

Available
FOR LEASE



RIVERWALK

at RIVERSTONE



FOR INFORMATION, PLEASE CONTACT:

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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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EXPLORE RIVERWALK



Raley's
O-N-E MARKET
COMING SOON

**TSC TRACTOR
SUPPLY CO**
COMING SOON

**100%
LEASED**

FRESH FILL
A fresh take on convenience.
JUICE IT UP!
SMOOTHIES • BOWLS • JUICES

DUTCH BROS
Coffee

KROMA
NAIL BAR

**JUDY'S
DONUTS**

menchie's
frozen yogurt

ups

THE UPS STORE

AMARI
Robotayaki & Whisky Bar

PHASE 2
(SHOPS & PADS AVAILABLE)

PHASE 3

PHASE 1

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- **RIVERSTONE IS
BUILDING 700±
HOMES PER YEAR**

- **14TH FASTEST
SELLING MASTER
PLAN IN THE
NATION**

- **AVENUE 12 ROAD
EXPANSION TO SIX
LANES IS SET FOR 2026**

- **HIGHWAY 41 EXPANSION
IS SCHEDULED FOR 2026**

112,679± ADT

**AVENUE 12 @
HIGHWAY 41**

- Tamari
- ups
- THE UPS STORE
- menchie's
- JUDY'S DONUTS
- PAPA'S
- BLAST & BREW
- KROMA
- DUTCH BROS
- FRESH FILL
- Men's Eds
- EXISTING RETAIL
- EXISTING RETAIL

**PHASE 1
100% LEASED**

**PHASE 3
COMING SOON**

**PHASE 2
COMING SOON**

PHASING AVAILABILITY

RIVERWALK

at RIVERSTONE

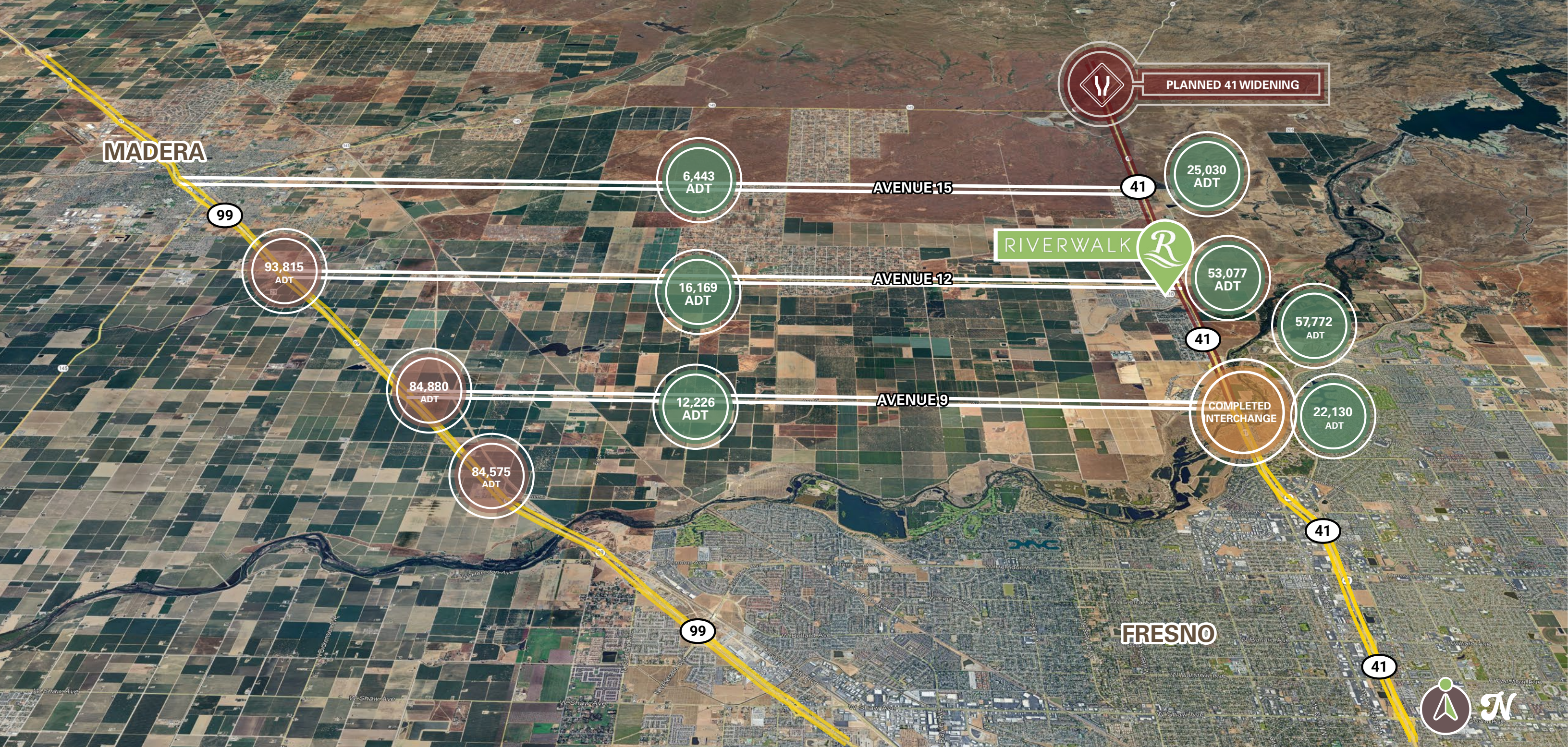
AVAILABLE SPACE		SF
Pad A	Available	8,447±
Grocery	Raley's One Market	41,630±
Retail Shops	Available	7,200±
Pad B	Available	5,807± (Demisable)
Pad C	Available	5,400±



PHASE 2 AVAILABILITY



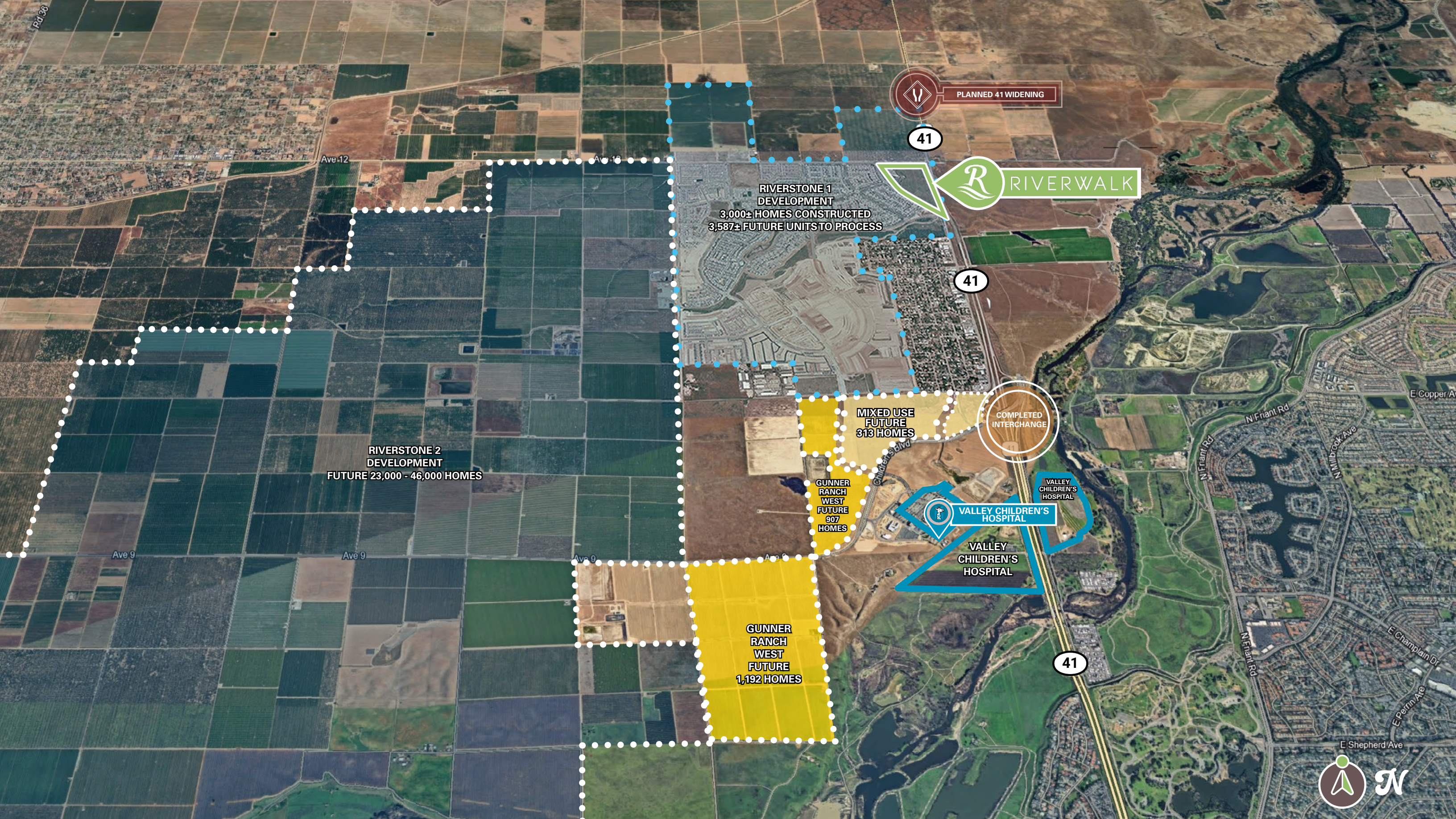
RETAIL TRADE AREA



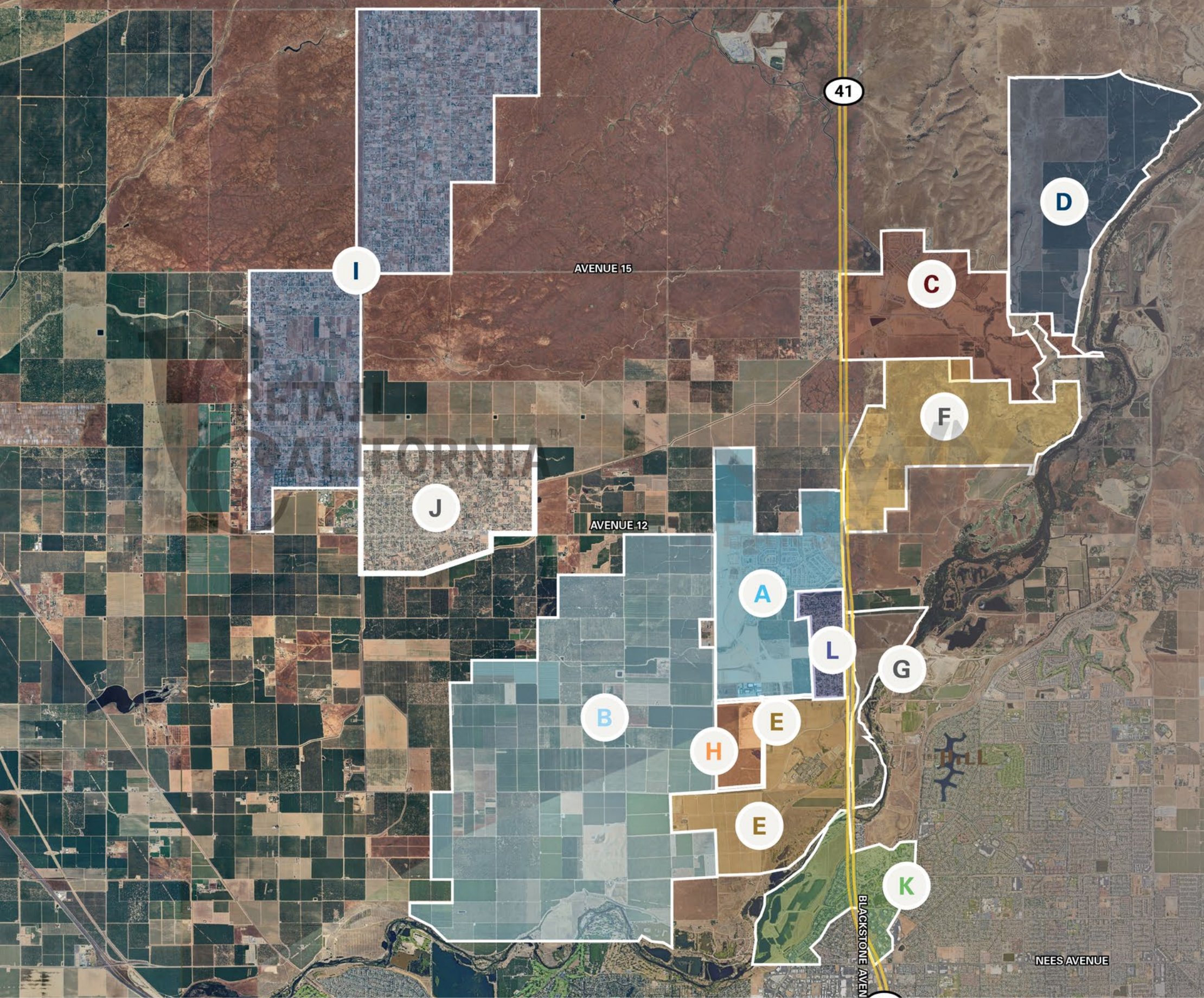
TRAFFIC COUNTS	ADT±
HWY 99 @ Avenue 9 (All Directions)	84,880±
HWY 99 near Avenue 12 (Both Directions)	93,815±
HWY 99 near Avenue 7 (Both Directions)	84,575±
Road 36 @ Avenue 15 (Both Directions)	6,443±
Road 36 @ Avenue 12 (All Directions)	16,169±
Avenue 9 @ Road 36 (Both Directions)	12,226±

TRAFFIC COUNTS	ADT±
HWY 41 @ Avenue 15 (All Directions)	25,030±
HWY 41 @ Avenue 12 (Both Directions)	53,077±
HWY 41 @ San Joaquin River (Both Directions)	57,772±
HWY 41 @ Avenue 9 (Both Directions)	22,130±

Source: Kalibrate TrafficMetrix 2025



NEARBY DEVELOPMENT



KEY	NAME	CURRENT UNITS	PROPOSED FUTURE UNITS	TOTAL UNITS
A.	Riverstone 1	3,000	3,578	6,578
B.	Riverstone 2	0	23,000 - 46,000	-
C.	Tesoro Viejo	1,100	4,090	5,190
D.	Freels	0	5,062	5,062
E.	Gunner Ranch West	0	2,412	2,412
F.	Avenue 12 Village	0	6,847	6,847
I.	Bonadelle Ranchos	2,000	0	2,000
J.	Madera Ranchos	1,126	0	1,126
K.	The Bluffs	15,949	0	15,949
L.	Rolling Hills	687	0	687
TOTAL		23,862	44,989 - 67,989	45,851

The information here, while not guaranteed, has been secured from sources we believe to be reliable.



HOUSING DEVELOPMENT



Date of Photography: 4-14-25



AREA DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
2030 Projection	55,723	406,720	806,014
2025 Estimate	53,920	402,659	794,586
Growth 2025-2030	3.34%	1.01%	1.44%
Growth 2020-2025	5.13%	1.73%	2.43%
Growth 2010-2020	13.49%	8.22%	9.33%

Source: Claritas 2025

HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2030 Projection	21,730	147,318	264,145
2025 Estimate	20,883	145,391	259,725
Growth 2025-2030	4.06%	1.33%	1.70%
Growth 2020-2025	6.61%	2.34%	2.67%
Growth 2010-2020	12.49%	7.27%	9.92%

Source: Claritas 2025



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