

Airpark 599 Retail/Hospitality Properties

Fulfilling a Need for Retail and Hospitality

Airpark 599 is a 550-acre, master-planned development situated at the very core of a thriving business corridor in California's Central Valley. Catellus and San Joaquin County have formed a public/private partnership to develop Airpark 599 as the most unique business park in the area. The site, entitled for a mix of uses, is strategically positioned between Interstate 5 and Highway 99 in San Joaquin County.

Airpark 599 provides a unique opportunity for the service industry. The park's mix of uses includes more than 206,000 square feet of high-quality retail and hospitality. All retail will be visible from State Highway 99 and connect via tree-lined boulevards and pedestrian pathways to all development within the park's interior. Retail development will be single-story with available space for restaurants and a multi-story hotel.

When completed, Airpark 599 will be home to more than 10,000 employees and draw on thousands of consumers located in a large collection of neighboring business parks and nearby municipalities, including Stockton, Tracy and Lodi.

Within a Full-Service Business Park

With limited retail and hospitality competition in the area, Airpark 599 will provide the service needs of the neighboring business park and the surrounding community. Facilities within the park boundaries will include office/corporate headquarters, flex industrial, warehousing/manufacturing, research and development and airport-related facilities.

A summary of planned land use follows:

Land Use	Space Planned
Retail and hospitality (hotel)	206,000 square feet
Office and corporate headquarter facilities	1.5 million square feet
Air cargo and airport-related uses	1.3 million square feet
Industrial and light manufacturing facilities	1.2 million square feet
Flex industrial and research and development facilities	1 million square feet

An Untapped Consumer Base

Retail services at Airpark 599 will draw from a surrounding base of customers.

- Within three-miles surrounding the park are 21,000 workers and 11,000 households with an average income of \$52,142 annually.
- Retail services are visible from and adjacent to State Highway 99 with daily traffic counts of 104,000.
- Only minutes away, daily traffic counts on Interstate 5 are 96,000.
- The metropolitan areas of San Francisco, Oakland and San Jose are within one hour's drive.



A Business Park with Connections



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Getting Here

- Retail customers can access the Airpark 599 retail center directly from State Highway 99 via a ramp near the park's Quantas Lane entrance.
- Retail can also be accessed through three additional gateways into the park's interior.
- The planned Sperry Road extension will provide a more direct route from Interstate 5 to Airpark 599.
- Abundant surface parking will be available and adjacent to all retail.

High-Quality Design is Visible from Highway 99

- Tree-lined boulevards and a high-quality business park atmosphere add prestige and create a sense of place throughout Airpark 599.
- Design guidelines for architecture and signage will facilitate way finding and ensure a consistent appearance throughout the business park.
- First-class, single-story retail buildings will be designed to complement the park's sense of architecture and style.
- Space has been designated for restaurants and a multi-story hotel.
- Acres have been dedicated as open space at the park's center.
- Drought tolerant landscaping will be used, and more than 8,000 trees planted.
- Outdoor lighting will be installed to minimize glare and preserve the night sky.
- U.S. Green Building Council Leadership in Energy and Environmental Design (LEED®) guidelines and similar green building standards will guide development.
- Walking trails and bike lanes will encourage alternate forms of transportation throughout the park's interior.

Living in San Joaquin County

- The cost of living is approximately two-thirds less than the Bay Area.
- The average home price is in the low \$200,000s.
- Executive-style and waterfront homes are available.
- The nearby University of the Pacific is renowned for its pharmacy, bioscience and engineering specialties.
- Residents enjoy multiple cultural venues and events, including a symphony, museums and local festivals.
- The county is home to four professional sports teams, a 5,000-seat baseball stadium and 10,000-seat waterfront arena.
- Residents and visitors enjoy one thousand miles of delta waterways for boating, skiing and fishing.



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