

# Lathrop Marketplace 2013

Lathrop, California



## PROPERTY PROFILE

**Location** River Islands Pkwy  
(Currently Louise Ave) and I-5, Lathrop, CA

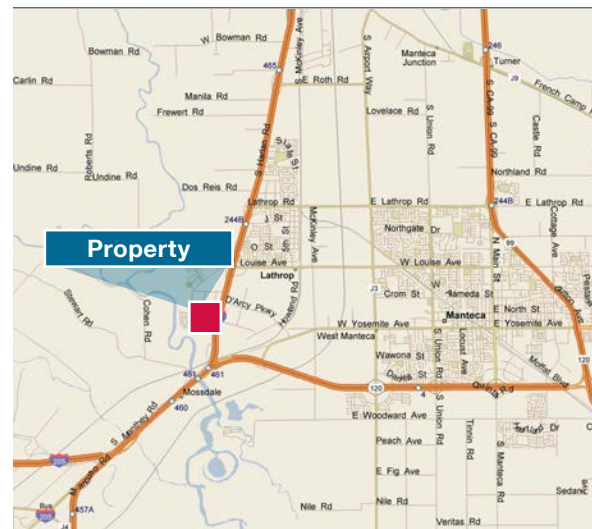
**Available Space** Major Anchor (Up to 135,000 SF, divisible to 25,000 SF),  
Junior Anchor, Pads, and Shops

## TRAFFIC COUNTS

<b>I-5 @ River Island Pkwy</b>	108,000 ADT '09
<b>Louise Ave @ I-5</b>	33,000 ADT '09
<b>River Islands Pkwy</b>	13,000 ADT '09

## 2010 DEMOGRAPHICS - PER DERRIGO STUDY

	3-mile	Lathrop/Manteca Trade Area	Shopping Center Trade Area
<b>Population</b>	24,589	96,794	182,066
<b>Housing Units</b>	6,865	28,775	51,200
<b>Median Household Income</b>	\$66,961	\$60,605	\$52,466
<b>Median Value of Housing</b>	\$248,225	\$239,262	\$202,652



For more information, please contact exclusive leasing agents:

**Katie Singer**  
650.931.2230

ksinger@terrnomics.com  
Lic #01745709

**Matt Kircher**  
650.931.2220

mkircher@terrnomics.com  
Lic #01037365

1350 Bayshore Hwy, Suite 900  
Burlingame, CA 94010  
P (650) 348-2400  
F (650) 347-4307  
www.terrnomics.com



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## EXECUTIVE SUMMARY

- A Target Anchored Shopping Center consisting of a ± 290,000 square foot Community Center at completion of Phase I, located in the Tracy, Manteca, South Stockton region of California's Central Valley.
- Target has been open since October 2008.
- Tremendous opportunity for Major and Junior Anchor tenants to locate on I-5, where 4 major cities in San Joaquin County connect, creating natural retail synergy.
- Site can accommodate up to a 135,000 SF box.
- The center is located on the South-West quadrant of Riverside Islands Parkway & I-5, at a full freeway interchange, with frontage on I-5. Freeway pylon signage is available for anchor and junior anchor tenants.
- The City of Lathrop will be opening Golden Valley Parkway April 2010 and have agreed to modify the traffic signal at Golden Valley & River Islands Parkway to accommodate U-turns.

## MARCH 2010 - DERRIGO STUDY HIGHLIGHTS

- 3-Mile Radius Trade Area: Existing population for the 3-Mile Radius Trade Area has increased by an impressive 49% from 16,976 people (2004) to 25,227 people (2010).
- Mossdale Landing: Lathrop Marketplace's featured specific plan now has its infrastructure completed along with roughly 1,275 residential units. Currently, 69 units are under construction and approximately 442 lots are furnished.
- Continued Lack of Retail: Even with additional growth throughout the region there are still no power centers located in the City of Lathrop, the southern portion of Stockton or within ten miles north and south on Interstate (5).
- The Shopping Center Trade Area has over 183,000 people and is projected to increase to 323,000 at build out of units presently proposed (enough people to support a regional shopping mall). One stop shop for customers.
- Access is easy and convenient for the estimated 100,000 daily travelers along the projects north/south cross street -- Interstate (5). Many of the travelers are from the Stockton area traveling to the Bay area and therefore must pass the project.
- Lathrop Marketplace's cross street, River Islands Parkway, is the major entrance into three master planned communities representing almost 21,000 residential units. Mossdale Landing is leading growth in the Lathrop Manteca Valley area.

Lathrop Marketplace is well positioned to serve the Southern Portion of San Joaquin County. It is centrally located between the Stockton and Manteca retail trade area's, in one of the regions most affluent, well educated and distinguished communities: Lathrop.

## CITY OF LATHROP - ECONOMIC DEVELOPMENT PLANNING STATUS

### Planned Industrial Commercial Projects:

1. Gateway Specific Plan  
(Location: Southern Lathrop - North of Hwy 120, South of City Limits)
  - 384 acres are to be incorporated into the city for industrial commercial use.
  - The city will review the final plans late Winter '09/ early Spring '10 .
  - If approved, the city will move forward late '10 or early '11.
2. Distribution Facility (Location: North Lathrop at East Roth Road)
  - Gordon Trucking has proposed a large-scale distribution facility:
    - 40,000 SF office
    - Fueling station
    - Storage for 300 trucks
3. Apartment Complex (Location: Across from City Hall)
  - Pre-application received for a 22 - unit apartment.
  - Will include ground floor retail, across from City Hall.

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ksinger@terranomics.com  
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## Site Plan - Phase I



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RETAIL SERVICES

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**TOTAL TRADE AREA**  
**TOTAL POPULATION 182,066**  
**RESIDENTIAL DROPS 68,185\***  
**TOTAL EMPLOYEES 59,297**  
**MEDIAN HH INC \$52,466**  
 \*RESIDENCES THAT CURRENTLY RECEIVE MAIL FROM THE USPS  
 Updated January 2010

**CITY OF STOCKTON (SOUTHERN PORTION)**  
**TOTAL POPULATION 106,932**  
**RESIDENTIAL DROPS 35,868\***  
**TOTAL EMPLOYEES 34,127**  
**MEDIAN HH INC \$38,174**  
 Updated January 2010

**CITY OF FRENCH CAMP**  
**TOTAL POPULATION 4,623**  
**RESIDENTIAL DROPS 1,517\***  
**TOTAL EMPLOYEES 1,379**  
**MEDIAN HH INC \$44,365**  
 Updated January 2010

**CITY OF LATHROP**  
**TOTAL POPULATION 18,166**  
**RESIDENTIAL DROPS 5,500\***  
**TOTAL EMPLOYEES 4,291**  
**MEDIAN HH INC \$60,186**  
 Updated January 2010

**3 MILE RADIUS TRADE AREA**  
**LATHROP/MANTECA TRADE AREA**  
**SHOPPING CENTER TRADE AREA**

**CITY OF MANTECA**  
**TOTAL POPULATION 75,400**  
**RESIDENTIAL DROPS 25,757\***  
**TOTAL EMPLOYEES 19,500**  
**MEDIAN HH INC \$51,189**  
 Updated January 2010

**LATHROP MARKETPLACE:**  
**TARGET**

**MOSSDALE LANDING COMMUNITY / FALL 2009**  
 • 30 HOMES PRE-SOLD AND UNDER CONSTRUCTION  
 • 20 PERMITS PULLED, CONSTRUCTION TO START END OF YEAR  
 • 130 NEW HOMES PLANNED IN THE NEXT YEAR  
 \*PER CITY OF LATHROP

**SPRECKLES:**  
**TARGET, HOME DEPOT, STAPLES**

**MISSION RIDGE:**  
**WAL-MART**

**STADIUM CENTER:**  
**COSTCO**  
**KOHL'S**  
**ROSS**

**THE PROMENADE AT ORCHARD RANCH:**  
**BASS PRO**  
**JC PENNEY**  
**BEST BUY**

**LATHROP TRADE AREA RESIDENTIAL NUMBERS**



# LATHROP

SAN JOAQUIN COUNTY, CALIFORNIA

STUDY ELEMENTS

## LATHROP MARKETPLACE

Featuring: Target

SWQ & NWQ INTERSTATE (5)  
AND RIVER ISLANDS PARKWAY  
(LOUISE AVENUE)

-  INTERSTATE (5)
-  UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL OR ROAD WIDENING
-  PLANNED INTERCHANGE
-  3-MILE RADIUS TRADE AREA
-  LATHROP / MANTECA TRADE AREA
-  SHOPPING CENTER TRADE AREA

ONE MILE SCALE

PREPARED FOR: WATT MCKEE, LLC  
PREPARED BY: DERRIGO DEMOGRAPHIC STUDIES  
Fallbrook, California 92028  
(760) 728-6675

STUDY DATE: FEBRUARY 2010  
AERIAL FLOWN: OCTOBER 2008

## DERRIGO DEMOGRAPHIC STUDIES

derrigostudies.com  
(760) 728-6675



### MAJOR ANCHOR RETAIL CENTERS

- 1 SAVEMART
- 2 WALGREENS
- 3 RALEY'S, KRAGEN AUTO PARTS
- 4 KMART (OLDER STORE)
- 5 ORCHARD SUPPLY HARDWARE, HOLLYWOOD VIDEO, (WALGREENS ACROSS LOUISE AVENUE)
- 6 SAVEMART, CVS PHARMACY
- 7 RITE AID, (BLOCKBUSTER VIDEO JUST SOUTH)
- 8 AUTO ZONE, KRAGEN AUTO PARTS
- 9 SAVEMART, SEARS, CINEMA 10, RITE AID, HOLLYWOOD VIEDO
- 10 GROCERY OUTLET, DOLLAR TREE
- 11 FOOD 4 LESS, TARGET, STAPLES, HOME DEPOT, TJ MAXX, PIER 1 IMPORTS, PETSMART
- 12 KOHL'S, ROSS, OFFICE MAX, COSTCO, OLD NAVY, FAMOUS FOOTWEAR, DRESS BARN, SLEEP TRAIN, RUE 21, PLANNED JO ANN CRAFTS
- 13 PROPOSED LOWE'S, WALGREENS
- 14 THE PROMENADE SHOPS AT ORCHARD VALLEY: JC PENNEY, BEST BUY, BASS PRO SHOPS, KERASOTES SHOWPLACE 16
- 15 SAFEWAY, WALMART, BIG 5 SPORTING GOODS, CLOSED MERVYNS
- 16 CVS PHARMACY
- 17 FOOT 4 LESS, HOLLYWOOD VIDEO
- 18 CENTROMART, KRAGEN AUTO PARTS
- 19 PEP BOYS, AUTO ZONE, RANCHO SAN MIGUEL MARKET
- 20 KMART, BIG VALUE MARKET
- 21 SAVEMART, (SUPER MERCADO JUST WEST)
- 22 FOOD 4 LESS, WALGREENS, DOLLAR TREE, HOLLYWOOD VIDEO
- 23 REGAL CINEMA 16 IMAX
- 24 PROPOSED WALMART SUPERCENTER (WALMART HAS PURCHASED LAND & IS ON HOLD)

#### PROJECTS RECENTLY BUILT:

#	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
33	MAGNOLIA COURT APTS	APTS	52

#### PROJECTS WITH FINAL MAP APPROVAL:

#	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
3	LATHROP SUBDIVISION	SF	28
4	AMBERGROVE	SF	85
5	MOSSDALE LANDING	SF	136
11	MOSSDALE LANDING	SF	136
14	BELLA VISTA	SF	134
15	WESTPORT	SF	24
28	PASEO WEST	SF	189
32	OAKWOOD SHORES	SF	480
39	KEN HILL ESTATES	SF	12
44	RIVERWALK	SF	44
45	LINDA VISTA ESTATES	SF	22
46	MOSS GARDEN	SF	373
48	SEABREEZE I & II	SF	252
49	CORNERSTONE II	SF	186
50	SIMBAD ESTATES	SF	28
51	MARGIE JORDAN ESTATES	SF	10
52	OLD OAK ESTATES	SF	61
55	SAN JOAQUIN COUNTY SUBDIVISION	SF	26

#### PROJECTS WITH TENTATIVE MAP APPROVAL:

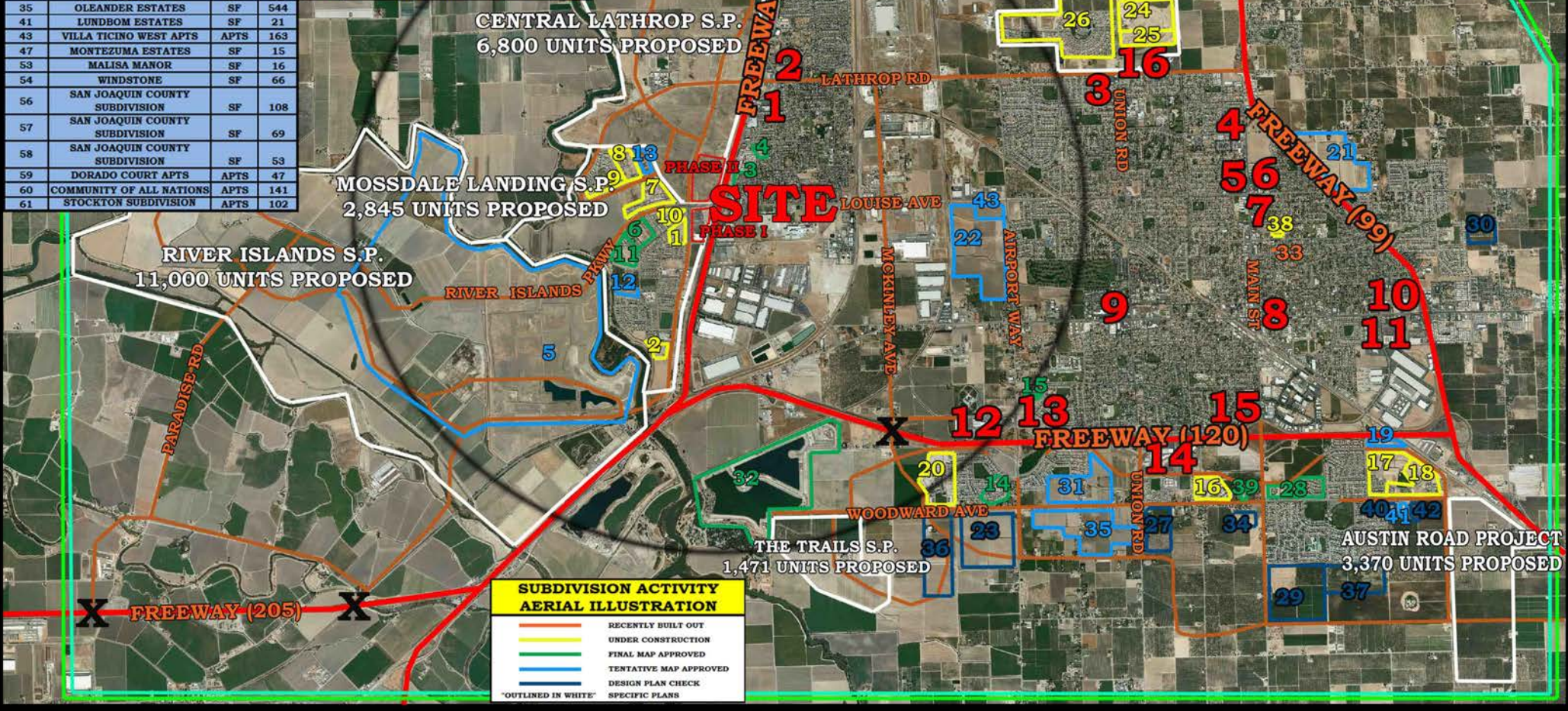
#	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	RIVER ISLANDS	MIX	4,282
12	MOSSDALE LANDING	SF	52
13	MOSSDALE LANDING	SF	102
19	TESORO APTS	APTS	300
21	SHADOWBROOK	SF	497
22	VILLA TICINO WEST	SF	708
31	SUNDANCE I AND II	SF	451
35	OLEANDER ESTATES	SF	544
41	LUNDBOM ESTATES	SF	21
43	VILLA TICINO WEST APTS	APTS	163
47	MONTEZUMA ESTATES	SF	15
53	MALISA MANOR	SF	16
54	WINDSTONE	SF	66
56	SAN JOAQUIN COUNTY SUBDIVISION	SF	108
57	SAN JOAQUIN COUNTY SUBDIVISION	SF	69
58	SAN JOAQUIN COUNTY SUBDIVISION	SF	53
59	DORADO COURT APTS	APTS	47
60	COMMUNITY OF ALL NATIONS	APTS	141
61	STOCKTON SUBDIVISION	APTS	102

#### PROJECTS UNDER CONSTRUCTION:

#	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	MOSSDALE LANDING	SF	113
2	PALERMO	SF	78
7	THE RANCH	SF	217
8	MOSSDALE LANDING	SF	50
9	CITRUS	SF	27
10	AUTUMNWOOD CROSSING	SF	104
16	TERRA BELLA	SF	152
17	MONTAGE @ TESORO	SF	272
18	PONTE VERDE AND TERRA @ TESORO	SF	229
20	VALLEY BLOSSOM, MERIDIAN	SF	426
24	POINTE AND MONTCLAIR	SF	296
25	SIERRA AND CASCADES	SF	198
26	WOODBIDGE	MIX	1,471
38	LINCOLN ESTATES	SF	19

#### PROJECTS IN DESIGN PLAN CHECK:

#	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
23	MACHADO ESTATES	SF	560
27	MILNER ESTATES (SILVA)	SF	215
29	EVANS ESTATES	SF	586
30	CRIVELLO ESTATES	SF	62
34	BRIGHT WORLD ESTATES	SF	21
36	TERRA RANCH	SF	427
37	PILLSBURY ESTATES	SF	275
40	WINTER COLONIAL ESTATES	SF	40
42	DIEGO COUNTRY ESTATES	SF	24
62	STOCKTON SUBDIVISION	SF	25
63	STOCKTON SUBDIVISION	SF	23



#### SUBDIVISION ACTIVITY AERIAL ILLUSTRATION

-  RECENTLY BUILT OUT
-  UNDER CONSTRUCTION
-  FINAL MAP APPROVED
-  TENTATIVE MAP APPROVED
-  DESIGN PLAN CHECK
-  SPECIFIC PLANS

**Phase  
II**

**INTERSTATE 5**

**E LOUISE AVE**



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The Retail Division of BT Commercial