FOR LEASE > RETAIL PADS AVAILABLE Woodbridge Center East • NEQ Lathrop Road and Union Road







FOR MORE INFORMATION, PLEASE CONTACT:

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COLLIERS INTERNATIONAL

3439 Brookside Road, Suite 108 Stockton, CA USA 95219 www.colliers.com

Woodbridge Center East • Manteca, CA

Site Plan & Amenities

Colliers

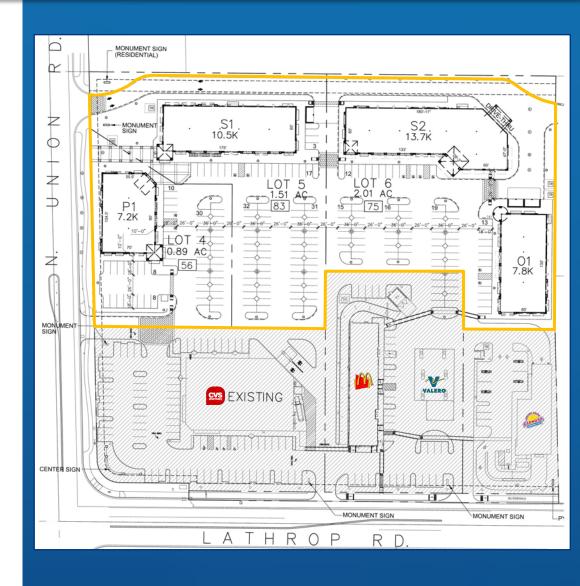
- Seeking shop tenants, restaurants, financial services
 & medical office.
- Adjacent to 1,425 unit Del Webb Community and 600 unit Union Ranch Community.
- 172 unit apartment project planned on East side of site.
- In-fill site.
- Safe neighborhood.
- Easy access to Highway 99 via Lathrop Road.

DEMOGRAPHICS 2017 (EST.):

	<u> 1 MILE</u>	3 MILE	5 MILE
Population	12,679	75,787	111,791
Daytime Population	1,465	17,827	35,202
Households	4,335	22,780	31,988
Avg Household Income	\$72,008	\$74,659	\$78,707

TRAFFIC COUNTS 2014 (EST.):

Lathrop Road 15,807 (ADT)
Union Street 7,350 (ADT)



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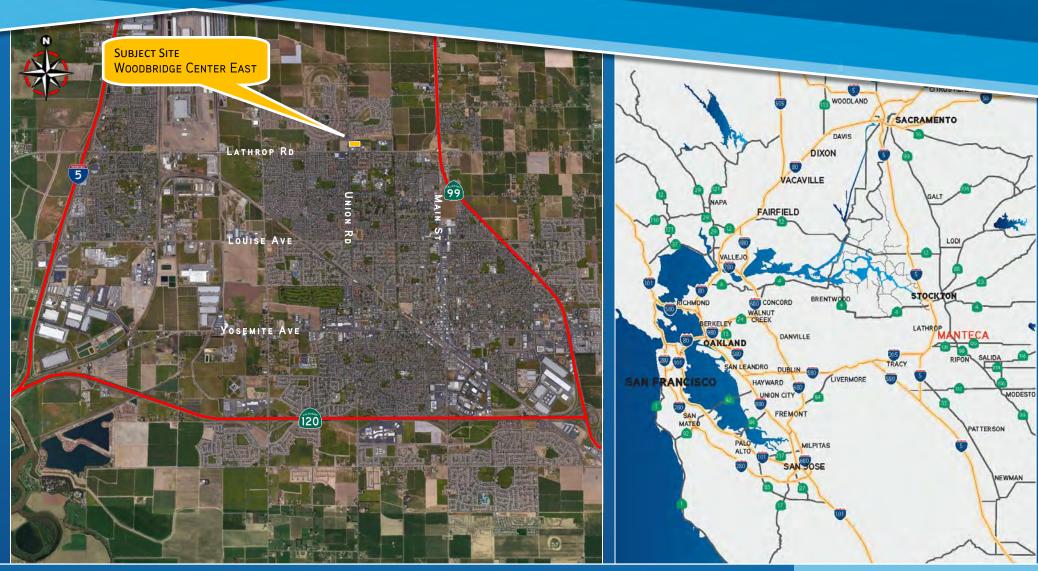
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