

THE MARKET PLACE @ MAIN- COMING SOON!
RETAIL SHOPS AND PAD AVAILABLE FOR LEASE OR BUILD TO SUIT
SOUTHWEST CORNER OF MAIN STREET AND ATHERTON DRIVE, MANTECA, CA



LIVING SPACES

Promenade Shops at Orchard Valley

Mission Ridge Shopping Center

Spreckels Business Park

Valencia Place Apts. 428 Units

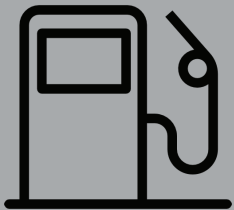
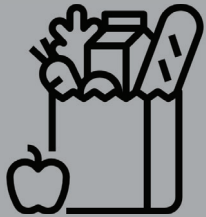
SUBJECT PROPERTY

210 Planned Units

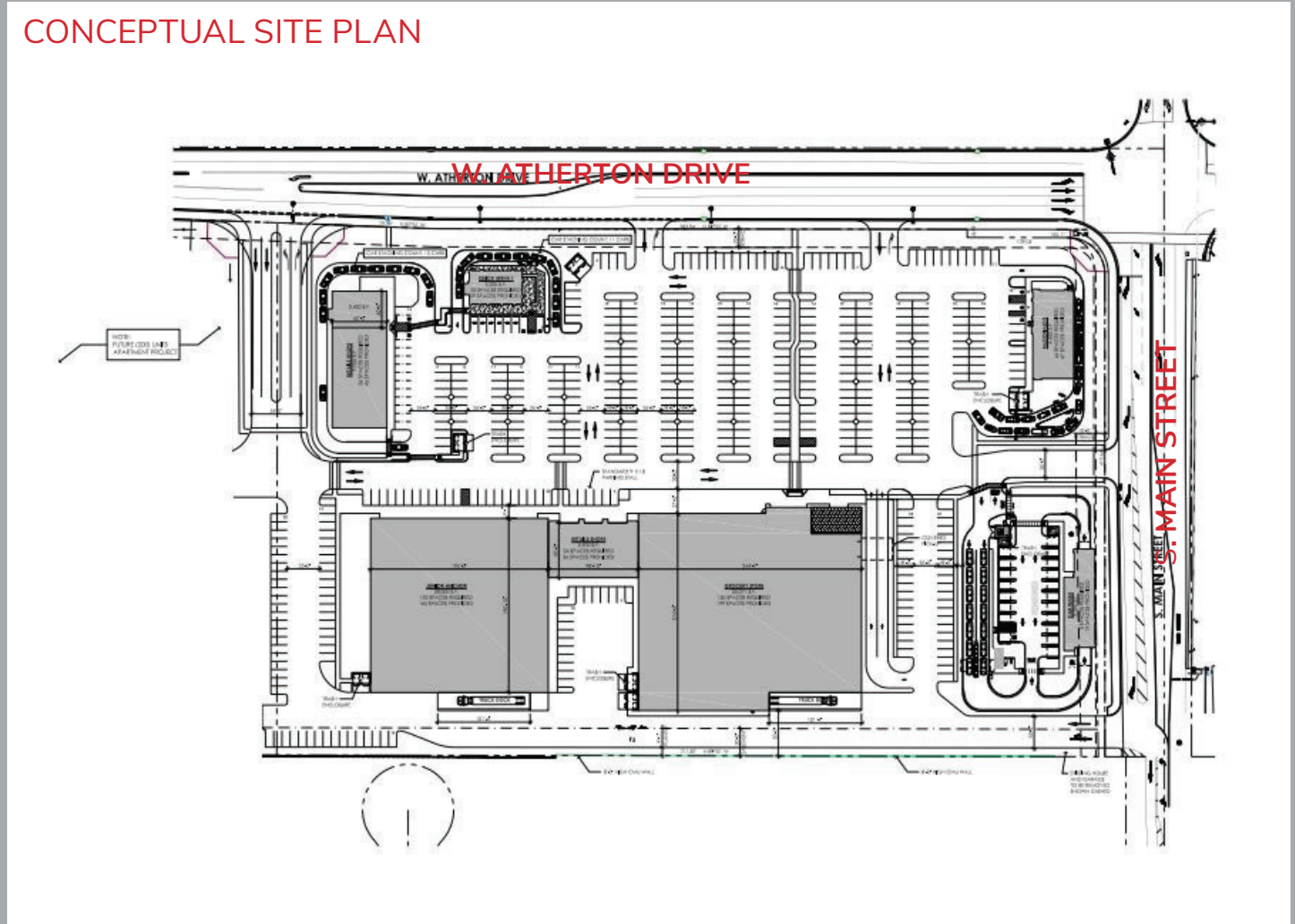
Griffin Park
1,532
New Residential
Units Coming
Soon

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CONCEPTUAL SITE PLAN



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FEATURES:

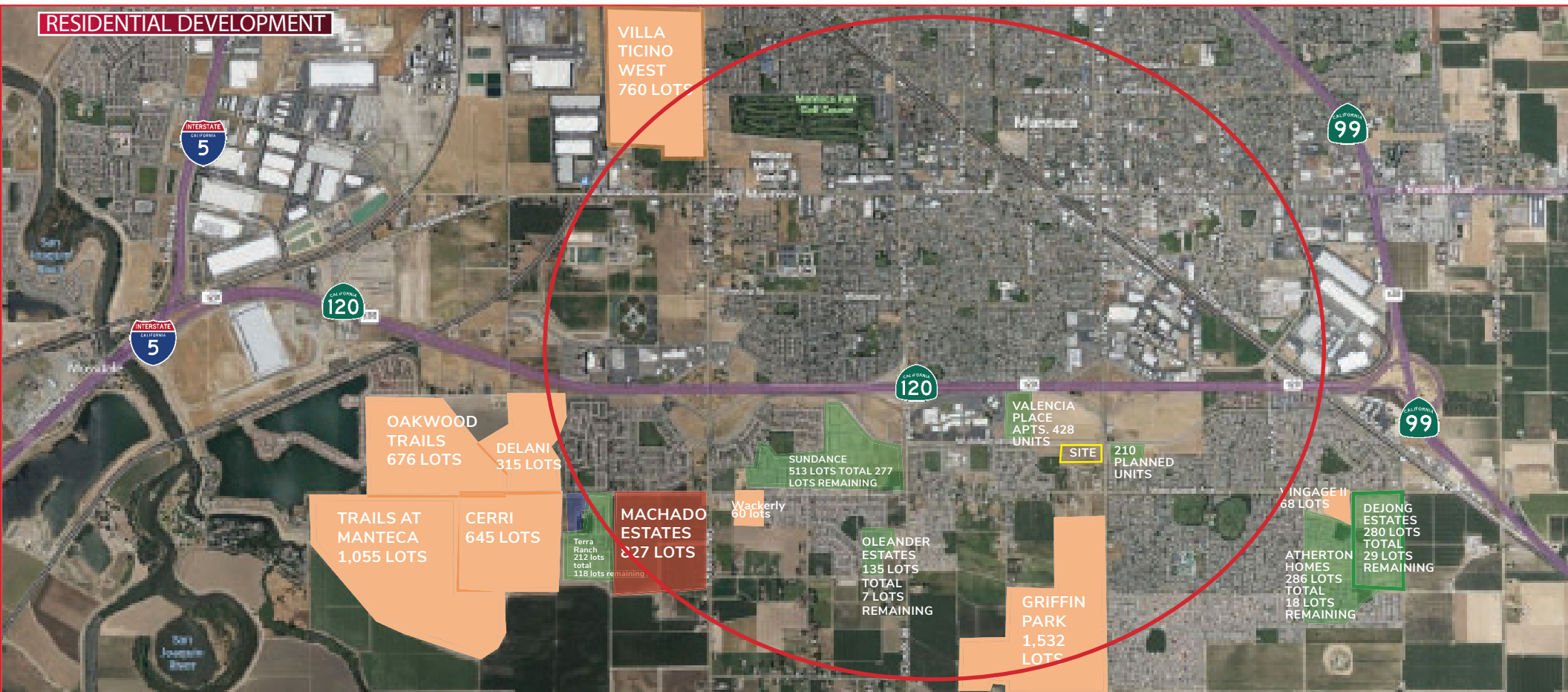
- The subject property will feature a grocery anchored neighborhood shopping center, serving the growing trade area of south Manteca.
- The site is located with easy access and visibility to Highway 120 (84,000 cars ADT) which acts as a connector between Highway 99 and Interstate 5.
- South Manteca is one of the fastest growing areas in San Joaquin County with over 8,700 proposed residential units which will ultimately increase population density by approximately 26,000 people.
- Other national retailers in the immediate trade area include Bass Pro Shops, JC Penney, AMC Showplace Theatres, Wal-Mart, Safeway Marketplace and Burlington Coat Factory
- Ideal location for service stations, fast-food, financial institutions, and other neighborhood retailers!
- There are over 9,000± Residential Units proposed and planned in Manteca alone and 6,300± 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 San Joaquin County
- 8,500± Daytime Employees within a 2 mile radius



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<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<u>POPULATION:</u>	7,896	61,952	116,411
<u>AVERAGE HOUSEHOLD INCOME:</u>	\$127,566	\$92,365	\$92,884
<u>TRAFFIC COUNT:</u> HIGHWAY 120	84,000 CARS ADT (2017)		



■ Entitled Subdivisions
 ■ Under Construction
 ■ Finalized Apartment Units
 ■ Proposed

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3 MILE MAJOR RETAIL AERIAL

