

LATHROP CROSSROADS

AVAILABLE FOR LEASE



LOCATION: SEQ I-5 and Lathrop Road
Lathrop, CA

ANCHOR: Save Mart Supermarkets

SIZE: ±84,128 square feet

AVAILABILITY: ±900 - 2,590 SQ.FT.

TRAFFIC COUNTS:

Interstate 5	100,000 ADT (2008)
Lathrop Road	13,800 ADT (2005)
Harlan Road	6,000 ADT (2005)

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LATHROP CROSSROADS - MARKET OVERVIEW

Lathrop Crossroads consist of approximately 84,128 square feet of retail space, including 34,306 square feet of shops and pad buildings. This Save Mart Supermarkets anchored shopping center is located on the northeast quadrant of Interstate 5 and Lathrop Road in Lathrop, California. Notable co-tenants include Save Mart Supermarkets, Starbucks, Chase Bank, Advance America, Baskin Robbins and Metro PCS.

The City of Lathrop is located in Northern San Joaquin Valley at the prime metro junction of Interstate 5, Interstate 205 and 120 Free-ways. Lathrop is centrally located within a 30 minute commute of Tracy, Manteca, Stockton, Lodi, Modesto, Livermore and Pleasanton.

Lathrop's current population is nearly 17,469 and is expected to reach 20,000 by 2012. The City of Lathrop is one of Northern California's fastest growing and most comprehensive Master Planned Communities. The City of Lathrop has a seven mile radius population of 105,893 with an average household income of \$63,072.



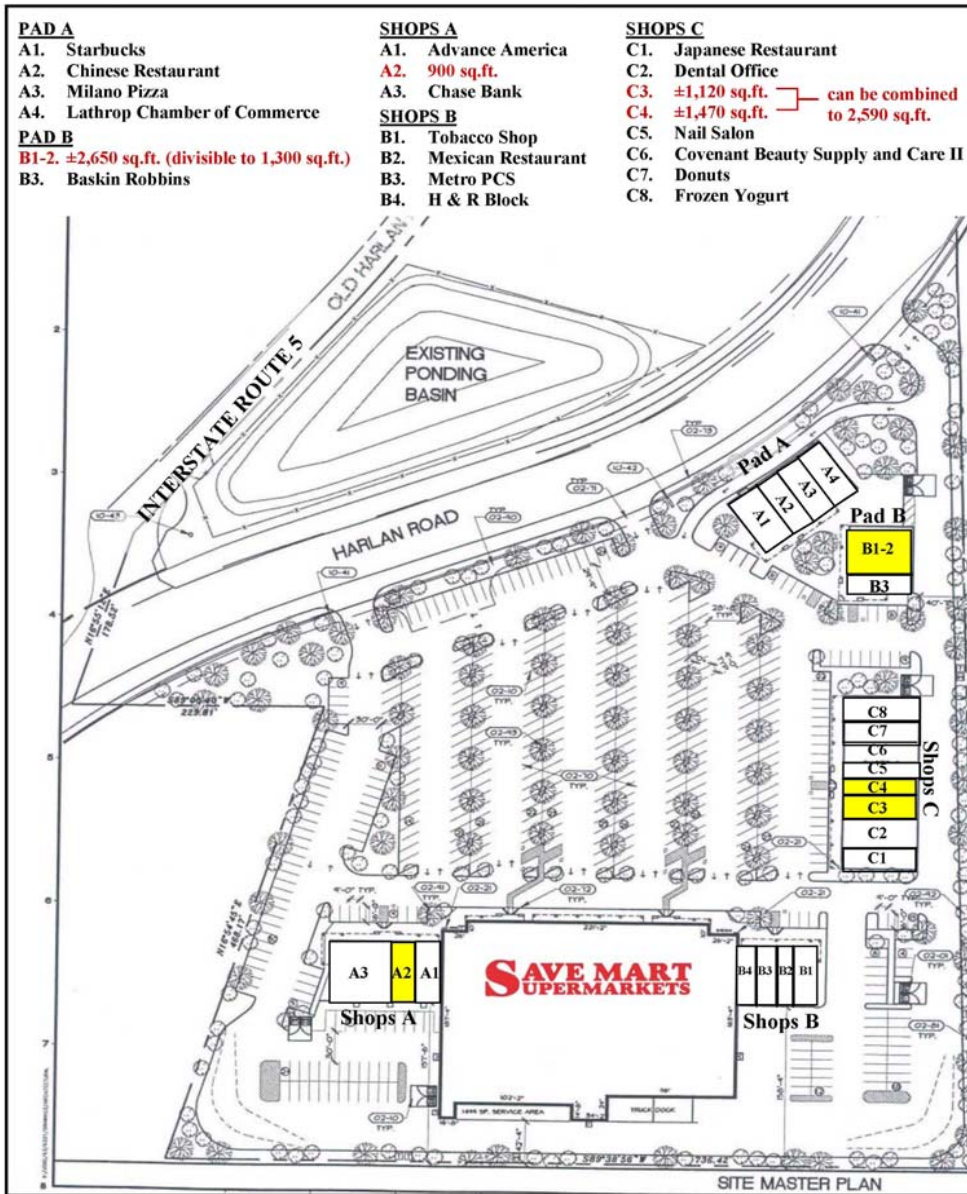
- Site has excellent visibility from Interstate 5.
- The city is situated in the outer Bay Area “path of growth” and is expected to grow to 65,000 people in the 2020 planning period.
- The Central Lathrop Specific Plan at the Lathrop Road and Interstate 5 interchange is a 1,540 acre site with up to 6,800 dwelling units and nearly 4.5 million square feet of office space.



Demographics	1 Mile	3 Mile	5 Mile
2011 Population	11,798	31,749	81,400
2011 Households	3,012	9,118	24,570
2011 Avg. HH Income	\$69,488	\$81,761	\$75,521



LATHROP CROSSROADS - SITE PLAN



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