

FOR LEASE | ±1,000 – 2,200 SF

Highway Drive-Thru Opportunity

16460 Golden Valley Parkway | Lathrop, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theconiccompany.com | DRE Lic #01907567

theconiccompany.com

PROPERTY INFORMATION

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LEASING PRICE

Contact Broker

AVAILABLE SPACE

Suite B - ±1,000 SF

TRAFFIC COUNTS

River Islands Pkwy | 16,672 ADT

Interstate 5 | 120,748 ADT

PROPERTY HIGHLIGHTS

Target, In-N-Out Burger, Chipotle, Starbucks, Arco, Tesla, Hampton Inn & Suites, Denny's, Taco Bell, McDonald's, Lathrop City Hall, In-N-Out Corporate Headquarters + more

PROPERTY HIGHLIGHTS

- Highway commercial QSR suite located at Lathrop's busiest intersection
- Located at new state-of-the-art Chevron fueling station
- Ideal for fast food, coffee, sandwich, pizza or other retail uses
- Space(s) feature stubbed utilities and grease interceptor
- Located across from the new Target Center - including co-tenants In-N-Out Burger, Starbucks, and Chipotle
- Nearby River Islands community - 20,000 planned or developed residential units
- Strong future commercial and housing growth

NEIGHBORHOOD DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
POPULATION	16,428	106,019	252,914
MEDIAN HOUSEHOLD INCOME	\$54,592	\$45,376	\$47,673
DAYTIME POPULATION	13,531	91,800	245,013



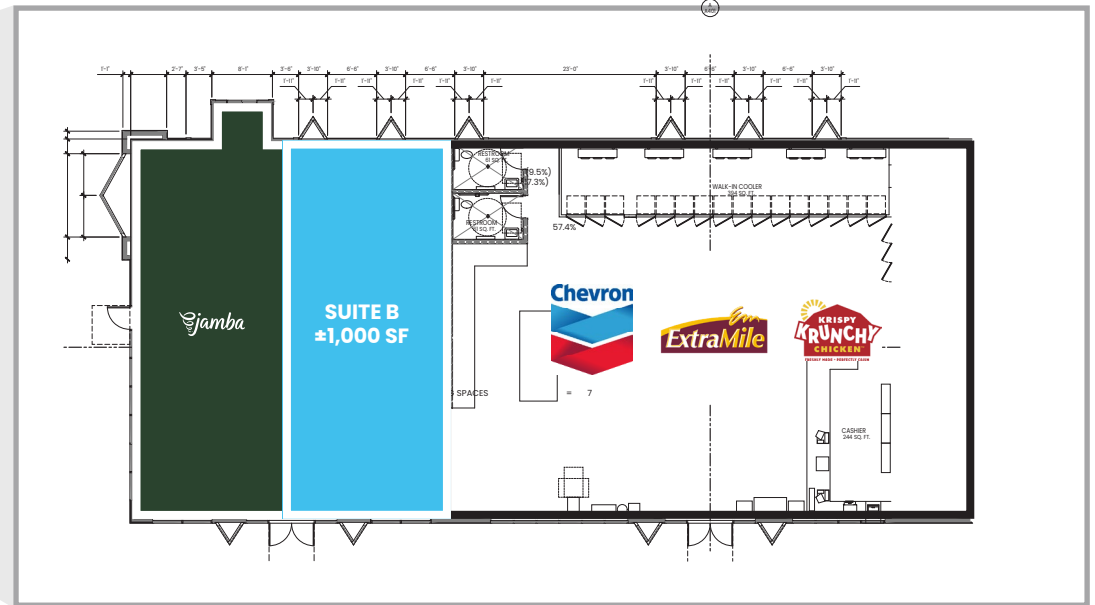
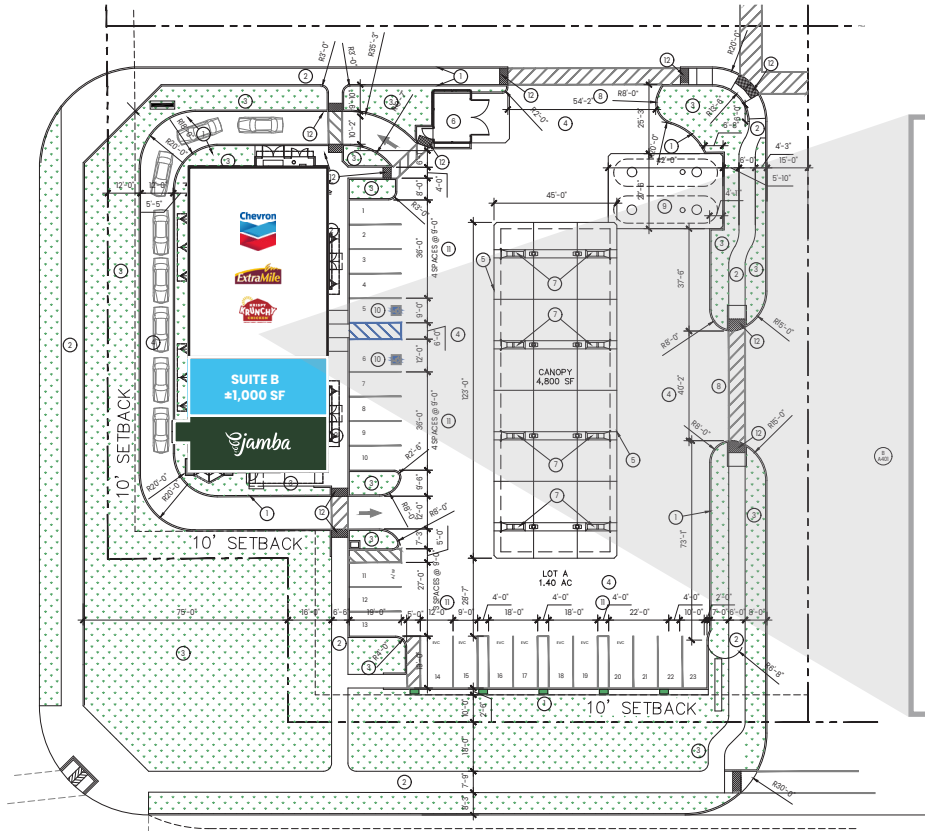
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- Space Divisible to 1,000 SF

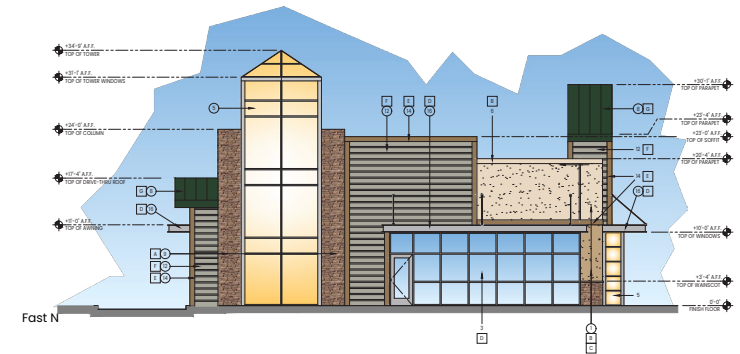
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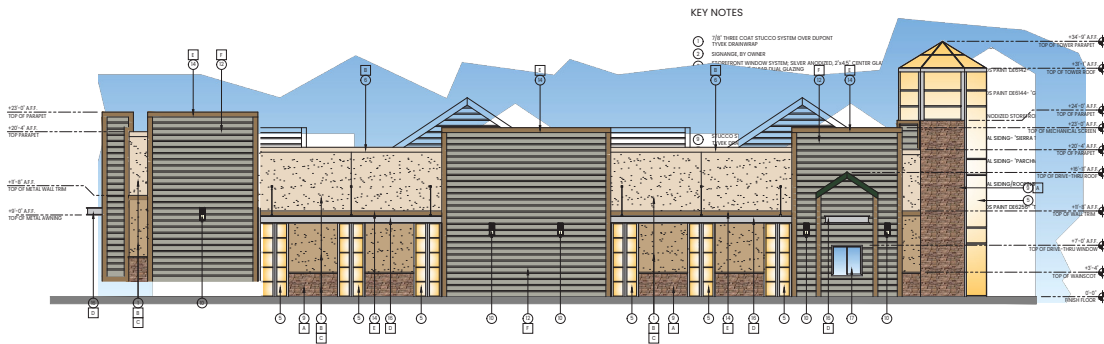
EAST ELEVATION



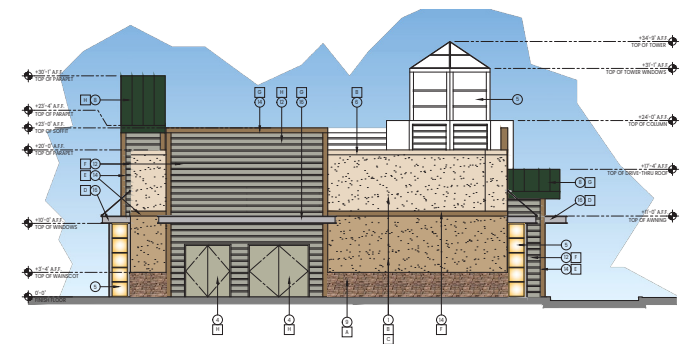
NORTH ELEVATION



WEST ELEVATION



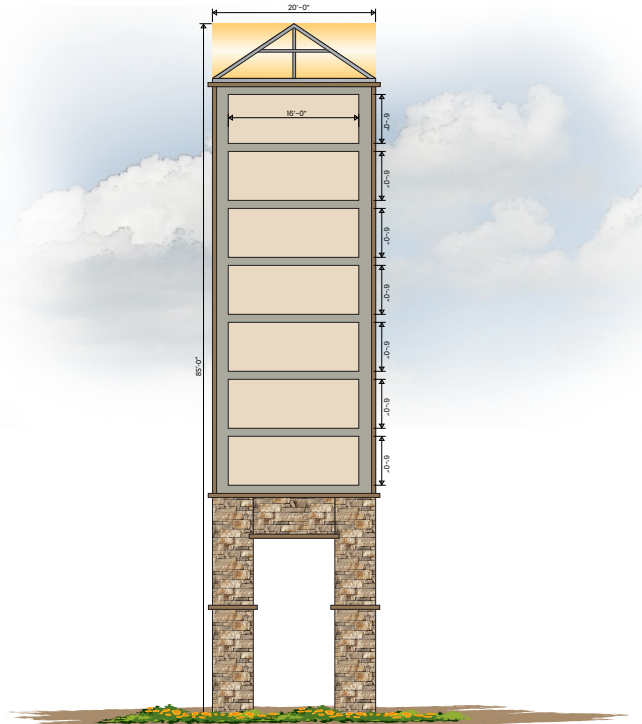
SOUTH ELEVATION



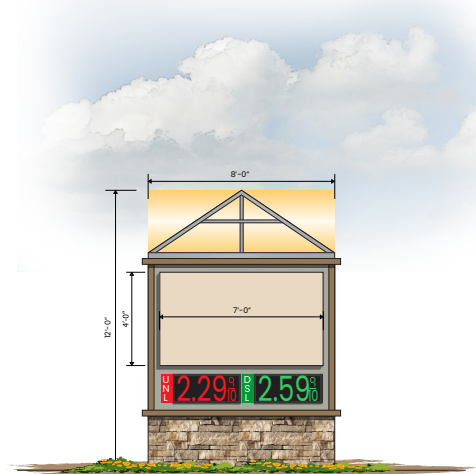
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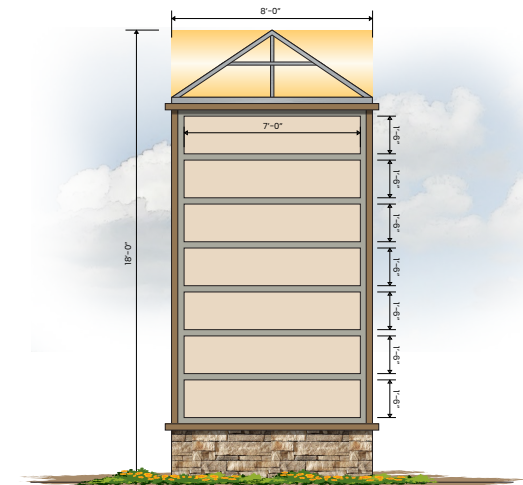
HIGHWAY MONUMENT



CORNER SIGN



RIVER ISLANDS-GOLDEN VALLEY
PKWY MONUMENT SIGNAGE



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Site Location

Target
Starbucks
IN-N-OUT BURGER

Chevron
TOWER MARKET
BURGER KING
TANDA EXPRESS
Save Mart
Starbucks
SUBWAY

ARCO
Mountain Market
Quiznos

Shell
Popeyes
Carl's Jr.
Jack in the box
McDonald's
Penny's
Taco Bell
A&W

IN-N-OUT BURGER CORP. OFFICE
TESLA
Del Monte
THE HOME DEPOT

GREAT WOLF LODGE

COSTCO WHOLESALE
ROSS DRESS FOR LESS
KOHLS
Starbucks
Tanda Express
Jamba Juice
Chili's
FIVE GUYS BURGERS and FRIES

Bass Pro Shops
Pete's RESTAURANT & BARBECUE
Red Robin GOURMET BURGERS & BEERS
JCPenney
AMC THEATRE
Hampton Inn & Suites

MANTECA

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