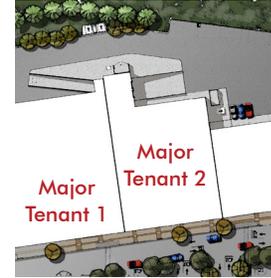


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Lathrop Marketplace

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PROPERTY INFO

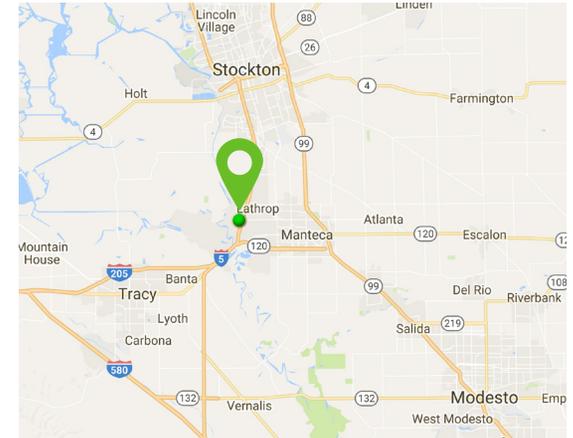
LOCATION River Islands Parkway (currently Louise Ave) & I-5, Lathrop, CA

AVAILABILITY Major Anchor (up to 135,000 SF, divisible to 25,000 SF)
Junior Anchor, Pads and Shops

TRAFFIC COUNTS I-5 @ River Island Parkway - 105,000 ADT (2013)

DEMOGRAPHICS

	3-Mile	Lathrop / Manteca Trade Area	Shopping Center Trade Area
Population	24,859	96,794	182,066
Households	6,865	28,775	51,200
Average HH Size	\$66,961	\$60,605	\$52,466
Average HH Income	\$248,225	\$239,262	\$202,652



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EXECUTIVE SUMMARY

- + A Target Anchored Shopping Center consisting of a \pm 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.
- + 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 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 Rd)
 - + Gordon Trucking has proposed a large-scaled distribution facility: 40,000 SF office, fueling station and 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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SITE PLAN - PHASE I



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