

# 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:



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# STADIUM CENTER - INTERSECTION AERIAL

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# STADIUM CENTER - PROPERTY OVERVIEW

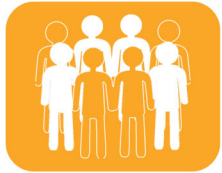
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## PROPERTY HIGHLIGHTS

- 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)



### 2022 total population

1-mile	7,459
3-mile	72,550
5-mile	124,799



### 2022 daytime population

1-mile	6,127
3-mile	64,582
5-mile	107,911



### 2022 total employees

1-mile	1,701
3-mile	21,523
5-mile	32,008



### 2022 total households

1-mile	1,998
3-mile	21,921
5-mile	37,631



### 2022 average HH income

1-mile	\$113,088
3-mile	\$96,311
5-mile	\$100,810



### 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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**Pads E & F**  
Ground Lease or BTS  
up to 6,500± SF.  
Potential shop space  
up to 3,000± SF



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