

RETAIL PADS AVAILABLE

# Highway Commercial Pads Along Interstate 5

NWQ INTERSTATE 5 & LOUISE AVENUE, LATHROP, CALIFORNIA 95330

NEW DEVELOPMENT - RESTAURANT/QSR, HOTEL, GROCERY & ANCHOR OPPORTUNITIES



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## CONTACT US

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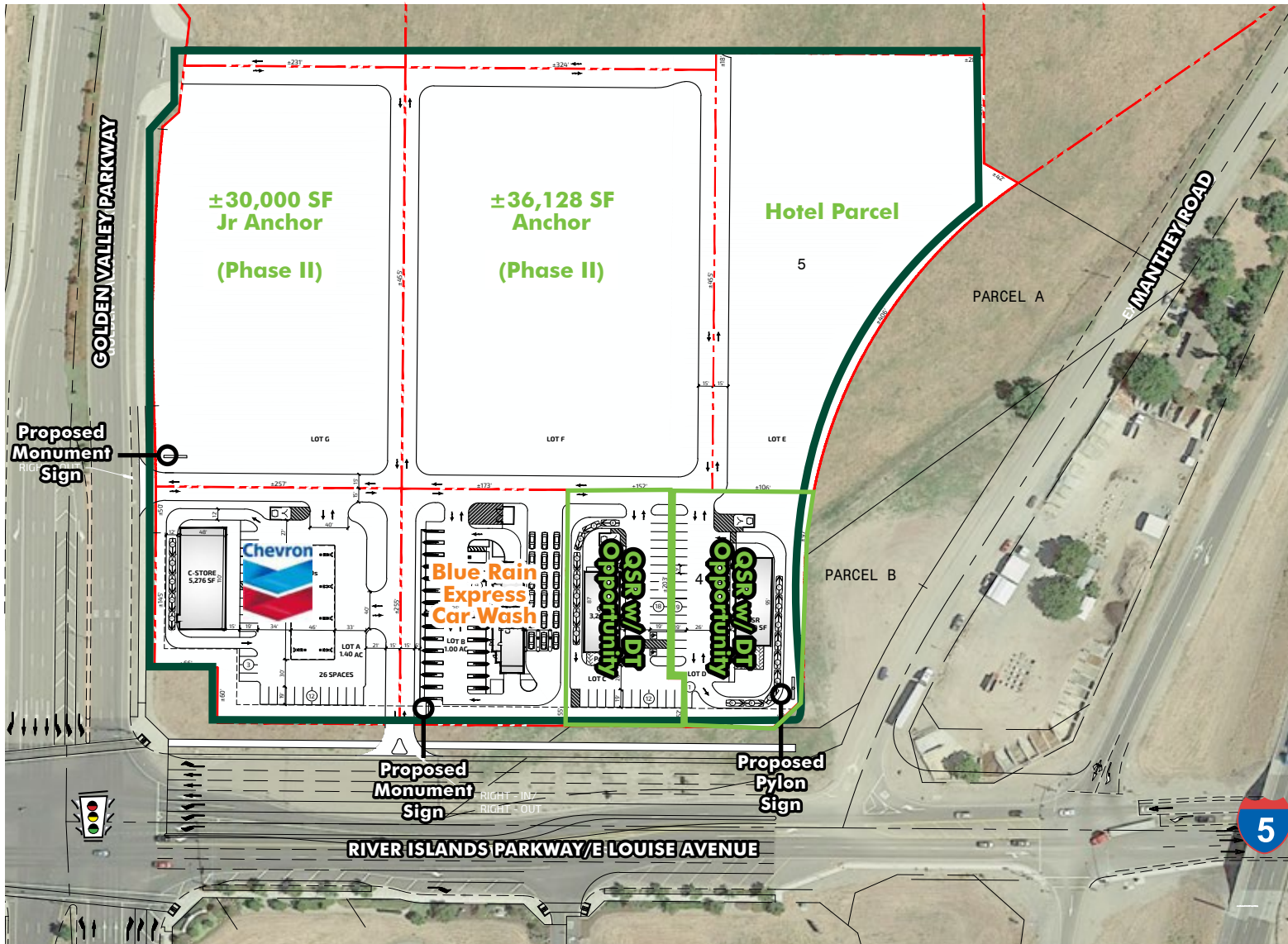
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## CONCEPTUAL SITE PLAN



 SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE — ALL DIMENSIONS ARE APPROXIMATE

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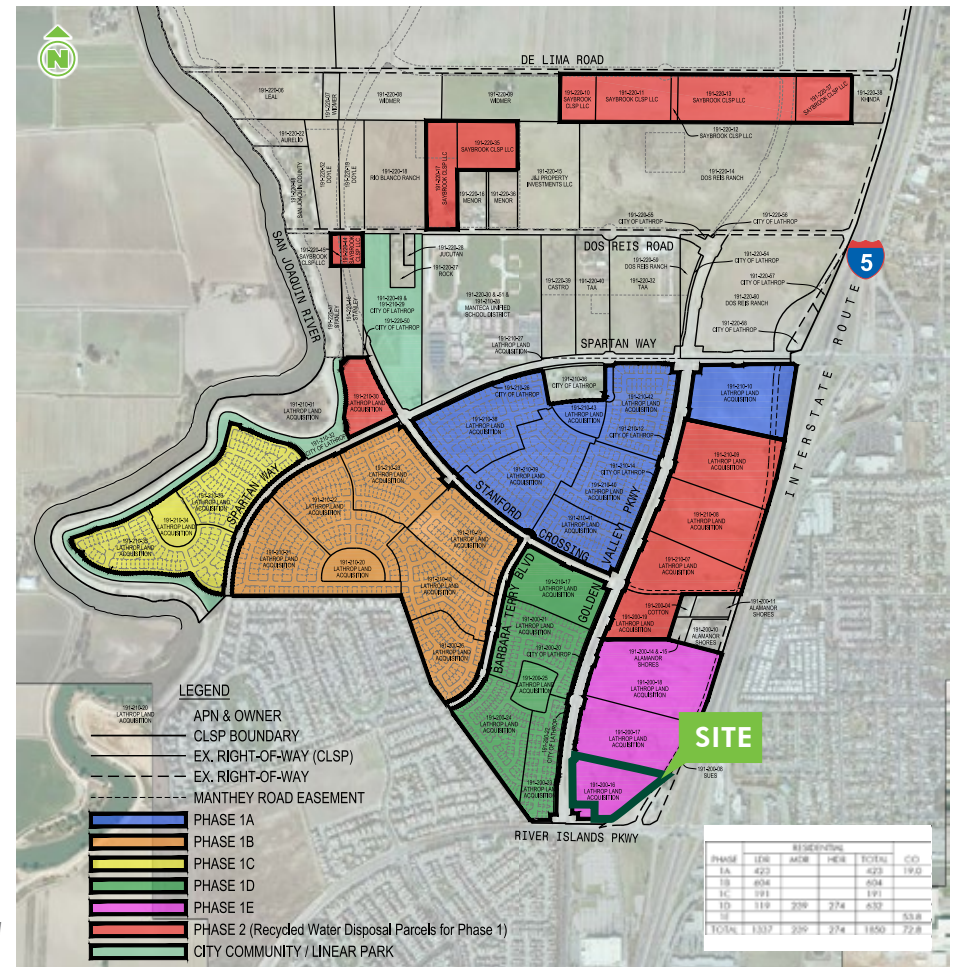


## PROPERTY INFORMATION

The property is located at the northwest quadrant of Interstate 5 and Louise Avenue, in Lathrop, CA—directly across from Target.

- + ± 12 acres - divisible to ±.72 acre parcels
- + Potential for Highway Commercial Retail uses including:
  - Hotel
  - Restaurant
  - Fast Food
  - Grocery
  - Coffee
  - Retail
  - Drug Store
- + Regional Retail area
- + Located across the street from Target
- + Outstanding freeway visibility
- + Over 103,000 cars pass the site daily
- + Easy interstate access via two full interchanges at I-5 and Lathrop Road and I-5 and Louise Avenue
- + Adjacent to Master Planned community
- + Strong housing growth with approximately 20,000 residential units proposed, planned or under construction

## DEVELOPMENT PHASING



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## PARCEL MAP



MAP IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE

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## AREA DESCRIPTION

- + The City of Lathrop is located in the San Joaquin Valley—70 miles east of San Francisco, 60 miles south of Sacramento, and approximately 11 miles south of Stockton and east of Tracy.
- + Located on Interstate 5, one of the major freeways in California and the major north-south freeway along the entire West Coast
- + Within the metro triangle, which is bounded by the Bay Area, Stockton and Sacramento
- + Centrally located within a short commute of Tracy, Manteca, Stockton, Lodi, Lathrop, Livermore and Pleasanton
- + Strategically centered between the Stockton, Lathrop and Tracy submarkets—all within a 20-mile radius and a current population of nearly 750,000
- + Strong demand for housing from the Bay Area moving to affordability

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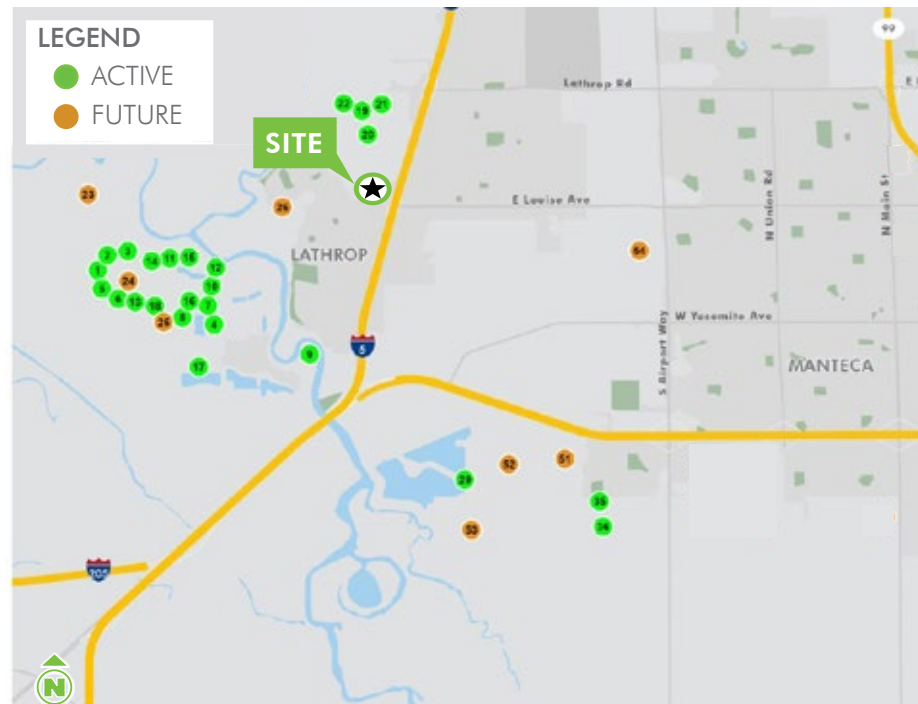
## HOUSING DEVELOPMENT

	ACTIVE PROJECTS	UNITS
1	River Islands/2A Village X	57
2	River Islands/2A Village Y	72
3	River Islands/2A Village Z	94
4	River Islands/Beacon Bay	112
5	River Islands/Breakwater	106
6	River Islands/Bridgeport	86
7	River Islands/Castaway	114
8	River Islands/Crystal Cove	97
9	River Islands/Custom	90
10	River Islands/Daybreak	74
11	River Islands/Haven	128
12	River Islands/Lakeside	46
13	River Islands/Latitude I & II	175
14	River Islands/Newport	131
15	River Islands/Reflections	77
16	River Islands/Sandpointe	73
17	River Islands/Tidewater	131
18	River Islands/Watermark	103
19	Stanford Crossing	181
20	Stanford Crossing/Dawson	86
21	Stanford Crossing/Meritage	65
22	Stanford Crossing/Northpointe	98
23	River Islands	10,485
24	River Islands/2A Village CC	192

	ACTIVE PROJECTS, cont.	UNITS
25	River Islands/2A Village S	92
26	Specific Plan/Central Lathrop	6,970
29	Oakwood Shores/Bella Vista & Bella	352
35	Terra Ranch/Sonoma & Belmont	142
36	Terra Ranch/Zinnia	72

	FUTURE PROJECTS	UNITS
51	Oakwood Landing	974
52	Oakwood Trails	676
53	The Trails of Manteca	1,178
54	Villa Ticino West	701

Source: Metro Study Q1-2020



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## DEMOGRAPHICS (2019 est.)

	1-mile Radius	3-mile Radius	5-mile Radius
<b>Population</b>	10,814	31,116	87,639
<b>Average Household Income</b>	\$81,607	\$91,401	\$86,674
<b>Median Household Income</b>	\$70,877	\$77,710	\$70,540
<b>Daytime Employment</b>	3,565	7,877	21,348
<b>Significant Employers (5-mile radius)</b>			

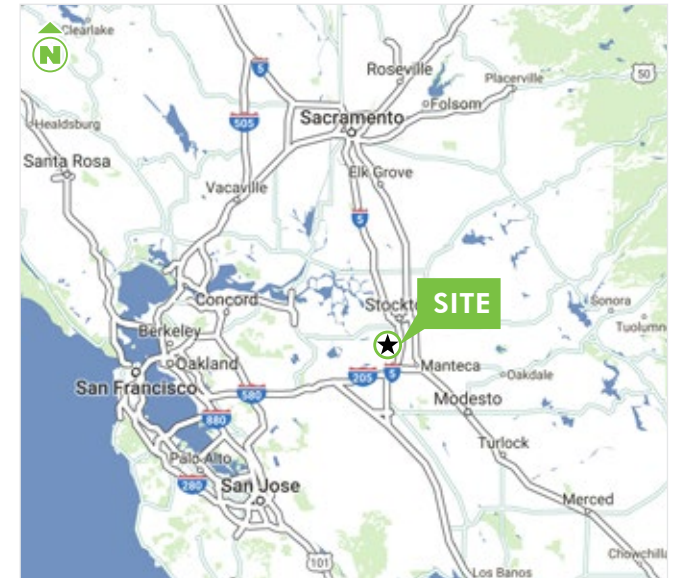
Employers	# Employees
San Joaquin General Hospital	1,100
San Joaquin Sheriff's Office	700
Kaiser Permanente Medical Center, Manteca	450
Super Store Industries	401
Manteca City Hall	375
Walmart Supercenter	320
Manteca Winery	300
California Natural Products	250
Sierra High School	240
Costco	220
Bass Pro Shops	206

Source: Esri

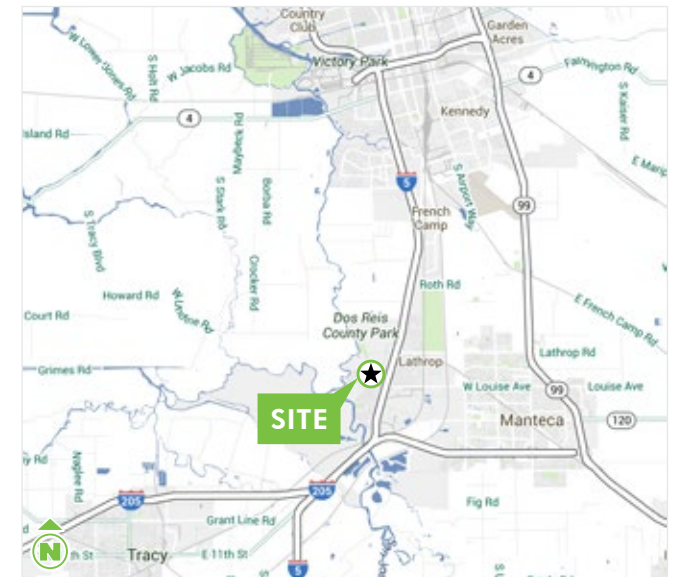
## Traffic Counts

<b>Lathrop Road</b>	22,848 ADT
<b>Interstate 5 (2017)</b>	114,500 ADT

Source: MPSI (2017 est); Caltrans



MAPS NOT TO SCALE.

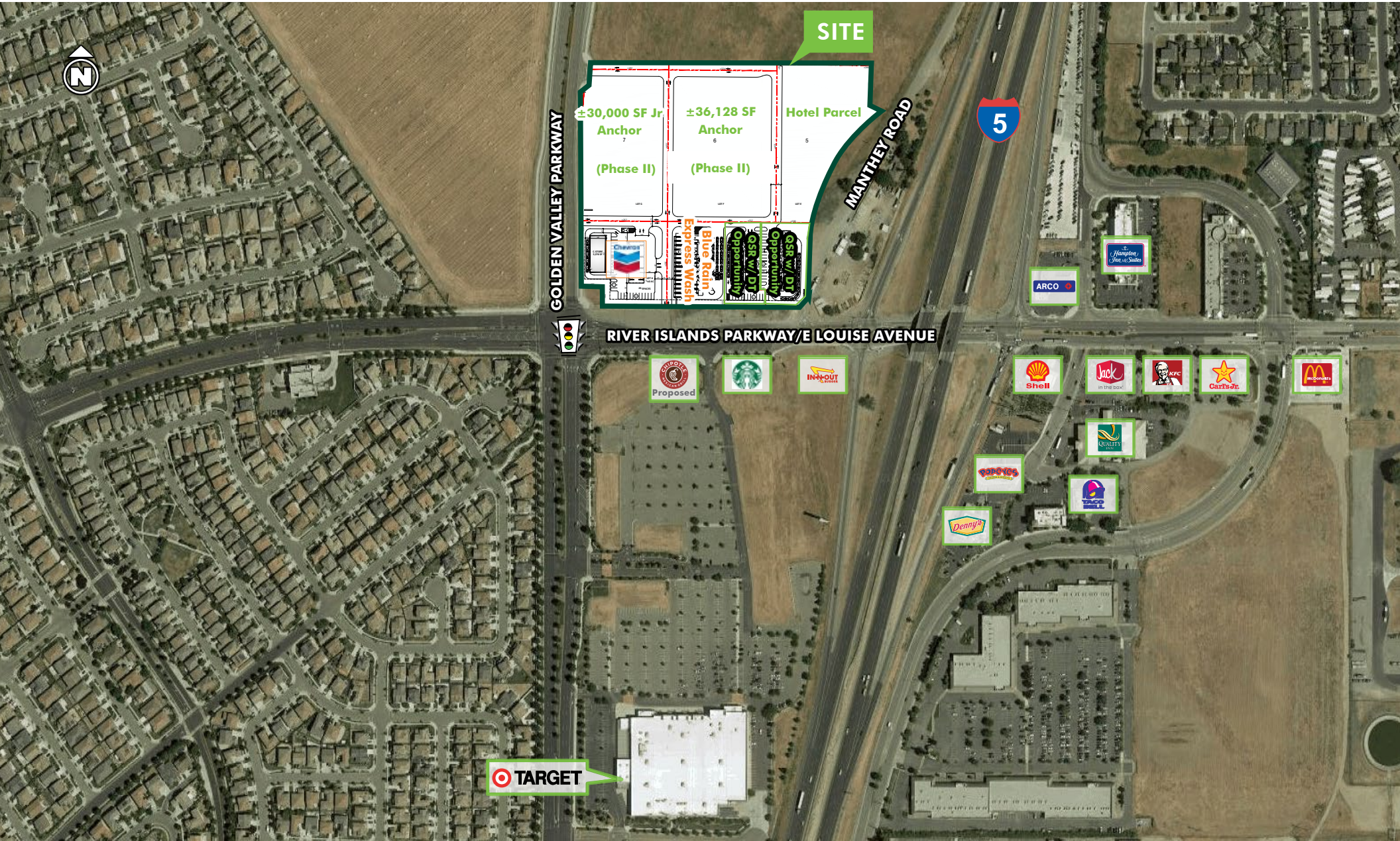


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City of Stockton

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Stanford Crossing  
430 Residential Units  
Planned

Central Lathrop  
6,970 Residential Units  
Planned

SITE

Mossdale Landing  
2,325 Residential Units  
Planned

River Islands at Lathrop  
11,798 Residential Units  
Planned/Under Construction

TARGET

SAVE MART  
IN-SHAPE  
Starbucks  
Papa Murphy's  
Walgreens

Jack  
IN THE BOX  
Wendy's

IN-N-OUT  
BURGER  
CORP. OFFICE

JCPenney  
DISTRIBUTION  
CENTER

TESLA  
TESLA MOTORS

Del Monte  
Quality

THE HOME  
DEPOT  
DISTRIBUTION  
CENTER

5

120

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