

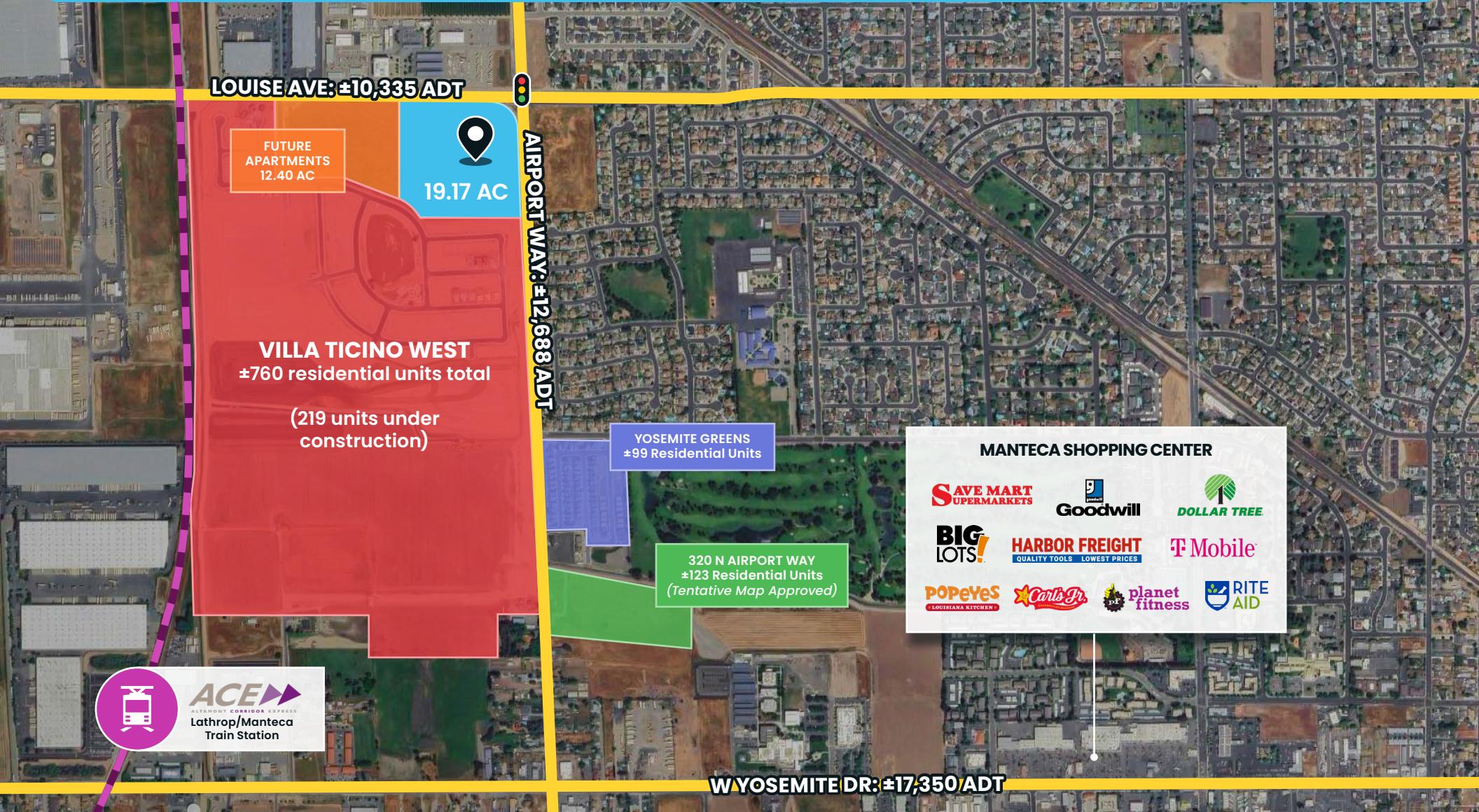
FOR LEASE

The Village at Villa Ticino



Proposed Grocery-Anchored Shopping Center

SWC of Airport Way & Louise Ave | Manteca, CA



Property Highlights

THE VILLAGE AT VILLA TICINO

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-  New approximately 20 acre planned Grocery Anchored Shopping Center located adjacent to a new 760 home residential development.
-  Anchor, Pad, and Shop Spaces available for ground lease and build-to-suit
-  Looking for Grocery, Retail, Restaurant, and Fast Food Uses
-  Strategically located on 2 major arterials that serve both the Manteca and Lathrop communities that also tie into I-5 and Hwy 120

-  Center is subject to approximately 70,000 people with an average household income of \$79,000 within 3 miles.
-  The Proposed Center is currently subject to a combined average daily traffic count of approximately 30,000 vehicles
-  There is a daytime population of 11,250 people with an average household income of \$111,463 within 2 miles of the Proposed Center

LEASE RATE	Contact Broker
DEVELOPMENT SIZE	±19.17 acres
ZONING	Neighborhood Commercial Click Here for more information
PROPOSED AVAILABILITIES	Grocer: ±20,000 - 80,000 SF
	QSR 1: ±4,300 SF with Drive-Thru
	QSR 2: ±2,300 SF with Drive-Thru
	Retail shop spaces: ±1,200 SF and up
PROHIBITED USES/ MAXED USE	Gas Station, Car Wash, and Hotel are not available for lease/purchase

PROPOSED ELEVATIONS FOR SHOPS BUILDING



Proposed Site Plan

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Market Retail Aerial

THE VILLAGE AT VILLA TICINO

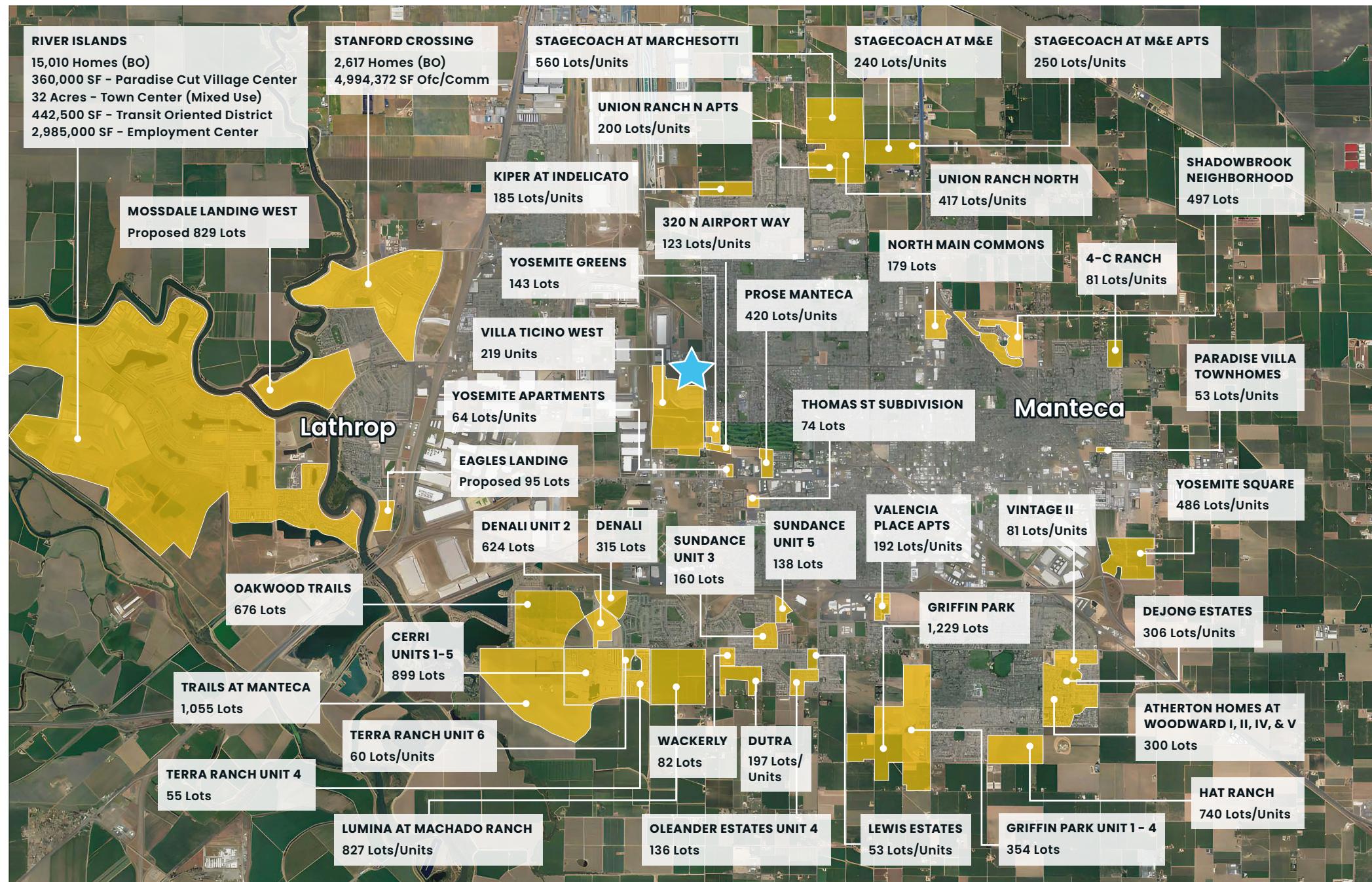
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Residential Development

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Manteca, California

The City of Manteca, located in San Joaquin County, is at the heart of Northern California's Central Valley. It is often referred to as the Crossroads of California, lying just 76 miles east of San Francisco, 60 miles south of Sacramento, and 90 miles west of Yosemite National Park. As of May 2018, the population was estimated at approximately 81,345, growing almost 2.4% since 2017.

The City's size is 21 square miles and housing development is growing rapidly. It is truly a great place to live, work, and locate a business.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,553	19,328	29,966
Daytime Population	8,611	81,455	120,987
Average Household Income	\$128,882	\$115,166	\$122,703

TRAFFIC COUNTS

Airport Way	±12,688 ADT
W Louise Ave	±10,335 ADT
Interstate 5	±114,500 ADT

Source: 2023 Esri.

