

New Highway Retail Center

SWC W Lathrop Road + Interstate 5 | Lathrop, CA



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New Highway Retail Center

Property Information

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PROPERTY HIGHLIGHTS

- Highway commercial retail spaces and drive-thru opportunities
- Ideal for fast food, coffee, sandwich, pizza or other retail uses
- Project features Arco AM/PM + state-of-the-art car wash
- Suite D features a grease interceptor
- Located near approximately 20,000 planned or developed residential units within 2 miles of the subject site.
- Strong future commercial and housing growth

NEIGHBORHOOD CO-TENANTS

Target, In-N-Out Burger, Chipotle, Starbucks, SaveMart, Dutch Bros. Coffee, Panda Express + more

SPACES AVAILABLE

A: ±1.27 AC
(QSR/Drive-Thru Pad)

B: ±1.10 AC
(QSR/Drive-Thru Pad)

D: ±2,200 SF
(QSR/Drive-Thru)

E: ±2,500 - 4,000 SF (Retail Pad)

LEASING PRICE

Contact Broker

ZONING

Commercial

NEIGHBORHOOD DEMOGRAPHIC

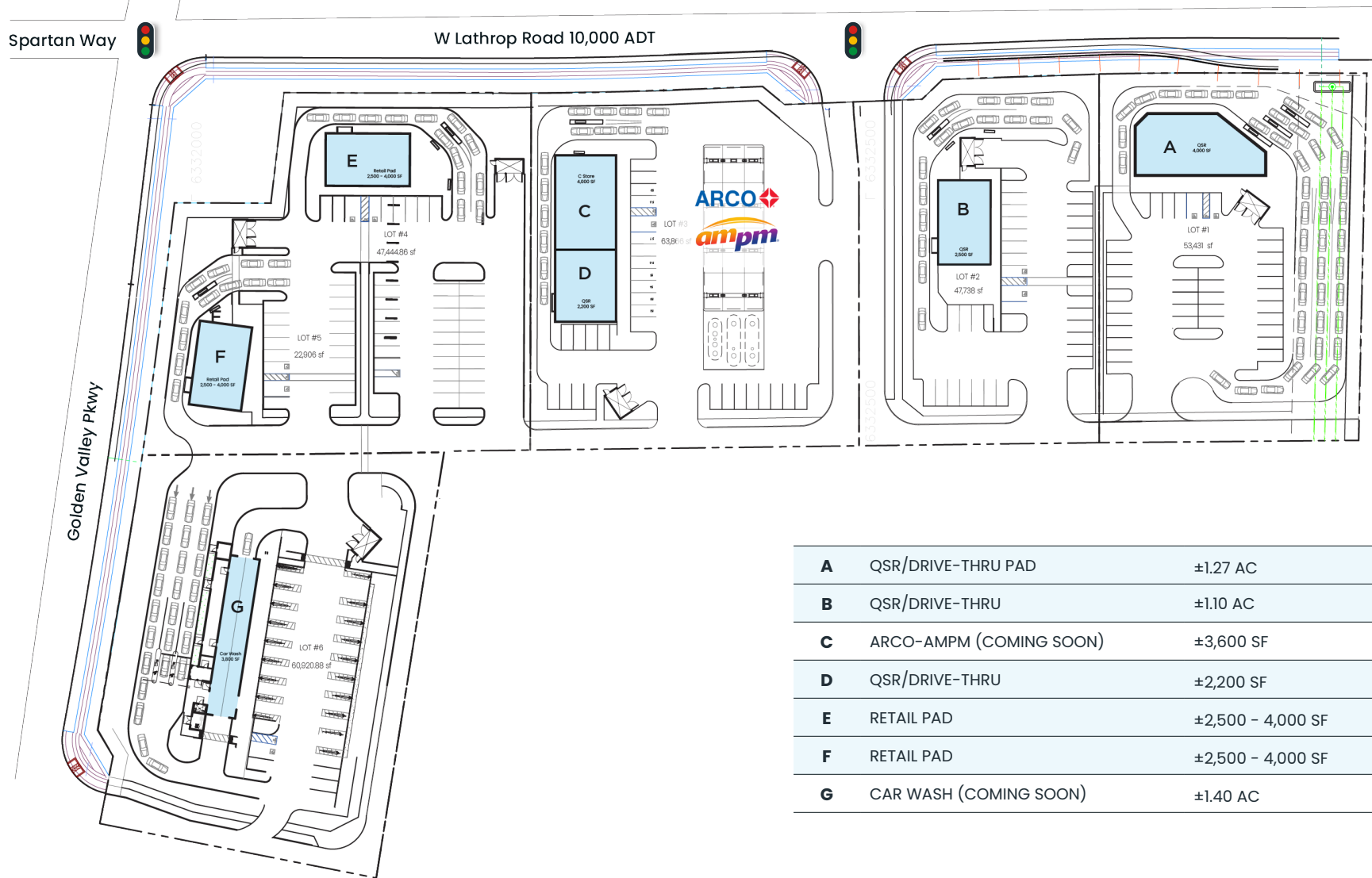
Source: 2022 Esri.

	Population	Average Household Income	Median Household Income	Daytime Population
1 mile	8,816	\$99,859	\$83,269	1,338
3 miles	38,074	\$117,556	\$94,469	9,060
5 miles	95,726	\$110,230	\$84,684	25,047

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Proposed Site Plan

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A	QSR/DRIVE-THRU PAD	±1.27 AC
B	QSR/DRIVE-THRU	±1.10 AC
C	ARCO-AMPM (COMING SOON)	±3,600 SF
D	QSR/DRIVE-THRU	±2,200 SF
E	RETAIL PAD	±2,500 - 4,000 SF
F	RETAIL PAD	±2,500 - 4,000 SF
G	CAR WASH (COMING SOON)	±1.40 AC

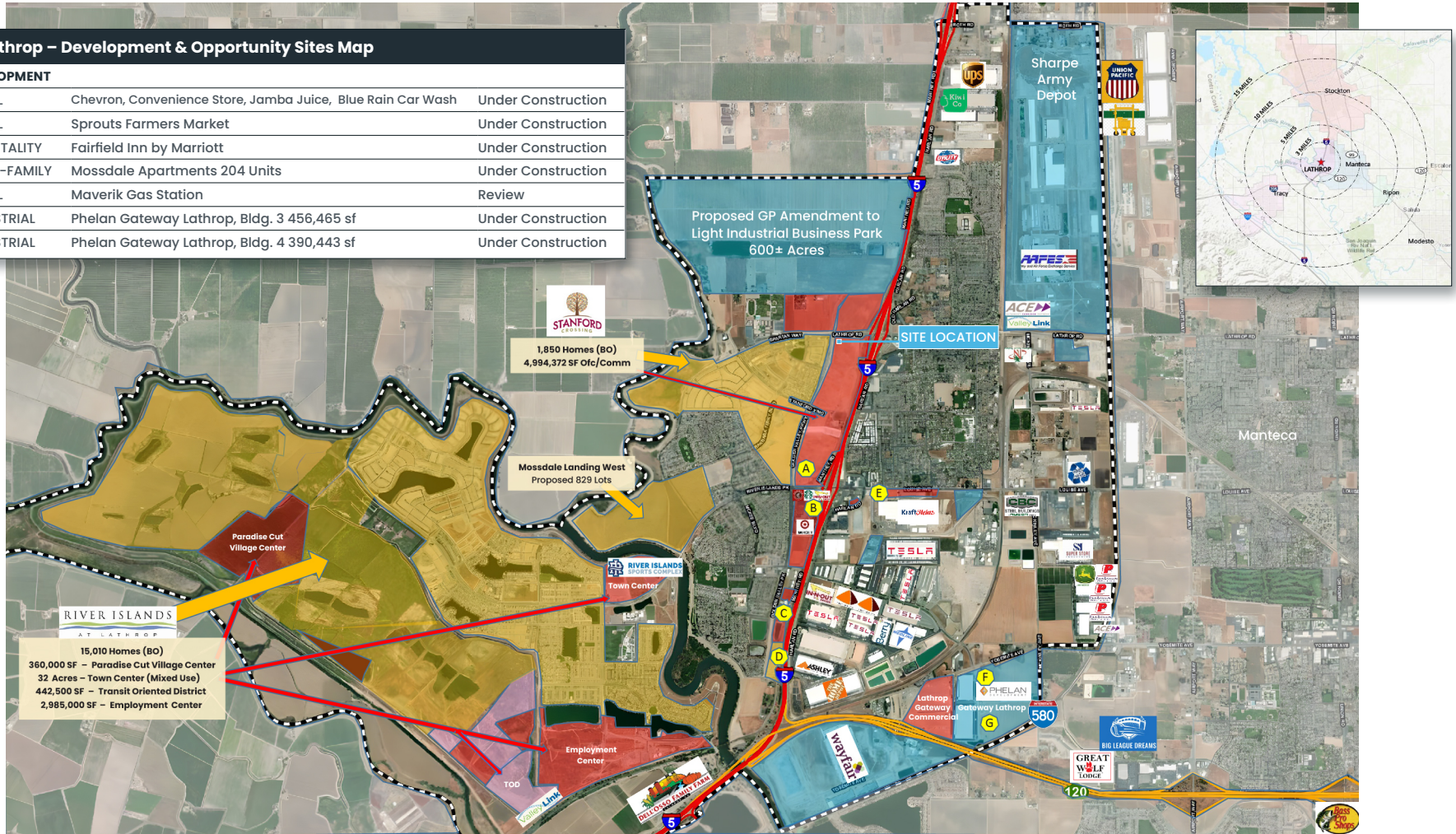
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Area Development Map | City of Lathrop

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City of Lathrop – Development & Opportunity Sites Map

NEW DEVELOPMENT			
A	RETAIL	Chevron, Convenience Store, Jamba Juice, Blue Rain Car Wash	Under Construction
B	RETAIL	Sprouts Farmers Market	Under Construction
C	HOSPITALITY	Fairfield Inn by Marriott	Under Construction
D	MULTI-FAMILY	Mossdale Apartments 204 Units	Under Construction
E	RETAIL	Maverik Gas Station	Review
F	INDUSTRIAL	Phelan Gateway Lathrop, Bldg. 3 456,465 sf	Under Construction
G	INDUSTRIAL	Phelan Gateway Lathrop, Bldg. 4 390,443 sf	Under Construction



LathropSMART

LEGEND

- City Limits
- Residential
- Altamont Corridor Express Train
- TOD
- Commercial
- ValleyLink Train
- Industrial
- (BO) Build Out

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Market View | Surrounding Amenities

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