

# OUTPARCEL AVAILABLE FOR GROUND LEASE

2360 Daniels Street | Manteca, CA 95337 | Store #976

ANCHORED BY:

# KOHL'S



AVAILABLE PAD SITE:  
.65 ACRES

FRONTAGE:  
APPROXIMATELY 100 FEET

ZONING:  
C-3 - CITY OF MANTECA

RATES:  
CALL FOR DETAILS

## AREA RETAILERS:



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Jeff Hagan  
Senior Vice President  
CA DRE #01494218  
jhagan@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

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# STADIUM CENTER - INTERSECTION AERIAL

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# STADIUM CENTER - PROPERTY OVERVIEW

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## 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)



### 2024 total population

1-mile	7,493
3-mile	73,598
5-mile	129,891



### 2024 daytime population

1-mile	5,790
3-mile	65,069
5-mile	113,548



### 2024 total employees

1-mile	1,596
3-mile	22,693
5-mile	33,126



### 2024 total households

1-mile	1,974
3-mile	22,665
5-mile	39,978



### 2024 average HH income

1-mile	\$172,321
3-mile	\$141,077
5-mile	\$147,201



### traffic counts

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

# STADIUM CENTER - SITE PLAN

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