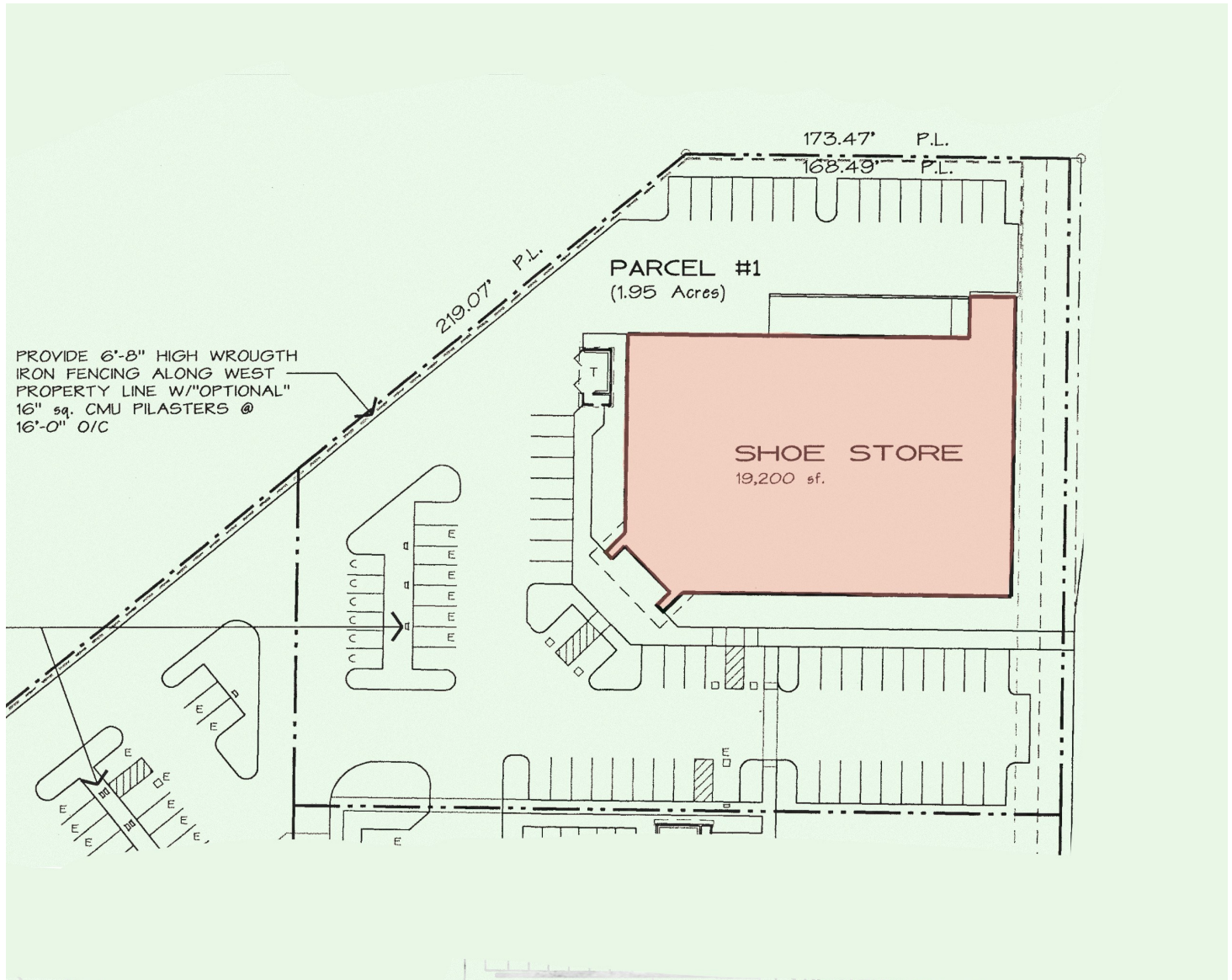


Delta Marketplace Parcel 1

APN 021-098-001-000 1.95 Acre Parcel



**Mountain
Valley
Properties**

**Mountain
Valley
Properties**

California Department of Real Estate
License #01184629



515 Keystone Blvd.
Patterson, CA 95363
Office (209) 892-8300
Call or Text (209) 996-4672
Email Mac@gvni.com
www.ILovePatterson.com
www.PattersonRealEstate.net

**MOUNTAIN
VALLEY
PROPERTIES**
CA BRE 01184629

209.892.8300



Just an hour's drive east of San Francisco, San Jose, and Oakland; adjacent to Interstate-5 is Patterson, California, home of the **Delta Marketplace**. The City of Patterson has become a logistical and distribution hub for several national and international companies, including, Restoration Hardware, CVS Pharmacy, Kohl's, Grainger, Brake Parts Inc., and Platt Electric. Only 75 miles from the Port of Oakland and the First City on Interstate-5 coming from Los Angeles County.

The City of Patterson is set to nearly double it's population with the Zacharias-Baldwin Master Plan Annexation. This plan involves annexing 1200 acres of land into the city and the creation of 5086 new residential units. The **Delta Marketplace** is located at the corner of Haggerty Road and Sperry Avenue provides fantastic visibility with wise traffic flow, making it the perfect gateway shopping center. **Delta Marketplace** is located across from a very busy Pilot Flying J Travel center that draws travelers from interstate 5. This location will be given an opportunity to catch the eye of the travelers and provide them with services and products as well as commuters, the Patterson logistic workforce daytime population.



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DELTA MARKETPLACE
SHOPPING PLAZA



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DELTA MARKETPLACE

SPERRY AVE & HAGGERTY DRIVE

PATTERSON, CA



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DELTA MARKETPLACE

SPERRY AVE & HAGGERTY DRIVE

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