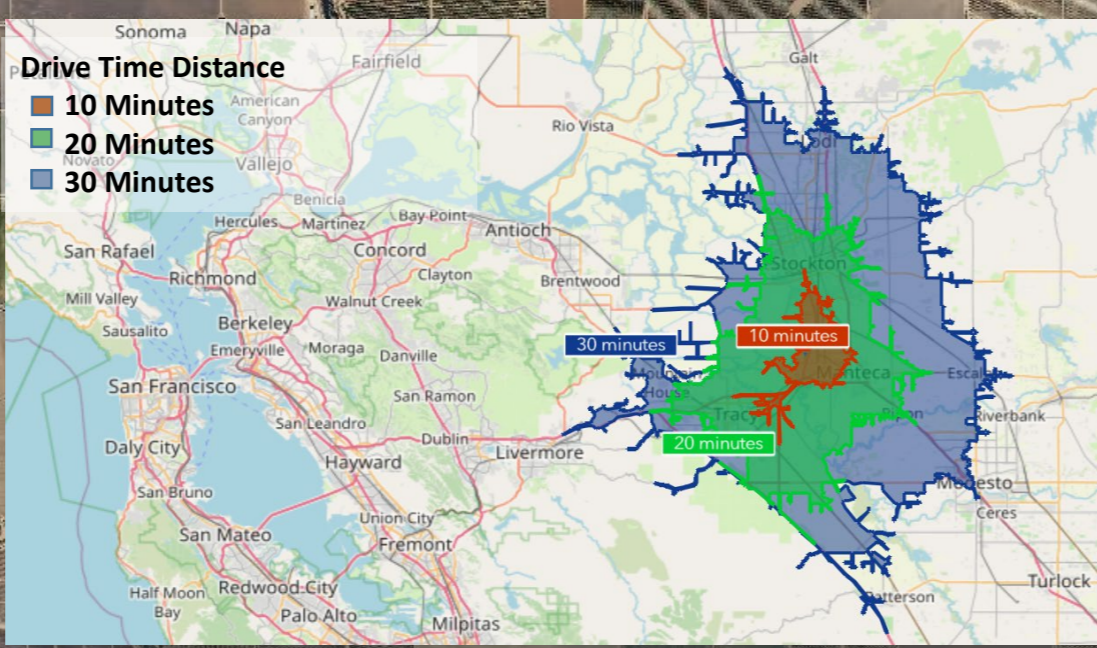




Development & Opportunity Sites Map

★	INDUSTRIAL/RETAIL	Warehouse/Retail	Approved/NYUC
★	RESIDENTIAL	Escala at Stanford Crossing (MFDU=195)	Under Construction
★	HOSPITALITY	HOME2 By Hilton / Senior Living Facility	Approved/NYUC
★	RETAIL	Chevron, Convenience Store, Jamba Juice, *Blue Rain Car Wash (*open 1/2024)	Nearing Completion
★	RETAIL	Ono Hawaiian BBQ	Approved/NYUC
★	RETAIL	Wendy's	Under Review
★	RETAIL	Chick Fil A	Under Review
★	HOSPITALITY	Towneplace Suites-Marriott – 4 Flrs/97 Rms	Approved/NYUC
★	RETAIL	Maverik Gas Station	Approved/NYUC
★	INDUSTRIAL	Lathrop Crossroads – Warehouse Project	Approved/NYUC

- Partial List of Project Pipeline Report. For full details see <https://www.ci.Lathrop.ca.us/planning/page/project-pipeline-report>
- NYUC – Not Yet Under Construction



Trade Area Demographics

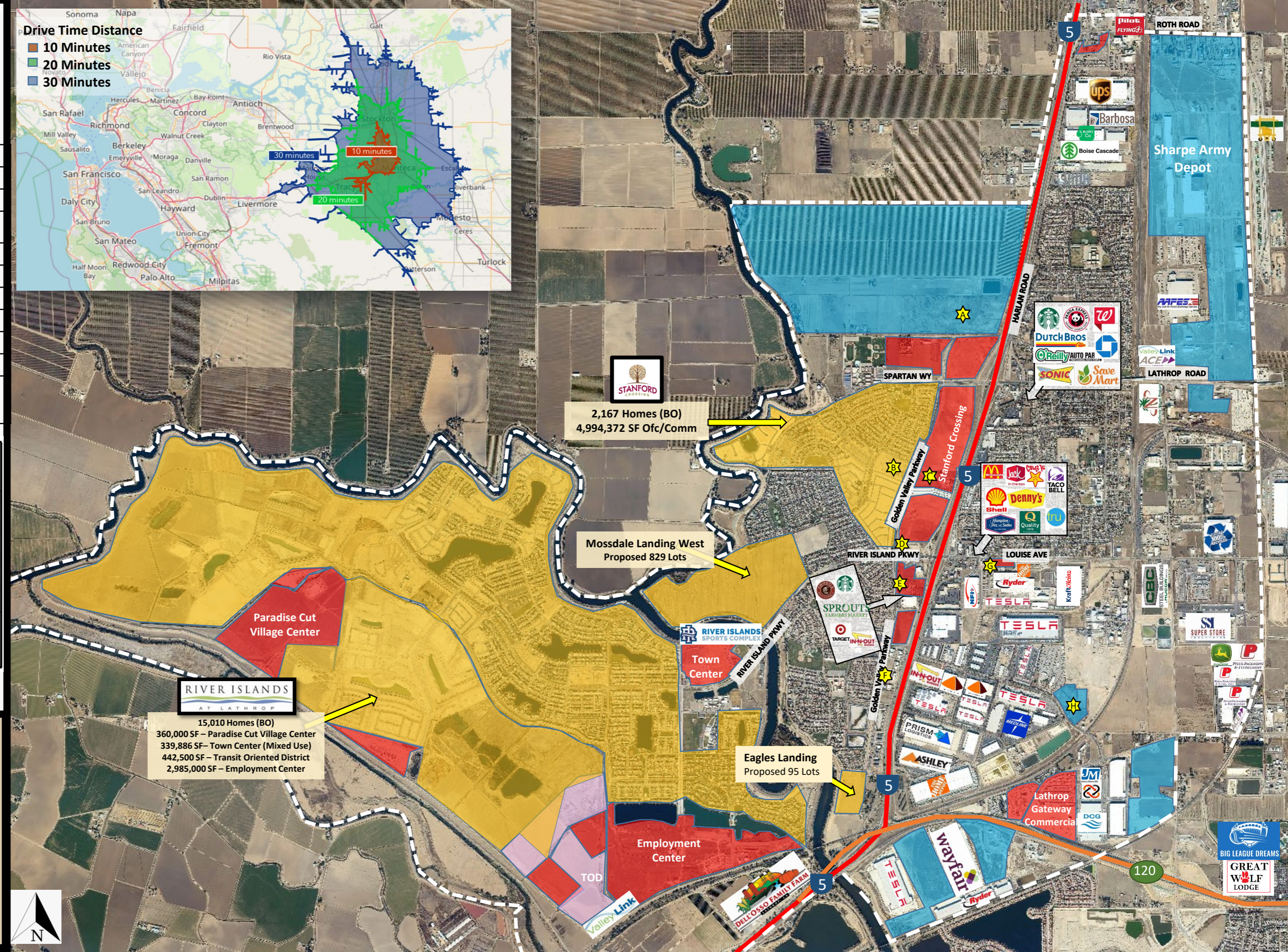
	Stanford Crossing & Golden Valley Parkway			
	Lathrop	10 Minutes	20 Minutes	30 Minutes
Population	37,033	78,808	499,985	843,737
Daytime Population	30,254	69,465	483,627	816,532
Housing Units	10,949	23,593	159,660	270,508
Average HHI	\$ 131,397	\$ 123,665	\$ 107,695	\$ 110,853
Median Age	32.8	34.8	33.8	34.2
Education	20,240	51,984	320,701	544,929
Bachelor/Grad	24.7%	21.2%	19.1%	21.0%
Associates/Some College	29.7%	31.1%	29.0%	29.9%

Source: Point of Interest-Stanford Crossing & Golden Valley Parkway; ESRI forecasts 2023, US Census Bureau 2000 and 2010 decennial Census data converted by ESRI 2020 geography, Department of Finance "State's Population Increases While Housing Grows Per New State Demographic Report" 4/30/2024

This information has been developed for marketing purposes, and is not to be interpreted as an official representation.

LEGEND

- City Limits
- Commercial
- Industrial
- Residential
- Transit Oriented District



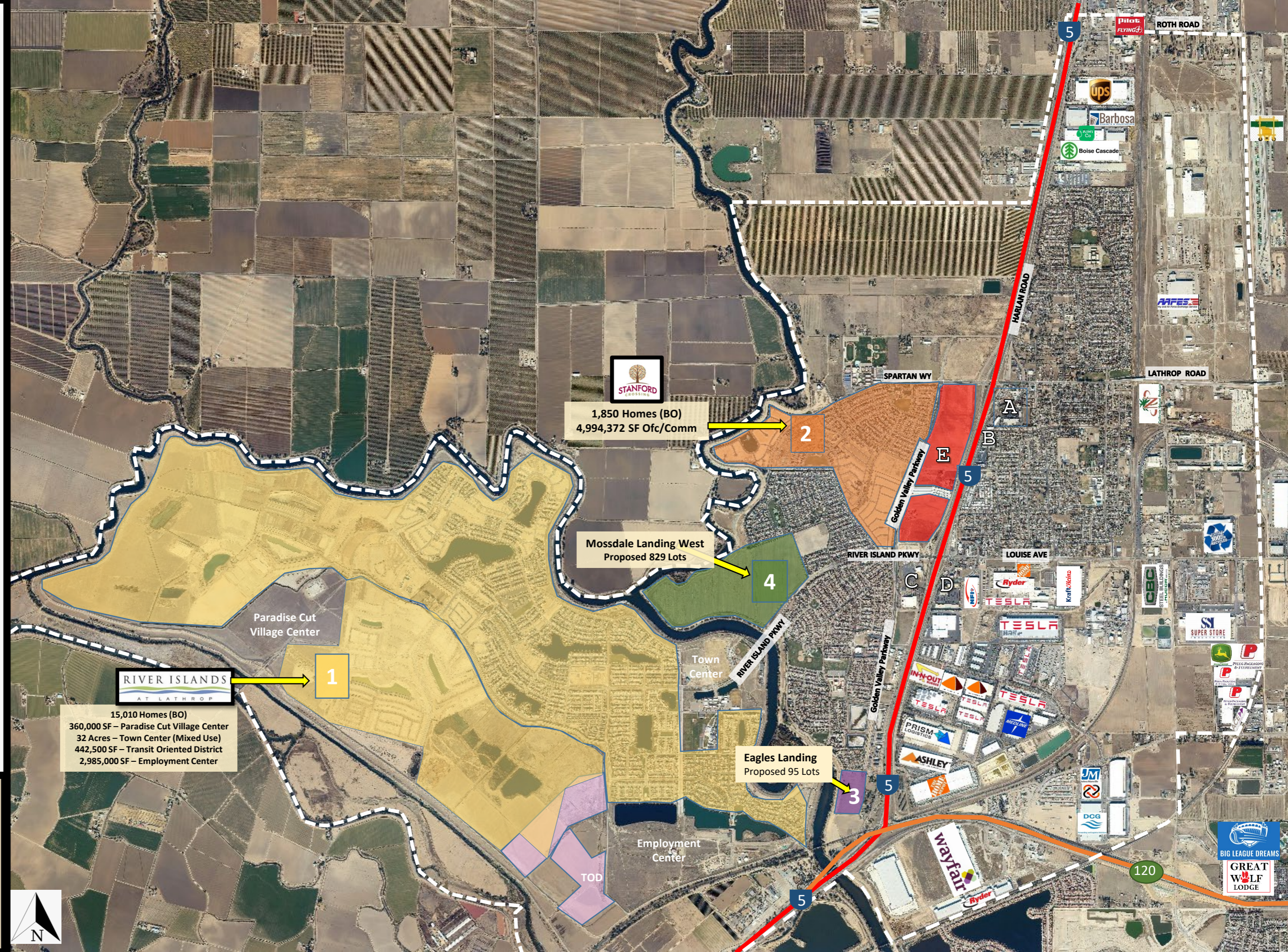


RESIDENTIAL DEVELOPMENT

- 1 RIVER ISLANDS MASTER PLANNED COMMUNITY**
15,010 HOMES AT BUILD-OUT
- 2 CENTRAL LATHROP – STANFORD CROSSING**
1,850 HOMES AT BUILD-OUT
- 3 EAGLES LANDING**
95 LOTS
- 4 MOSSDALE LANDING WEST**
829 LOTS

MAJOR ANCHOR RETAILER LOCATIONS & AVAILABLE SITES

- A SAVEMART SHOPPING CENTER**
SaveMart, Starbucks, UPS Store, Chase Bank, Round Table
- B LATHROP CROSSING**
Sherwin Williams, Subway, Little Ceasars, Dicky's BBQ
- C LATHROP MARKETPLACE**
Target, Sprouts Farmers Market, In-N-Out Burger, Starbucks, Chipotle **(Pad Sites Available)**
- D LOUISE AVENUE**
Denny's, Quality Inn, Shell Gas Station, Jack in the Box, KFC/A&W
- E STANFORD CROSSING**
(New Commercial Land Site Opportunities)



RIVER ISLANDS AT LATHROP

15,010 Homes (BO)
360,000 SF – Paradise Cut Village Center
32 Acres – Town Center (Mixed Use)
442,500 SF – Transit Oriented District
2,985,000 SF – Employment Center

STANFORD CROSSING

1,850 Homes (BO)
4,994,372 SF Ofc/Comm

Mossdale Landing West
Proposed 829 Lots

Eagles Landing
Proposed 95 Lots

LEGEND

- City Limits
- Commercial – Stanford Crossing
- Transit Oriented District

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