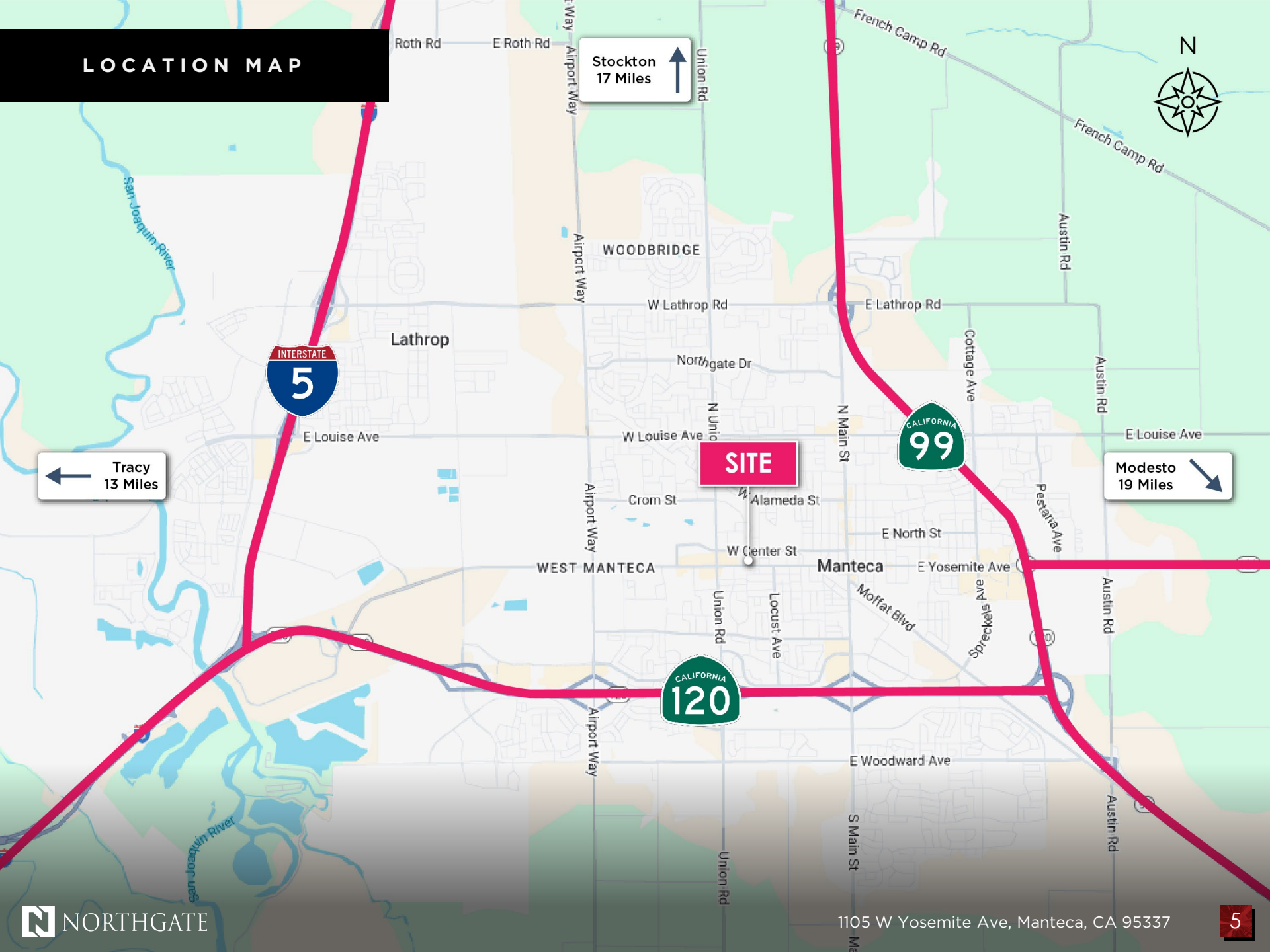
MARKET OVERVIEW



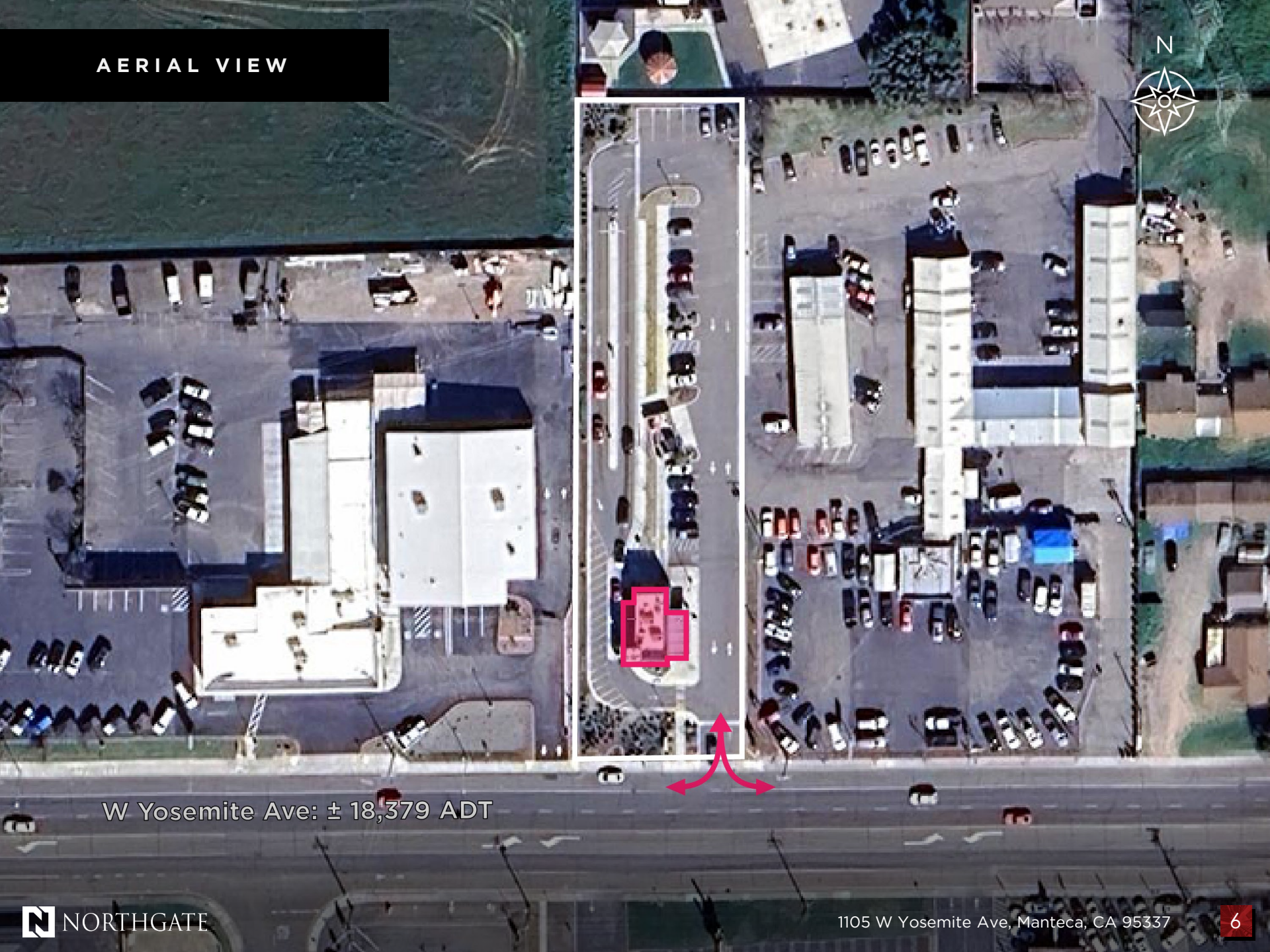
MARKET OVERVIEW



LOCATION MAP

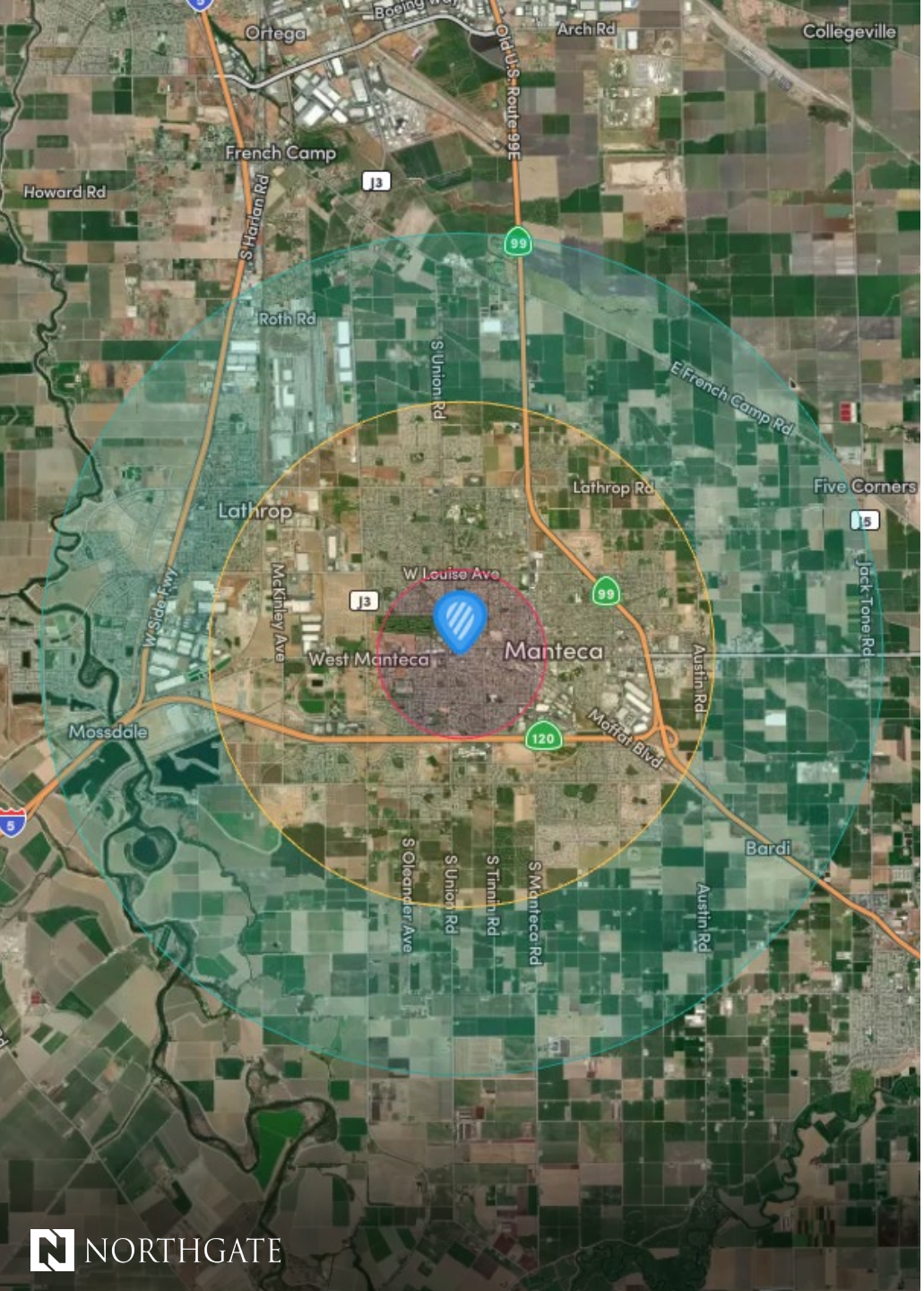


AERIAL VIEW



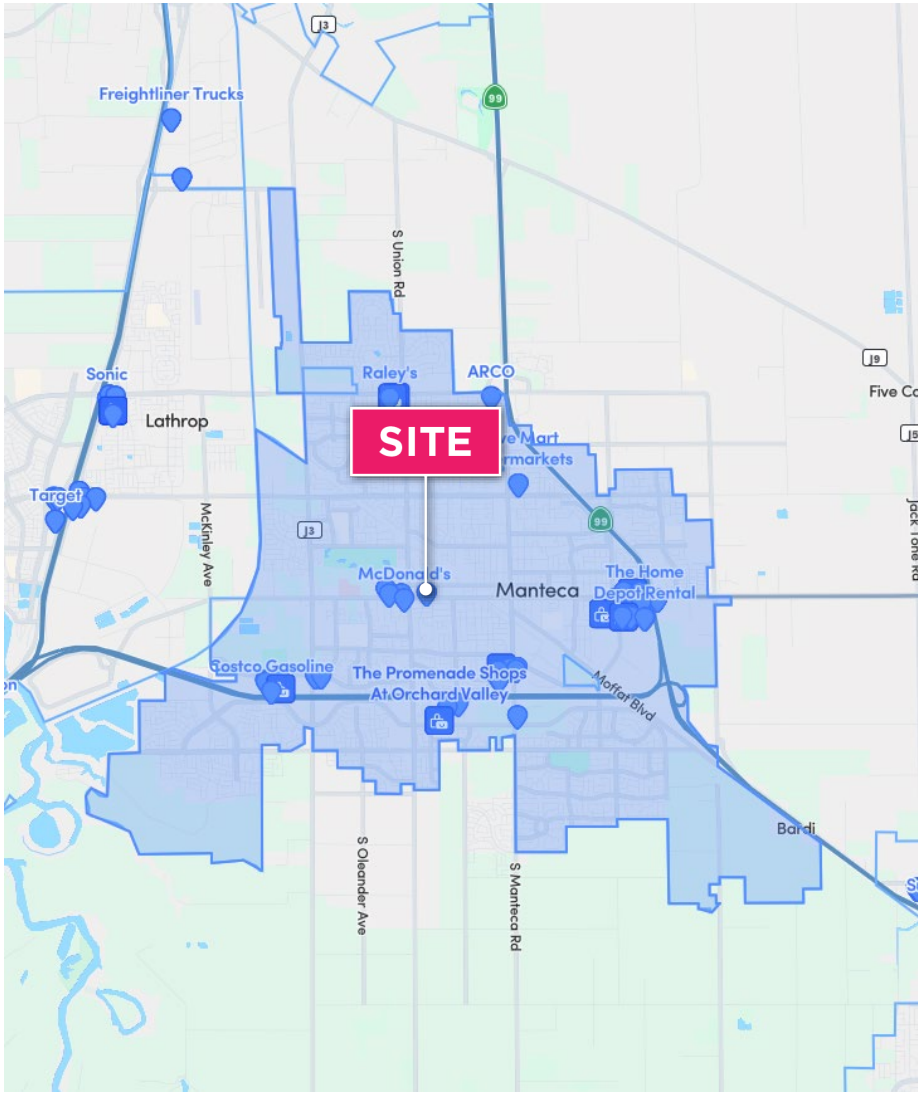
DUTCH BROS

LEASE DATE	August 21, 2019	
TENANT	BB Holdings CA LLC (Dutch Bros)	
BUILDING SIZE	N/A	BTS Lease
TENANT USE	Retail	
RENT INCREASES	Fixed	
BASE RENT	$9,166.66 $9,991.66 $10,890.91	12/31/2020 – 12/30/2025 12/31/2025 – 12/30/2030 12/31/2030 – 12/31/2035
OPTIONS	$11,980.00 $13,178.00 $14,495.83	1/1/2036 – 12/31/2040 1/1/2041 – 12/31/2045 1/1/2046 – 12/31/2050
OPERATING EXPENSES	Property Taxes Repairs & Maintenance Insurance Utilities	Tenant Tenant Each Party Responsible Tenant



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	21,748	90,683	123,565
Projected Population (5 Yr)	22,190	96,309	132,051
Average Age	37	39	38
Households	7,046	28,830	37,876
White Population	7,218	30,595	37,815
Black Population	929	4,524	6,922
Am Indian Population	523	1,865	2,279
Asian Population	2,314	19,497	31,270
Other Population	10,764	34,202	45,279
Hispanic Population	57.80%	46.08%	45.01%
Average HH Income	$98.9k	$127.8k	$129.6k
High School Graduates	11,523	51,303	67,976
College Graduates	3,442	17,648	24,267
Total Employees	9,572	39,091	52,967



Growing Central Valley Hub

Located in the heart of California's Central Valley, Manteca blends suburban comfort with strong community values, making it an appealing destination for families, commuters, and businesses.

Diverse & Expanding Economy

Manteca's economy is supported by retail, logistics, manufacturing, and agriculture, with ongoing growth driven by regional distribution centers and new commercial development.

Strong Education Network

The city is served by the Manteca Unified School District and is close to regional colleges and trade programs, offering quality K–12 education and pathways for higher learning.

Recreation & Family Amenities

With parks, sports complexes, trails, and attractions like Big League Dreams and Great Wolf Lodge, Manteca provides a wide range of recreational options for residents and visitors.

Prime Regional Connectivity

Situated along Highway 99, I-5, and SR-120, Manteca offers convenient access to Stockton, Modesto, the Bay Area, and the broader Central Valley, supporting both commuter and commercial mobility.

Local Culture & Community Events

Manteca hosts popular events such as the Pumpkin Fair, farmers markets, and seasonal celebrations, reflecting the city's community spirit and agricultural heritage.

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