



THE PROMENADE SHOPS
at Orchard Valley

Seeds of change: Manteca, California

The Heart of Central Valley

What was once a rural farming landscape with timeless traditions of agriculture and picturesque farmlands is now a vibrant central city with contemporary amenities and a progressive mindset, still rooted in community but with a touch of innovation and sophistication.

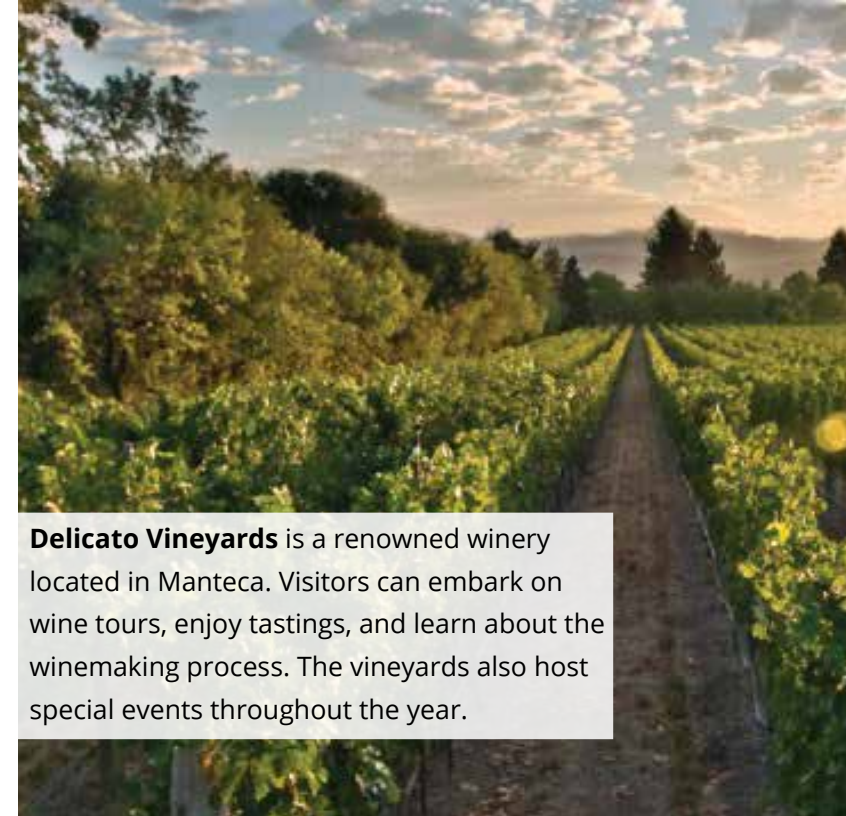
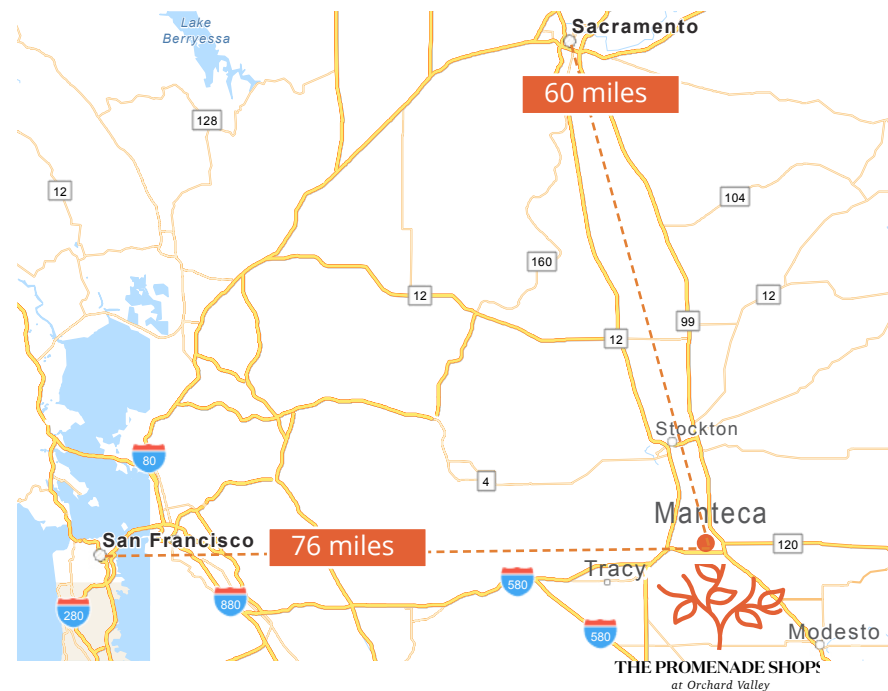
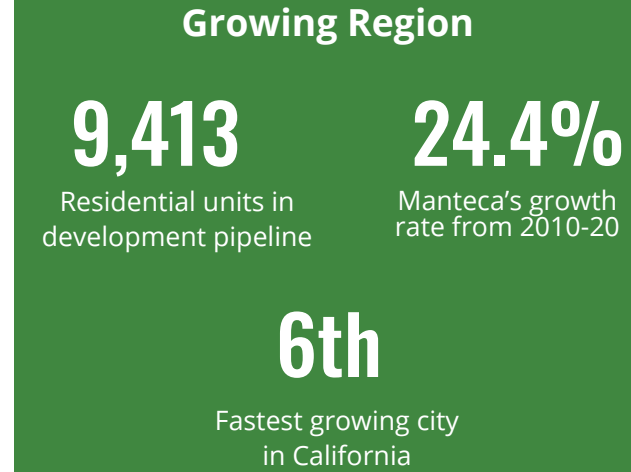
Manteca, California is located in the center of the Central Valley and connects the wider region of Stockton, Modesto and Tracy, as well as popular attractions and is the premier shopping, dining and community destination.

The Crossroads of California

Manteca is often referred to as the "Crossroads of California" due to its strategic location at the convergence of several major transportation routes.

Strategically positioned in California's Central Valley, Manteca is well-served by a robust transportation network, including major highways like Interstate 5 and State Route 99. Additionally, the proximity to Stockton Metropolitan Airport and several seaports provides efficient access to regional and international markets.

Manteca is 76 miles east of San Francisco and 60 miles south of Sacramento, making it easily accessible to major cities.



Delicato Vineyards is a renowned winery located in Manteca. Visitors can embark on wine tours, enjoy tastings, and learn about the winemaking process. The vineyards also host special events throughout the year.



Woodward Park is home to the Manteca Senior Center and hosts local events and concerts.



Great Wolf Lodge, Manteca, is just minutes away. The 29-acre location features a 95,000 SF indoor waterpark that is open 365 days a year, drawing families to the area.



Manteca's **Big League Dreams Sports Park**, has 1,200 stadium seats and a 20,000 SF indoor complex.





THE PROMENADE SHOPS at Orchard Valley



Architecturally stunning and modern with unique amenities, The Promenade Shops at Orchard Valley is the crown jewel shopping destination and bedrock destination in the region for visitors and locals alike.

2.8 Million
Visits to the center within the last 12 months

113 minutes
Dwell Time



Key Retailers



JCPenney

G U E S S



Available - 305	5,056 SF
Available - 310	3,140 SF
Available - 315	2,243 SF
Available - 320	2,403 SF
Available - 325	3,139 SF
Available - 335	4,777 SF

Available - 345	3,389 SF
Square Dance School	3,033 SF
Available - 355	2,659 SF
Available - 360	2,972 SF
Available - 365	2,045 SF
Available - 370	2,068 SF

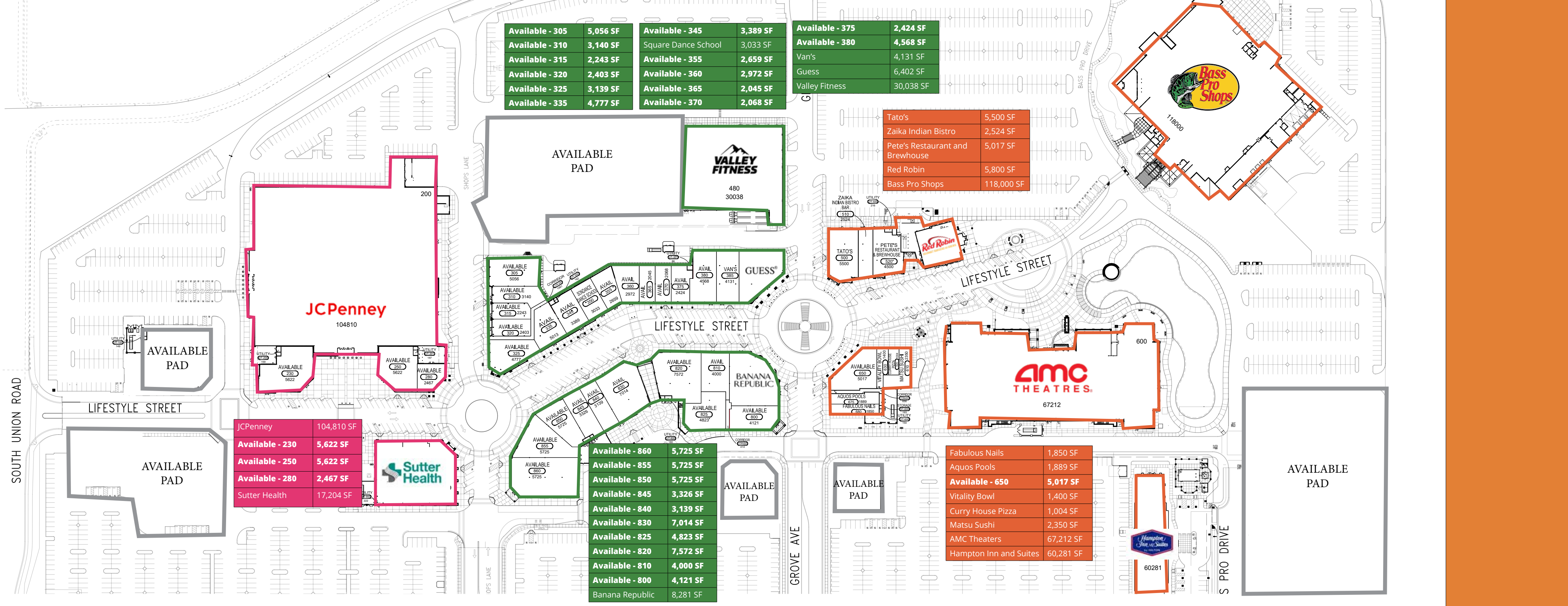
Available - 375	2,424 SF
Available - 380	4,568 SF
Van's	4,131 SF
Guess	6,402 SF
Valley Fitness	30,038 SF

Tato's	5,500 SF
Zaika Indian Bistro	2,524 SF
Pete's Restaurant and Brewhouse	5,017 SF
Red Robin	5,800 SF
Bass Pro Shops	118,000 SF

JCPenney	104,810 SF
Available - 230	5,622 SF
Available - 250	5,622 SF
Available - 280	2,467 SF
Sutter Health	17,204 SF

Available - 860	5,725 SF
Available - 855	5,725 SF
Available - 850	5,725 SF
Available - 845	3,326 SF
Available - 840	3,139 SF
Available - 830	7,014 SF
Available - 825	4,823 SF
Available - 820	7,572 SF
Available - 810	4,000 SF
Available - 800	4,121 SF
Banana Republic	8,281 SF

Fabulous Nails	1,850 SF
Aquos Pools	1,889 SF
Available - 650	5,017 SF
Vitality Bowl	1,400 SF
Curry House Pizza	1,004 SF
Matsu Sushi	2,350 SF
AMC Theaters	67,212 SF
Hampton Inn and Suites	60,281 SF



SOUTH UNION ROAD

SHOPS LANE

BASS PRO DRIVE

LIFESTYLE STREET

LIFESTYLE STREET

LIFESTYLE STREET

GROVE AVE

S PRO DRIVE

AVAILABLE PAD

JCPenney
104810

AVAILABLE PAD

Sutter Health

AVAILABLE PAD

VALLEY FITNESS
480
30038

AVAILABLE (305, 310, 315, 320, 325, 335, 345, 355, 360, 365, 370, 375, 380, 385, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600)

GUESS
BANANA REPUBLIC

Tato's
Pete's Restaurant & Brewhouse
Red Robin

AVAILABLE (650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800)

Vitality Bowl
Aquos Pools
Fabulous Nails

AVAILABLE PAD

AVAILABLE PAD

AMC THEATRES
67212

Hampton Inn & Suites
60281

AVAILABLE PAD

Bass Pro Shops
118000

Trade area is growing

Manteca has experienced significant population growth over the past decade. The increase in population offers a customer base that can support a wide thriving, population with discretionary income to spend on non-essential goods and dining experiences.



Meet the Shopper



	3-mile	5-mile	10-mile
Average HH Size	3.19	3.22	3.29
Average HH Income	\$108,135	\$112,009	\$111,892
Number of Households	24,583	36,130	58,293
Total Population	88,447	121,899	209,538
Daytime Population	72,737	103,530	189,427
Median Age	34.7	35.1	34.7

Source: ESRI, 2024



Trade area population

1.4M

College or graduate degrees

26.6%

Average HH Income

\$121,913

HH Income over \$100k

48.7%

Source: PinPoint by Alexander Babbage

Workday Drive

- Affluent married couples with children who prefer the suburban periphery of metro areas.
- Family oriented purchases and activities dominate like movie purchases, children's apparel, and toys.
- Attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.

Up and Coming Families

- Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation.
- They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals.
- Careful shoppers are aware of prices, willing to shop around for the best deals, and open to being influenced by others' opinions.

Home Improvement

- Married-couple families occupy well over half of these suburban households
- Education and diversity levels are similar to the US as a whole.
- These families spend a lot of time on the go and therefore tend to eat out regularly.
- Frequently buy children's clothes and toys

A place where businesses thrive

Manteca is known for its business-friendly policies and pro-growth stance. The city government consistently works to streamline processes related to permits, licenses, and approvals, making it easier for businesses to establish and operate.



Blossoming into a fresh new center

Exciting changes are on the horizon for the Promenade Shops at Orchard Valley. New ownership is dedicated to making investments that will continue to enhance the beautiful shopping center.

Current Projects:

- Landscape upgrades throughout the center
- Repainting the entire shopping center with a fresh, new color palette to modernize
- Repair or replacement of awnings
- Stucco repairs of buildings
- Seal coat and re-striping of the parking field





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