



GUGGENHEIM | GROUP



RETAIL SPACE FOR LEASE

**1449 HULSEY WAY,
MANTECA, CA 95336**

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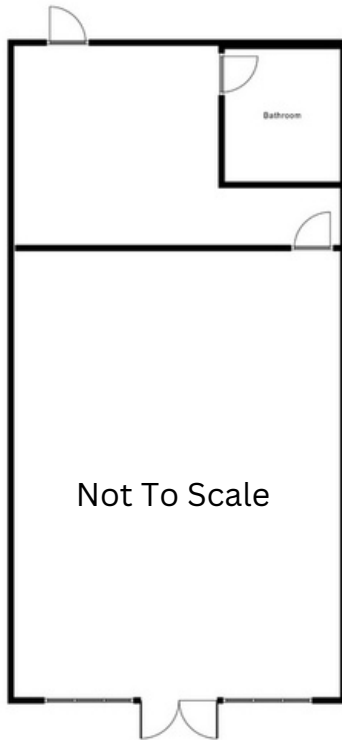
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SPACE
1449 HULSEY WAY

LEASE RATE
\$1.90/SF NNN

SIZE (SF)
1,150 SF



PROPERTY OVERVIEW

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

OFFERING SUMMARY

Building Size	5,000
Available SF:	1,150 SF
Year Built:	2005

LOCATION OVERVIEW

- NNN expenses estimated \$1.45/sf
- 24-Hour Starbucks with a Drive-Thru
- 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

LEASE RATE

\$1.90/SF NNN

