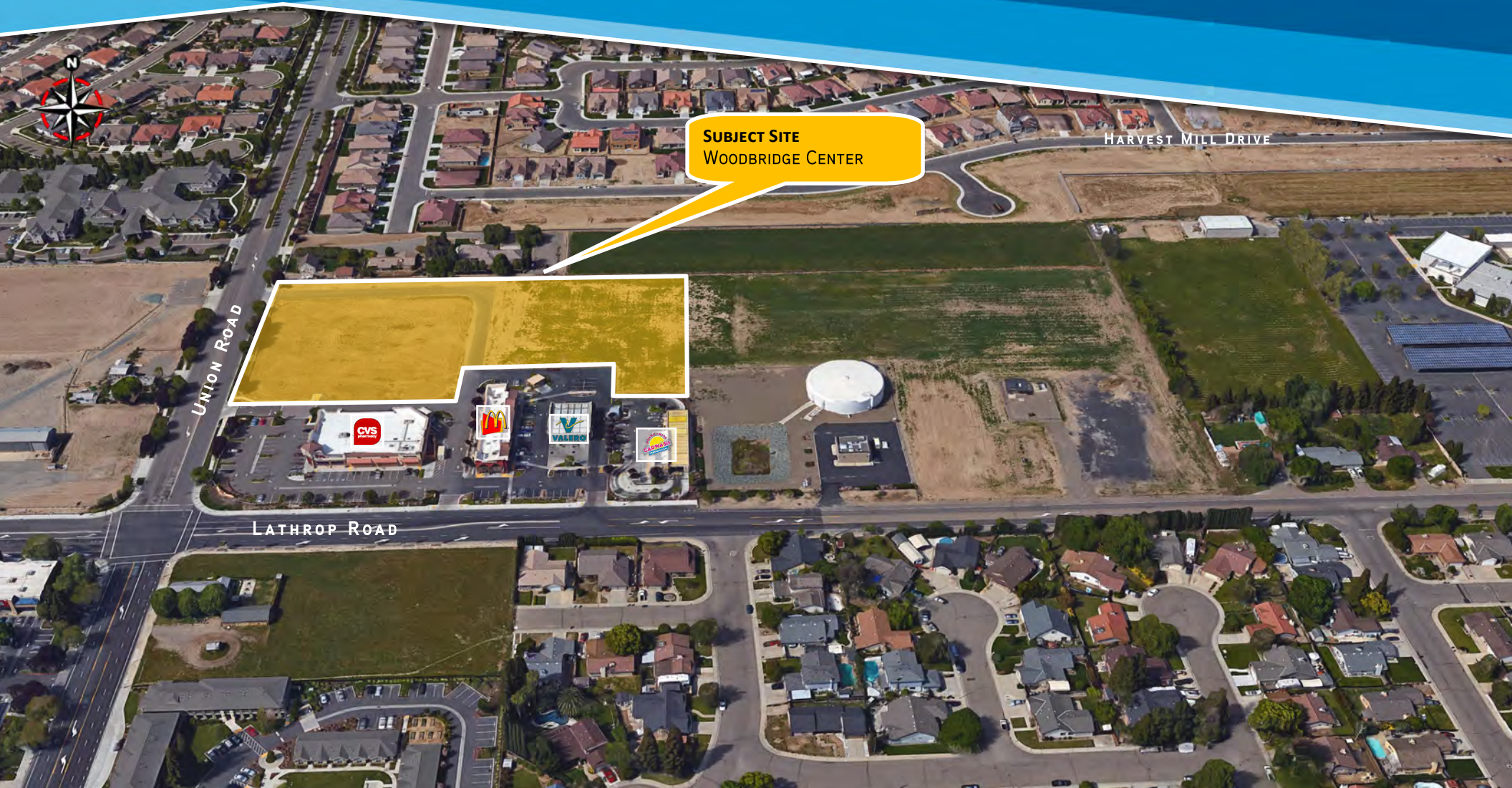


FOR LEASE > RETAIL PADS AVAILABLE

# Woodbridge Center East • NEQ Lathrop Road and Union Road

Manteca, California



## FOR MORE INFORMATION, PLEASE CONTACT:

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# Woodbridge Center East • Manteca, CA

## Site Plan & Amenities



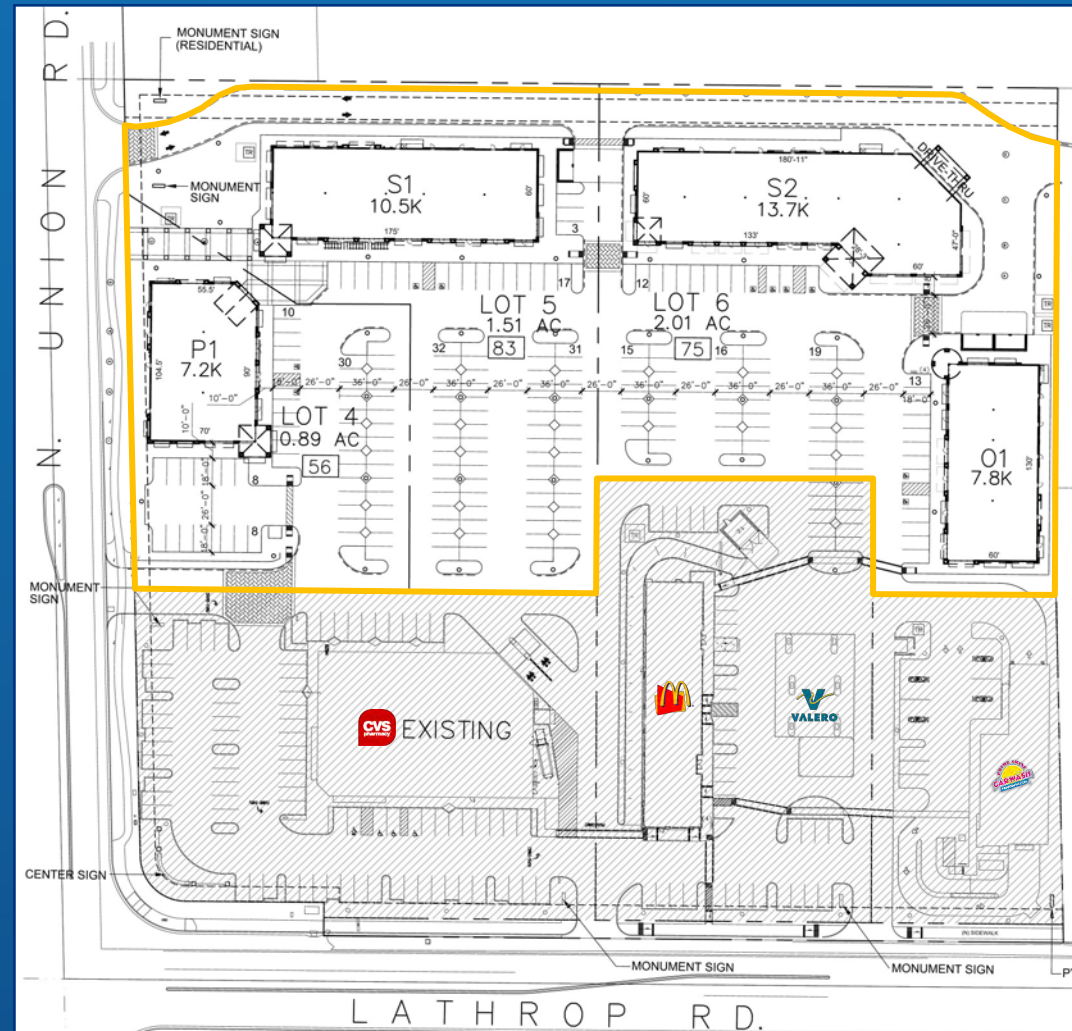
- Seeking shop tenants, restaurants, financial services & medical office.
- Adjacent to 1,425 unit Del Webb Community and 600 unit Union Ranch Community.
- 172 unit apartment project planned on East side of site.
- In-fill site.
- Safe neighborhood.
- Easy access to Highway 99 via Lathrop Road.

### DEMOGRAPHICS 2017 (EST.):

	1 MILE	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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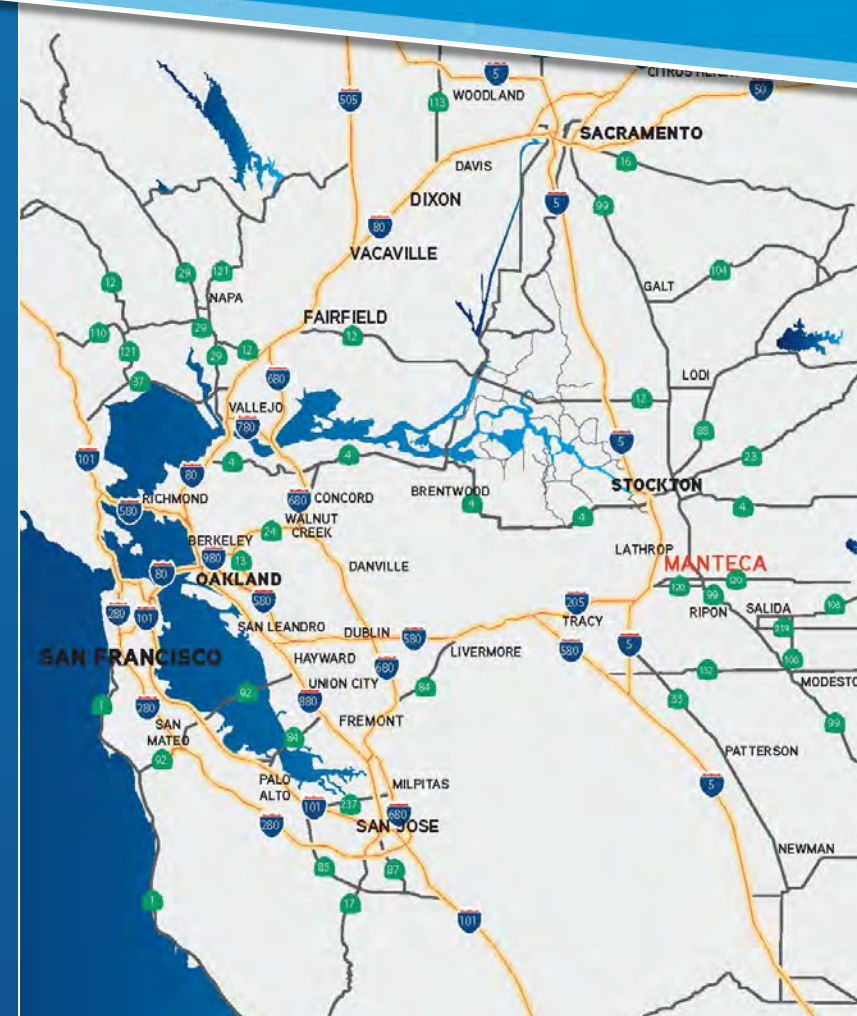
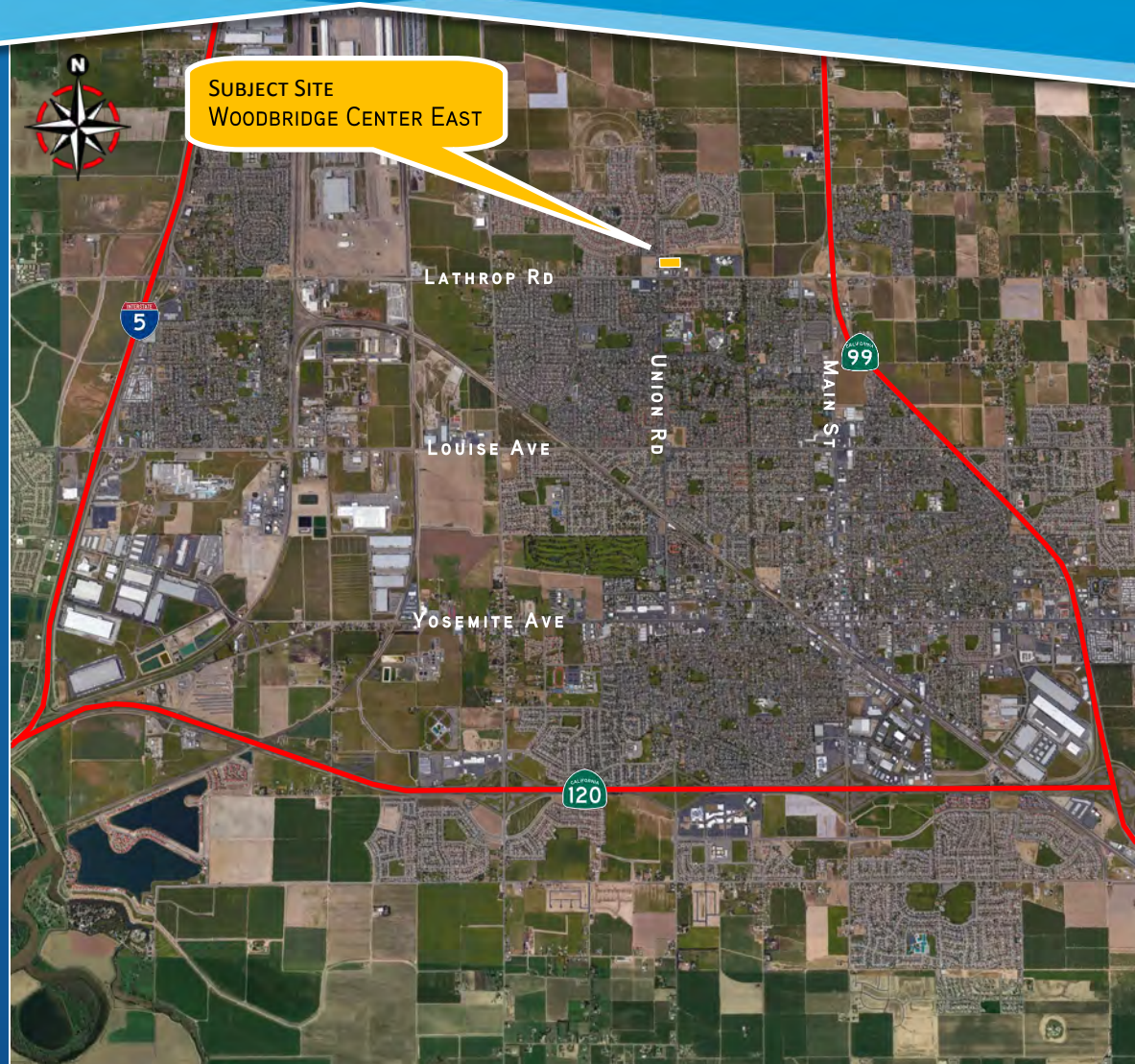
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