

Available For Lease

Lathrop Crossings

LATHROP, CA

NEIGHBORHOOD RETAIL SHOPS AVAILABLE



LOCATION: 15320 & 15346 S. Harlan Rd, Lathrop, CA
Adjacent to existing Savemart neighborhood center

AVAILABLE SPACE: 1,200± SF

LEASE RATES: \$1.75 per square foot per month NNN

DEMOGRAPHICS: 3 miles 5 miles 10 miles

Population: 32,143 28,421 277,087

Income: \$75,991 \$70,884 \$62,783

TRAFFIC COUNTS: Interstate 5: 82,000± Cars ADT

FEATURES:

- ◆ Adjacent to existing neighborhood shopping center anchored by Savemart
- ◆ Great freeway access, exposure and visibility
- ◆ Ideal for general retail, fast food restaurants, sit down restaurants, bank and other retail uses
- ◆ Lathrop is one of the fastest growing communities in California. 19,600± residential units anticipated in the next 10 years.
- ◆ Approximately 2,400 units have started or will begin construction in the next 12 months.
- ◆ Proposed pylon and monument signage!



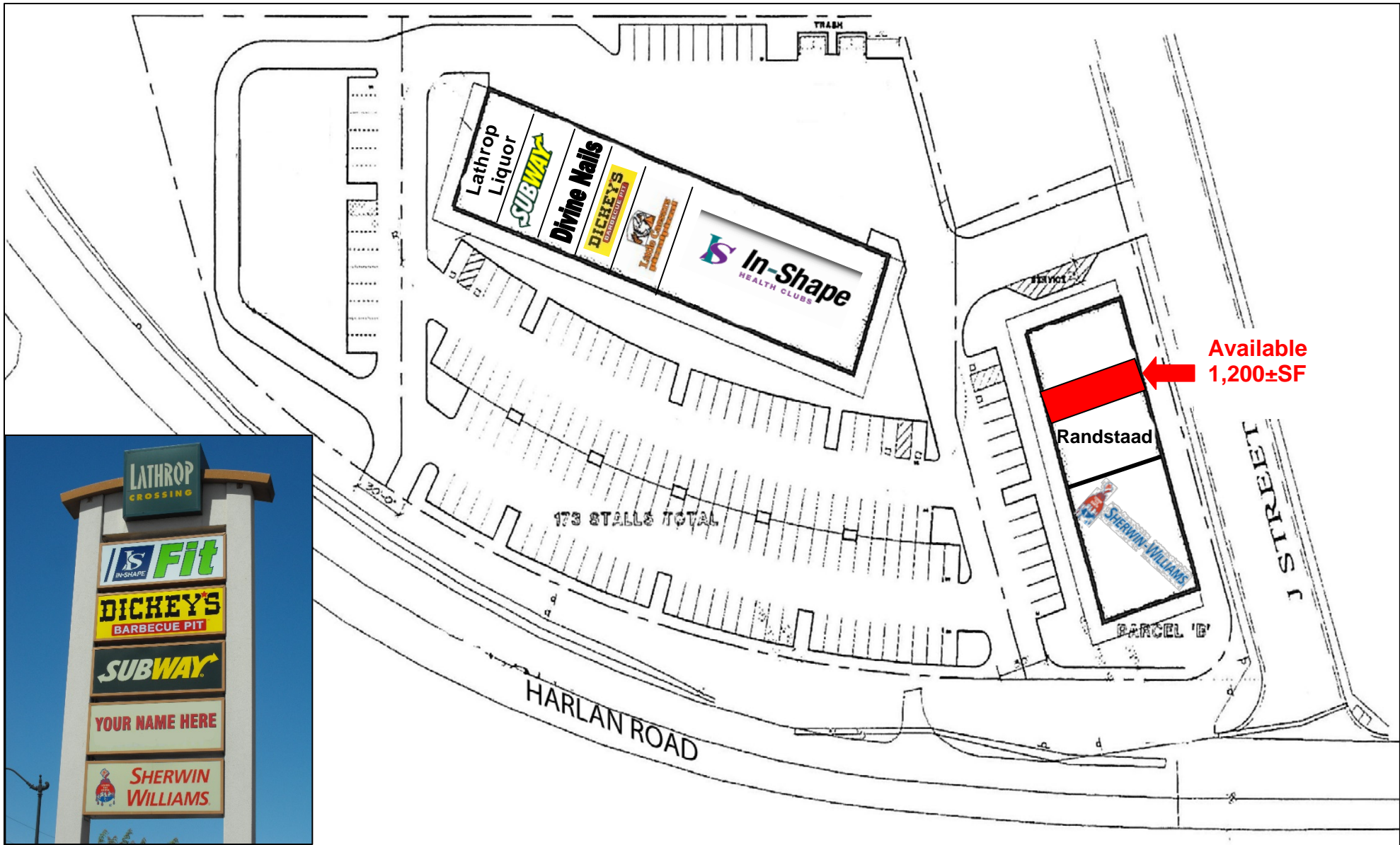
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No warranty or representation is made to the accuracy of the foregoing

LATHROP CROSSINGS



Central Lathrop
Specific Plan
6,500± Homes (EIR)

Interstate 5 (82,000± Cars ADT)



Lathrop Rd



Harlan Rd



SITE



J St



DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 37.825647/-121.288389

March 2011

RF9

15320 S Harlan Rd Lathrop, California	3.00 mi radius		5.00 mi radius		10.00 mi radius	
Population						
Estimated Population (2008)	32,143		82,421		277,087	
Census Population (1990)	15,105		52,580		188,145	
Census Population (2000)	20,528		62,591		221,529	
Projected Population (2013)	39,004		94,420		310,375	
Forecasted Population (2018)	49,264		112,085		359,665	
Historical Annual Change (1990-2000)	5,424	3.6%	10,011	1.9%	33,384	1.8%
Historical Annual Change (2000-2008)	11,614	7.1%	19,830	4.0%	55,559	3.1%
Projected Annual Change (2008-2013)	6,862	4.3%	11,999	2.9%	33,287	2.4%
Est. Population Density (2008)	1,160.72	psm	1,076.66	psm	899.81	psm
Trade Area Size	27.69	sq mi	76.55	sq mi	307.94	sq mi
Households						
Estimated Households (2008)	9,317		24,341		80,294	
Census Households (1990)	4,455		16,122		57,560	
Census Households (2000)	6,142		19,122		66,431	
Projected Households (2013)	11,119		27,461		88,567	
Forecasted Households (2018)	13,880		32,076		100,792	
Historical Annual Change (1990-2000)	1,687	3.8%	3,000	1.9%	8,871	1.5%
Projected Annual Change (2000-2013)	4,978	6.2%	8,339	3.4%	22,136	2.6%
Average Household Income						
Est. Average Household Income (2008)	\$75,991		\$70,884		\$62,783	
Census Average Hhld Income (1990)	\$40,499		\$38,882		\$32,178	
Census Average Hhld Income (2000)	\$60,539		\$55,607		\$47,725	
Proj. Average Household Income (2013)	\$85,047		\$79,907		\$71,450	
Historical Annual Change (1990-2000)	\$20,040	4.9%	\$16,725	4.3%	\$15,548	4.8%
Projected Annual Change (2000-2013)	\$24,507	3.1%	\$24,301	3.4%	\$23,725	3.8%
Median Household Income						
Est. Median Household Income (2008)	\$65,697		\$60,668		\$51,926	
Census Median Hhld Income (1990)	\$38,158		\$35,728		\$28,119	
Census Median Hhld Income (2000)	\$53,621		\$48,179		\$39,894	
Proj. Median Household Income (2013)	\$73,377		\$68,004		\$58,774	
Historical Annual Change (1990-2000)	\$15,463	4.1%	\$12,452	3.5%	\$11,775	4.2%
Projected Annual Change (2000-2013)	\$19,756	2.8%	\$19,825	3.2%	\$18,879	3.6%
Per Capita Income						
Est. Per Capita Income (2008)	\$22,080		\$21,709		\$19,078	
Census Per Capita Income (1990)	\$11,945		\$11,922		\$9,845	
Census Per Capita Income (2000)	\$17,717		\$16,893		\$14,171	
Proj. Per Capita Income (2013)	\$24,289		\$23,944		\$21,210	
Historical Annual Change (1990-2000)	\$5,772	4.8%	\$4,971	4.2%	\$4,327	4.4%
Projected Annual Change (2000-2013)	\$6,572	2.9%	\$7,051	3.2%	\$7,039	3.8%
Other Income						
Est. Median Disposable Income (2008)	\$53,750		\$50,116		\$43,415	
Proj. Median Disposable Income (2013)	\$58,755		\$55,126		\$48,287	
Est. Average Household Net Worth (2008)	\$504,983		\$475,757		\$423,574	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.