

Stadium Center

FOR LEASE

±420,000 SF POWER CENTER

NWC OF HWY 120 AND AIRPORT WAY
MANTECA, CA

RIGHT SITE
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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)

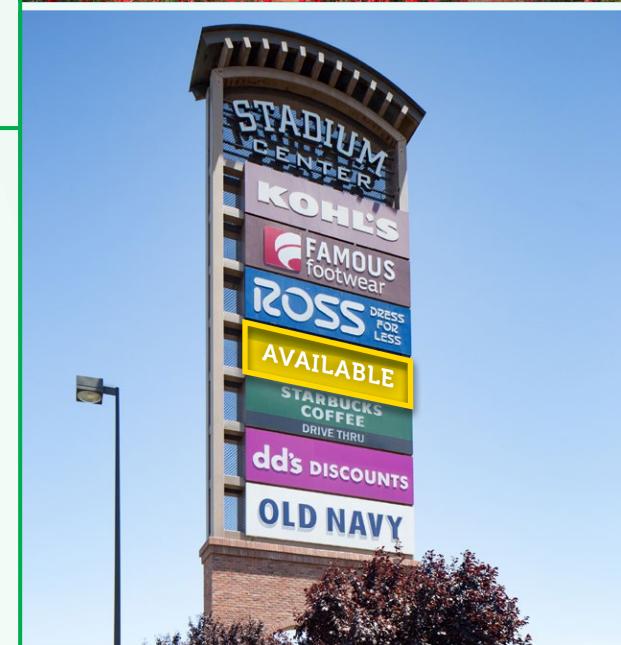
MANTECA & LATHROP ARE THE EPICENTER FOR POPULATION GROWTH IN THE NORTHERN SAN JOAQUIN VALLEY!

- » 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 SF of Industrial Space
- » Retail & commercial at this off-ramp creates a **REGIONAL DRAW** serves the growing Manteca & Lathrop area



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Site Plan

PG. 3



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Shopping Center Aerial

PG. 4



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Major Employers & Commercial Development

PG. 5



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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

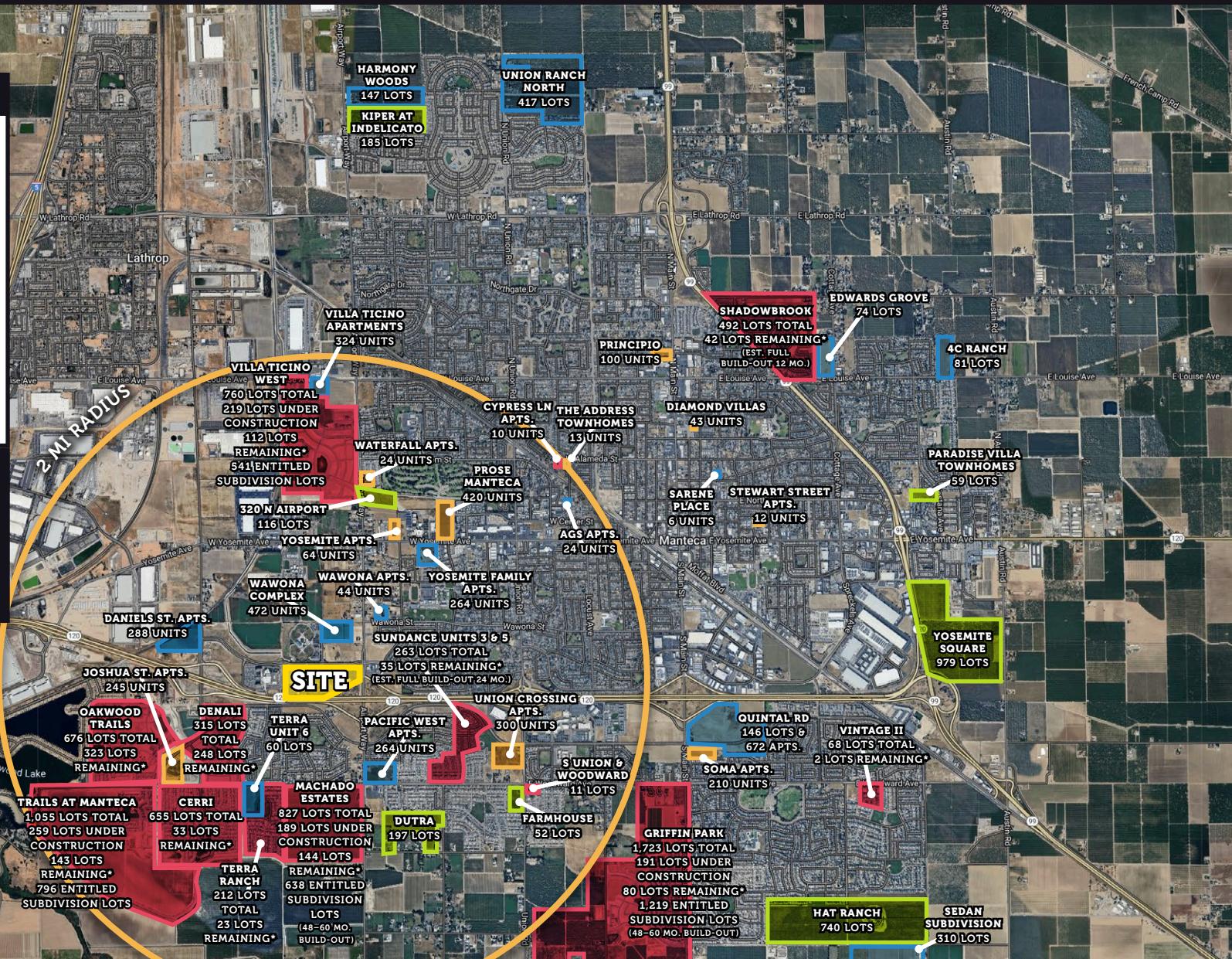
*REMAINING LOTS REQUIRE PLOT PLAN APPROVAL

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



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Trade Area Retail Aerial

PG. 7



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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

