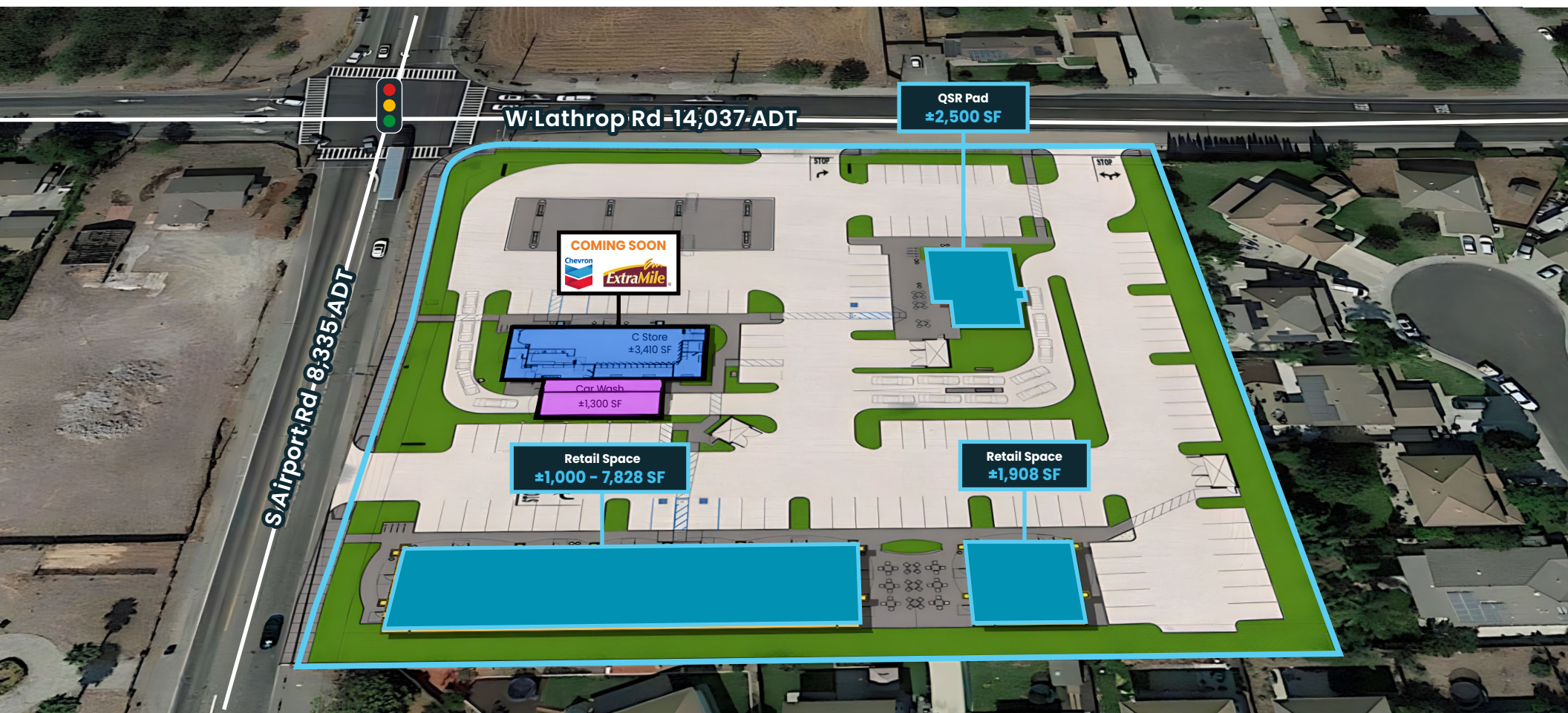


FOR LEASE $\pm 1,908 - 7,828$ SF

New QSR + Retail Development

2060 W Lathrop Road | Manteca, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

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PROPERTY INFORMATION

New QSR + Retail Development

2060 W Lathrop Road | Manteca, CA



PROPERTY HIGHLIGHTS

- Join Chevron in a new retail development featuring a fast food pad, retail, or office shop space
- Project is located in an underserved retail area of North Manteca and East Lathrop at the Southeast corner of Lathrop Road and Airport Way
- Within 1 mile of the project, there is an affluent population base of over 9,300 residents with an average household income of approximately \$115,000
- QSR Pad ($\pm 2,500$ SF) features a drive-thru lane with access to W Lathrop Road + S Airport Way
- In-line retail space divisible to $\pm 1,000$ SF ($\pm 7,828$ total SF)
- Retail pad ($\pm 1,908$ SF) with outdoor patio space

AREA CO-TENANTS

Raley's, O'Reilly Auto Parts, CVS Pharmacy, Mister Car Wash, H&R Block, Papa Johns Pizza, ARCO Am-Pm, SaveMart, Dutch Bros. Coffee, Dickey's Barbeque, Burger King, Power Market + more

LEASE RATE

Contact Broker

ZONING

General Commercial (CG)

AVAILABLE SPACE

QSR Pad: $\pm 2,500$ SF
Retail Pad: $\pm 1,908$ SF
Retail Space: $\pm 1,000$ - $7,828$ SF

TRAFFIC COUNTS

W Lathrop Rd - 14,037 ADT
S Airport Way - 8,336 ADT

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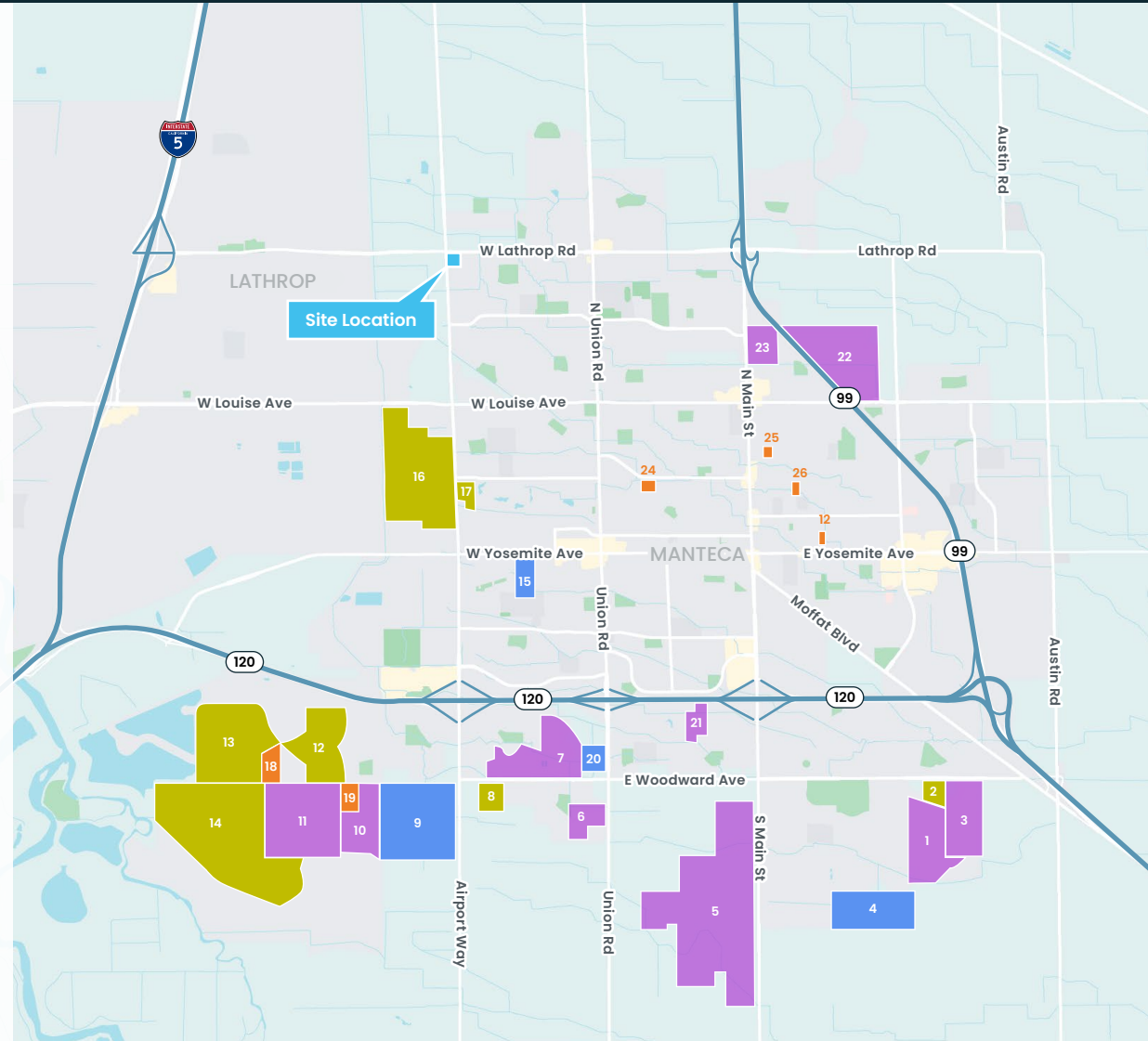
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New QSR + Retail Development

2060 W Lathrop Road | Manteca, CA

		Built	Planned
1	Atherton Homes At Woodward	272 Lots	286 Lots
2	Vintage II		68 Lots
3	Dejong Estates	254 Lots	280 Lots
4	Hat Ranch		740 Lots
5	Griffin Park	1,277 Lots	1,532 Lots
6	Oleander Estates	134 Lots	135 Lots
7	Sundance	404 Lots	513 Lots
8	Wackerly		60 Lots
9	Lumina At Machado Ranch		827 Lots
10	Terra Ranch	170 Lots	212 Lots
11	Cerri	536 Lots	645 Lots
12	Denali		315 Lots
13	Oakwood Trails		676 Lots
14	Trails At Manteca		1,055 Lots
15	Thomas Street		50 Lots
16	Villa Ticino West		760 Lots
17	Yosemite Greens		99 Lots
18	Oakwood Apts.	220 Lots	220 Lots
19	Terra Ranch Apts.	200 Lots	200 Lots
20	Union Crossing Apts.		300 Lots
21	Valencia Place Apts.	236 Lots	428 Lots
22	Shadowbrook	146 Lots	492 Lots
23	North Main Commons	0 Lots	156 Lots
24	N Walnut & Cypress Ln Apts.	22 Lots	22 Lots
25	Diamond Villas	43 Lots	43 Lots
26	Madam Das Apts.	9 Lots	9 Lots
27	Stewart Street Apts.	12 Lots	12 Lots
Total		3,935 New Homes	10,135 New Homes

Legend	 Under Application	 Finalized Apt. Units
	 Entitled Subdivisions	 Under Construction



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New QSR + Retail Development

2060 W Lathrop Road | Manteca, CA

FINALIZED SUBDIVISION LOTS
(Approved Final Map,
Pending Plot Plan Approval)

Application Date	Latest Final Map	Expiration Date	Project Name	Total Lots	Remaining Lots*
4/3/2013	3/21/2016	N/A	ATHERTON HOMES AT WOODWARD PARK I	101	2
3/24/2015	11/21/2018	N/A	ATHERTON HOMES AT WOODWARD PARK II	38	4
3/24/2015	5/29/2019	N/A	ATHERTON HOMES AT WOODWARD PARK IV	66	2
3/24/2015	11/14/2019	N/A	ATHERTON HOMES AT WOODWARD PARK V	51	4
2/8/2016	2/2/2021	N/A	CERRI UNIT 1	21	17
2/8/2016	2/2/2021	N/A	CERRI UNIT 2	262	14
2/8/2016	4/23/2021	N/A	CERRI UNIT 3	102	25
2/8/2016	9/14/2021	N/A	CERRI UNIT 4	138	60
2/8/2016	12/20/2021	N/A	CERRI UNIT 5	132	128
5/28/2015	2/15/2018	N/A	DEJONG ESTATES UNIT 2	130	1
5/28/2015	12/17/2018	N/A	DEJONG ESTATES UNIT 3	72	7
5/28/2015	12/27/2018	N/A	DEJONG ESTATES UNIT 5	78	18
12/14/2015	N/A	N/A	DENALI	315	309
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 1	100	9
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 2	56	1
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 3	100	27
10/3/2017	9/3/2021	N/A	GRIFFIN PARK UNIT 4	57	2
4/28/2017	9/3/2021	N/A	NORTH MAIN COMMONS	154	25
4/19/2005	12/11/2018	N/A	OLEANDER ESTATES UNIT 4	135	1
6/18/2004	5/28/2019	3/2/2024	SHADOWBROOK NEIGHBORHOOD 1	115	5
6/18/2004	1/21/2022	3/2/2024	SHADOWBROOK NEIGHBORHOOD 2	103	68
6/18/2004	5/28/2019	3/2/2024	SHADOWBROOK NEIGHBORHOOD 3	84	4
6/18/2004	12/29/2021	3/2/2024	SHADOWBROOK NEIGHBORHOOD 4	76	41
12/22/2004	7/16/2018	N/A	SUNDANCE UNIT 3	134	26
12/22/2004	3/28/2020	10/18/2023	SUNDANCE UNIT 5	129	9
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 2	58	5
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 3	52	9
4/20/2015	10/23/2019	N/A	TERRA RANCH UNIT 4	50	9
4/20/2015	10/23/2019	N/A	TERRA RANCH UNIT 5	50	9
1/15/2020	5/11/2022	N/A	THOMAS STREET SUBDIVISION	49	25
7/14/2014	5/11/2022	N/A	VILLA TICHNO WEST UNIT 1	100	100
7/14/2014	5/11/2022	N/A	VILLA TICHNO WEST UNIT 2	119	119
1/8/2020	7/12/2021	N/A	VINTAGE II	68	13
6/21/2018	6/23/2021	N/A	WACKERLY	60	22
10/1/2018	3/23/2022	N/A	YOSEMITE GREENS	99	44

*Remaining lots are awaiting plot plan approval

FINALIZED APARTMENT UNITS
(Approved Site Plan,
Ready for Building Permits)

Application Date	Approval Date	Expiration Date	Project Name	Total Units
10/30/2017	12/12/2019	9/1/2024	CYRUS LANE APARTMENTS	9
5/27/2020	9/1/2020	9/9/2023	DIAMOND VILLAS	43
10/7/2016	11/27/2018	11/27/2020	LUXURY APARTMENTS	132
2/25/2020	2/25/2020	2/25/2022	MADAN GAS APARTMENTS	9
10/21/2017	9/25/2018	9/25/2020	STEWART STREET APARTMENTS	12
12/20/2018	5/28/2019	5/28/2021	VALENCIA PLACE PHASE II	192

ENTITLED SUBDIVISIONS
(Approved Tentative
Map, Pending Final Map)

Application Date	Tentative Map	Expiration Date	Project Name	Total Lots
12/14/2015	4/5/2020	4/5/2023	DENALI	315
10/3/2017	4/9/2019	4/9/2021	GRIFFIN PARK	1219
10/31/2013	12/15/2015	12/15/2017	OAKWOOD TRAILS	676
3/25/2009	2/15/2011	4/3/2015	TRAILS AT MANTECA	1,055
7/14/2014	7/21/2015	1/6/2018	VILLA TICHNO WEST	241

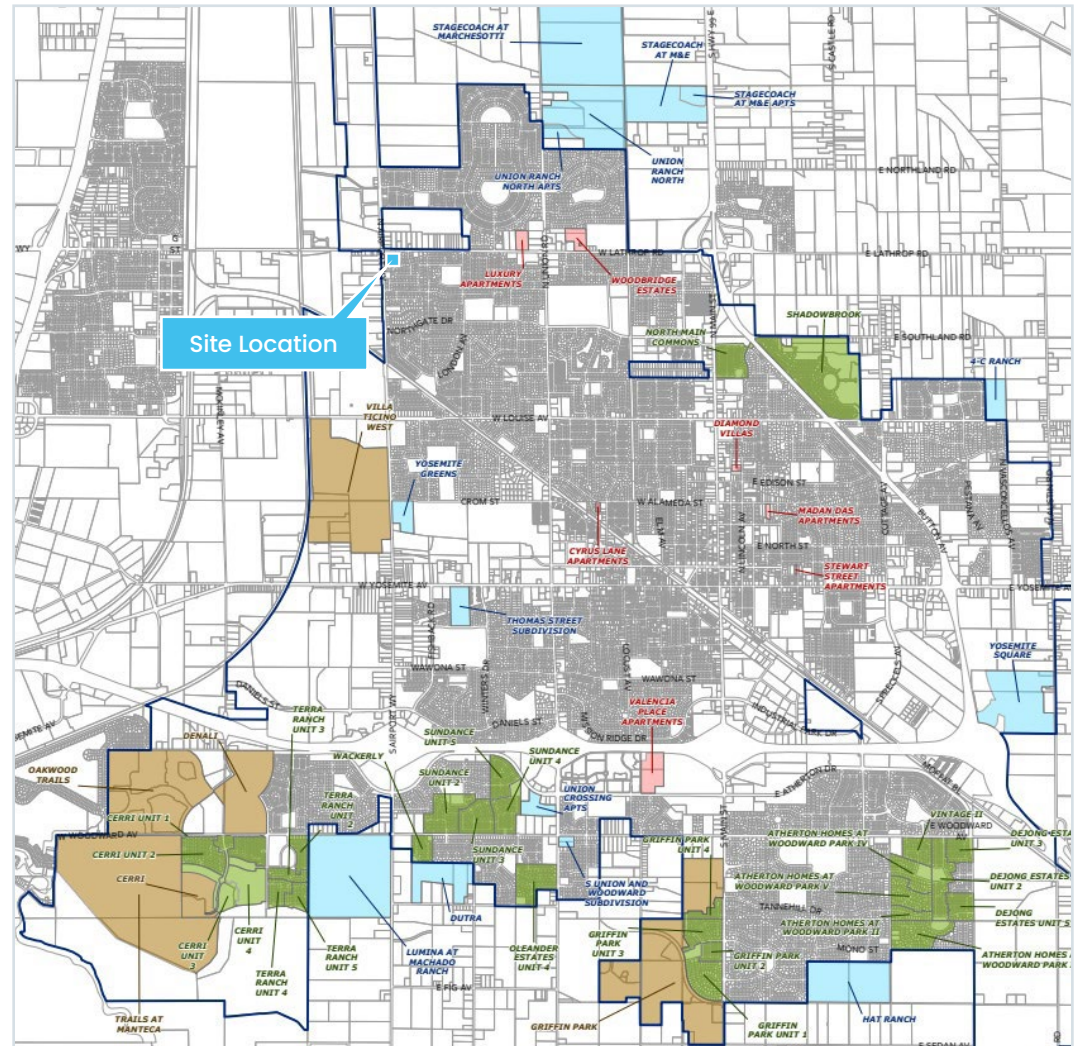
UNDER APPLICATION
(Subdivisions and Apartments)

Application Date	Type	Status	Project Name	Total Lots/Units
3/31/2021	SUBDIVISION	Preliminary Review	120 N AIRPORT WAY	123
5/17/2021	SUBDIVISION	Preliminary Review	4-C RANCH	81
9/3/2019	SUBDIVISION	Preliminary Review	DUTRA	197
9/3/2019	SUBDIVISION	Preliminary Review	HAT RANCH	740
5/26/2020	SUBDIVISION	Preliminary Review	KOPPEL INSULCATED	185
5/26/2020	SUBDIVISION	Preliminary Review	LEWIS ESTATES	53
5/26/2020	SUBDIVISION	Preliminary Review	LUMINA AT MACHADO RANCH	827
5/26/2020	SUBDIVISION	Preliminary Review	PARADISE VILLAS TOWNHOMES	53
6/28/2019	APARTMENTS	Preliminary Review	PROSE MANTECA	420
11/24/2020	APARTMENTS	Preliminary Review	S UNION AND WOODWARD SUBDIVISION	11
11/24/2020	APARTMENTS	Preliminary Review	SCAPA APARTMENTS	210
11/24/2020	APARTMENTS	Preliminary Review	STAGECOACH AT MANTECA	240
11/24/2020	APARTMENTS	Preliminary Review	STAGECOACH AT MARCHESOTTI	250
11/24/2020	APARTMENTS	Preliminary Review	TERRA RANCH UNIT 6	560
2/22/2021	APARTMENTS	Preliminary Review	THE ADDRESS TOWNHOMES	13
4/12/2021	SUBDIVISION	Preliminary Review	UNION CROSSING APTS	300
4/12/2021	SUBDIVISION	Preliminary Review	UNION RANCH NORTH	417
4/12/2021	APARTMENTS	Preliminary Review	UNION RANCH NORTH APTS	250
6/8/2021	APARTMENTS	Preliminary Review	YOSEMITE APARTMENTS	64
6/8/2021	SUBDIVISION	Preliminary Review	YOSEMITE SQUARE	486

TOTALS

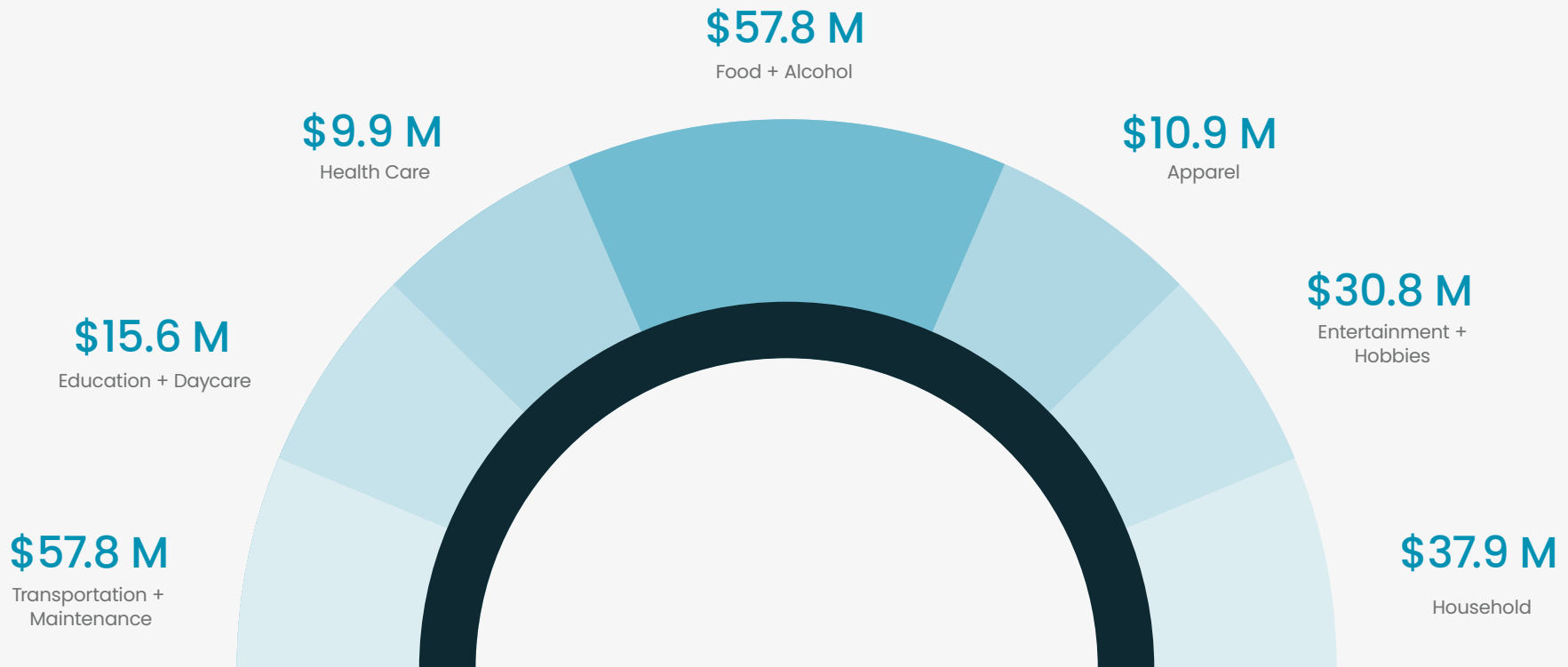
FINALIZED SUBDIVISION LOTS (TOTAL)	3,485
FINALIZED SUBDIVISION LOTS (REMAINING)	1,460
FINALIZED APARTMENT UNITS	397
ENTITLED SUBDIVISION LOTS	3,806
UNDER APPLICATION SUBDIVISION LOTS	4,033
UNDER APPLICATION APARTMENT UNITS	1,457
TOTAL FINALIZED LOTS AND UNITS*	1,560
TOTAL UNDER APPLICATION LOTS AND UNITS	5,490
TOTAL FINALIZED AND ENTITLED SUBDIVISION LOTS*	4,940
TOTAL FINALIZED AND UNDER APPLICATION APARTMENT UNITS	1,854
GRAND TOTAL OF ALL UNITS AND LOTS*	10,856

*Remaining Subdivision Lots (awaiting plot plan approval) used for calculation instead of Total Subdivision Lots.



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2021 Annual Total Consumer Spending Details - 1 Mile Radius of 2060 W Lathrop Road, Manteca, CA

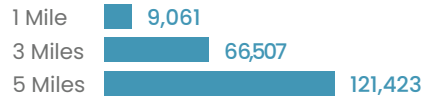
AREA DEMOGRAPHICS

New QSR + Retail Development

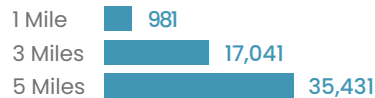
2060 W Lathrop Road | Manteca, CA



TOTAL POPULATION



DAYTIME POPULATION



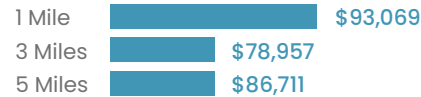
5-YEAR POPULATION GROWTH RATE



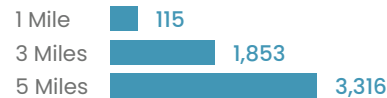
AVERAGE HOUSEHOLD INCOME



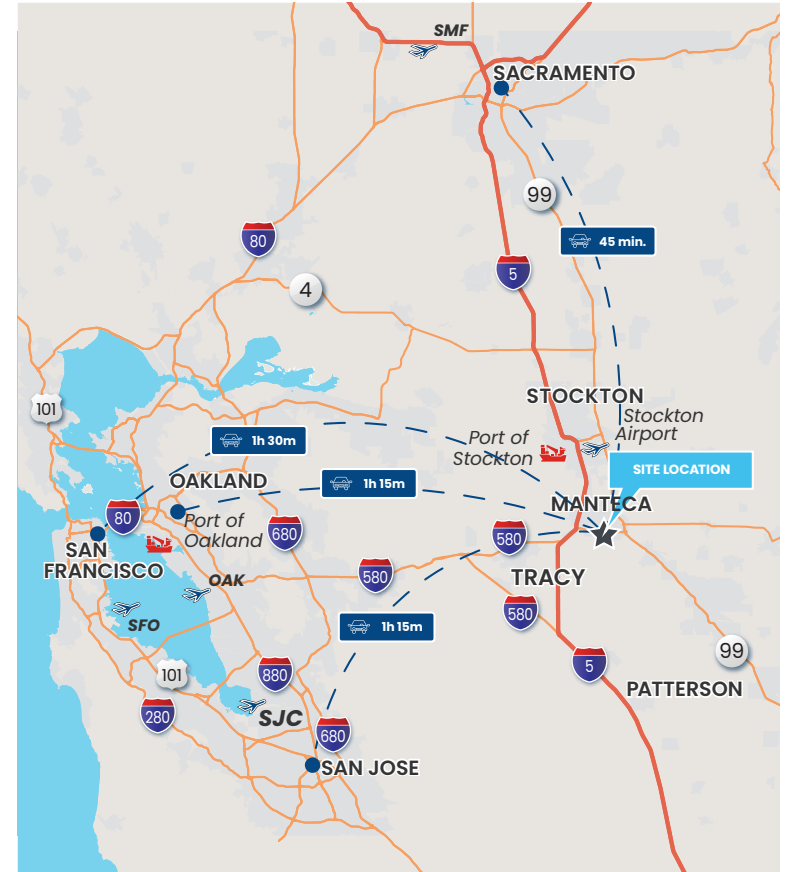
MEDIAN HOUSEHOLD INCOME



TOTAL BUSINESSES



Source: 2022 Esri.



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