

# Stadium Center

## FOR LEASE

±420,000 SF POWER CENTER

NWC OF HWY 120 AND AIRPORT WAY ·  
MANTECA, CA



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# Stadium Center / Manteca, CA

PG. 2

## Property Profile

- » Development size:  $\pm 420,000^{\text{SF}}$
- » Available:  $\pm 1,500^{\text{SF}}$  –  $20,800^{\text{SF}}$  Retail Space
- » Over 2,600 linear feet of Highway 120 frontage
- » Parking ratio: 6.52:1,000 SF
- » Anchored by:



## Residential Growth (SEE PG. 6 FOR MORE DETAILS)

**MANTECA & LATHROP ARE THE EPICENTER FOR POPULATION GROWTH IN THE NORTHERN SAN JOAQUIN VALLEY!**

- » There are over  $\pm 11,700$  Residential Units proposed & planned in Manteca alone and  $\pm 6,100$  of those are within a 2 mile radius of the site
- » By 2033, Manteca is projected to surpass Tracy as the second largest city in the San Joaquin County

## Surrounding Commerce (SEE PG. 7 FOR MORE DETAILS)

AT AIRPORT WAY OFF RAMP YOU HAVE...

- » The Great Wolf Lodge with 500 rooms and  $\pm 100,000^{\text{SF}}$  water park, expected to attract 500,000 visitors annually
- »  $\pm 7,300$  Daytime Employees within a 2 mile radius (See pg. 5 for Major Commercial Development & Major Employers)
- » Airport Way & Hwy 120 is the nearest major retail intersection to the new 4.8 million SF TriPoint Logistics Center with Wayfair 2.6 miles away and the Lathrop Gateway business park with  $3,000,000^{\text{SF}}$  of Industrial Space
- » Retail & commercial at this off-ramp creates a **REGIONAL DRAW** serves the growing Manteca & Lathrop area



# Stadium Center / Manteca, CA

## Site Plan

PG. 3





# Stadium Center / Manteca, CA

## Shopping Center Aerial

PG. 4





# Stadium Center / Manteca, CA

## Major Employers & Commercial Development

PG. 5





# Stadium Center / Manteca, CA

## Residential Development Aerial

PG. 6

### LEGEND

- PROPOSED/ UNDER APPLICATION (SUBDIVISIONS & APARTMENTS)
- ENTITLED SUBDIVISIONS (TENTATIVE MAP APPROVED, PENDING FINAL MAP)
- FINALIZED APARTMENT UNITS (APPROVED SITE PLAN, READY FOR BUILDING PERMITS)
- FINALIZED SUBDIVISION LOTS (APPROVED FINAL MAP, PENDING PLOT PLAN APPROVAL)
- UNDER CONSTRUCTION

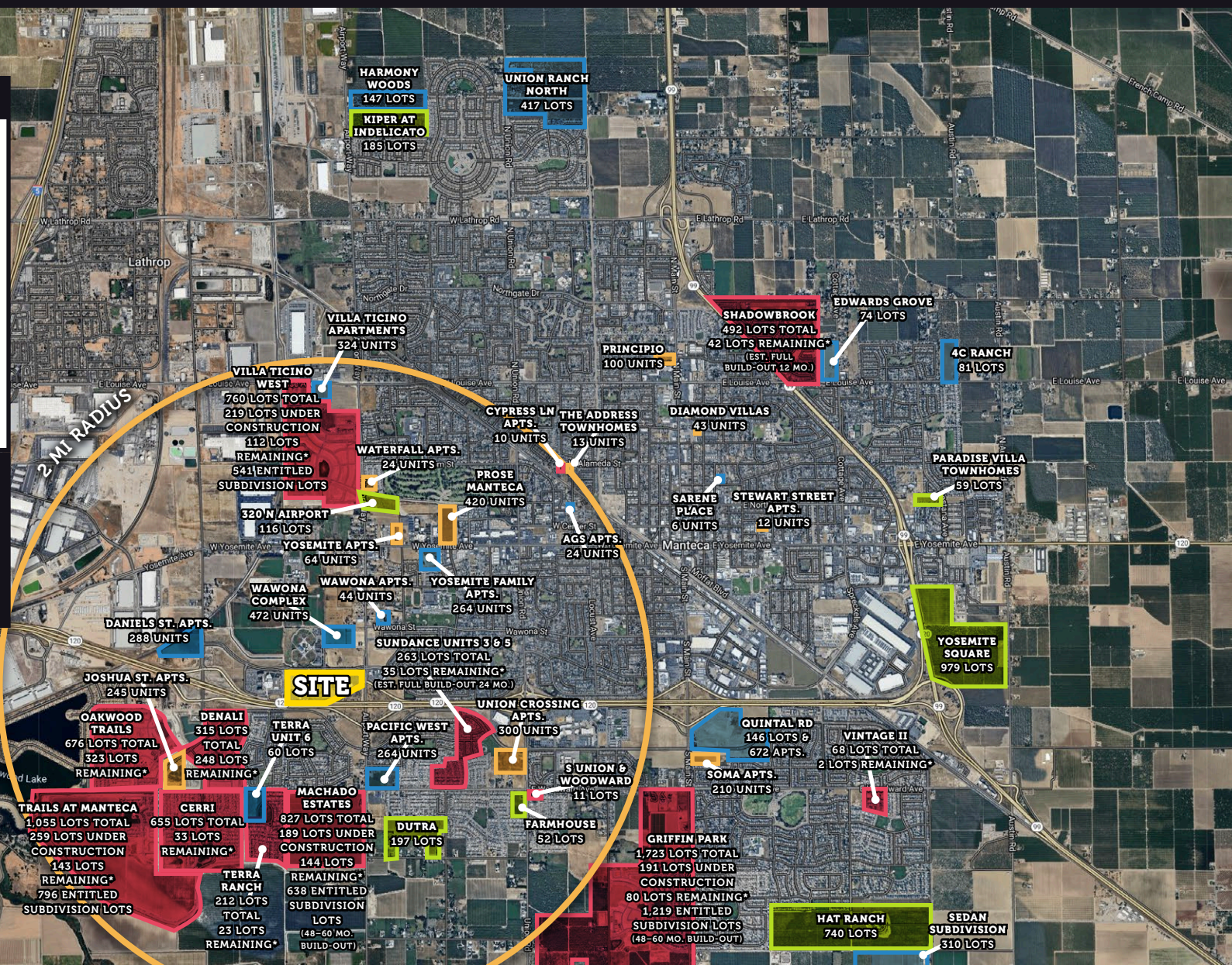
\*REMAINING LOTS REQUIRE PLOT PLAN APPROVAL

### TOTALS

UNDER APPLICATION: 3,591  
ENTITLED SUBDIVISION LOTS: 5,522  
FINALIZED LOTS/UNITS: 1,431  
LOTS/UNITS UNDER CONSTRUCTION: 1,183

**GRAND TOTAL: 11,727 UNITS/LOTS**

\*REMAINING FINALIZED  
SUBDIVISION LOTS  
THAT REQUIRE PLOT  
PLAN APPROVAL





# Stadium Center / Manteca, CA

## Trade Area Retail Aerial

PG. 7





# Stadium Center / Manteca, CA

## Demographics (Est. 2024)

PG. 8

### Population

5 min. drive	25,956
10 min. drive	99,344
15 min. drive	142,324
20 min. drive	215,831

### Average Household Income

5 min. drive	\$130,303
10 min. drive	\$128,883
15 min. drive	\$133,843
20 min. drive	\$132,082

### Daytime Population

5 min. drive	6,878
10 min. drive	24,435
15 min. drive	33,406
20 min. drive	67,934

### Traffic

CA-120	89,040 ADT
Airport Way	23,155 ADT

