



OUTPARCEL AVAILABLE FOR GROUND LEASE

2360 DANIELS STREET | MANTECA, CA 95337 | STORE #976



AVAILABLE PAD SITE:
.65 ACRES

FRONTAGE:
APPROXIMATELY 100 FEET

ZONING:
C-3 - CITY OF MANATECA

RATES:
CALL FOR DETAILS

AREA RETAILERS:

KOHL'S

COSTCO
WHOLESALE

dd's
DISCOUNTS

ROSS

OLD NAVY

PETCO

ULTA
BEAUTY

MATTRESS FIRM

FAMOUS
footwear

Save Mart

GREAT
WOLF
LODGE

TARGET

Walmart
Supercenter

TJ-maxx

Bass Pro Shops

AMC
THEATRES

BIG LEAGUE
DREAMS

JCPenney

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INTERSECTION AERIAL



PROPERTY HIGHLIGHTS & DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Growing and diverse trade area
- Above average incomes
- Excellent traffic counts
- Minutes from highways 120 & 99 and Interstate 5
- Ideally situated along Highway 120
- Easy ingress & egress
- Adjacent to big league dreams sports complex (±350,000 visitors annually) and Great Wolf Lodge (±500,000 visitors annually)



		1-MILE	3-MILE	5-MILE
	2025 TOTAL POPULATION	7,801	75,648	134,091
	2025 DAYTIME POPULATION	5,561	60,922	108,317
	2025 TOTAL EMPLOYEES	5,561	60,922	108,317
	2025 TOTAL HOUSEHOLDS	2,035	23,054	40,833
	2025 AVERAGE HOUSEHOLD INCOME	\$167,189	\$135,939	\$139,758

TRAFFIC COUNTS

	Highway 120	S. Airport Way (south of Whitelock Pkwy)	Daniels Street (west of S. Airport Wy)
	±86,202	±4,918	±8,855

STADIUM CENTER SITE PLAN



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