

# STANFORD CROSSING - NEW RETAIL SPACES COMING SOON!

SOUTHEAST CORNER OF RIVER ISLANDS PARKWAY & GOLDEN VALLEY PARKWAY

## LISTING DATA

AVAILABLE SPACE: 1,500± - 6,000± SF

### COMMENTS:

- Stanford Crossing is a premier retail development project, which has attractive many national retailers, including Sam's Club (2026), Wendy's (coming soon), AutoZone, Chevron, Blue Rain Car Wash, Hyatt, and ONO Hawaiian BBQ (coming soon).
- The project is located directly across the street from the Lathrop Marketplace, which is a well-recognized neighborhood shopping center anchored by Target, Sprouts, In-N-Out Burger, Chick-fil-A, Chipotle and Starbucks.
- The subject property offers visibility and easy access to Interstate 5 with average daily traffic of 135,000 cars ADT (2020).
- The site is in close proximity to the rapidly growing Central Lathrop Specific Plan (3000 units) and River Island subdivisions (15,000 units) - nationally recognized booming residential project.



**ECONOMIC DATA:** CONTACT AGENT FOR PRICING

**FOR MORE INFORMATION CONTACT:** Christopher W. Sill  
BRE # 01188616  
csill@lee-associates.com  
D 209.983.6837

# STANFORD CROSSING SOUTH MASTER PLAN

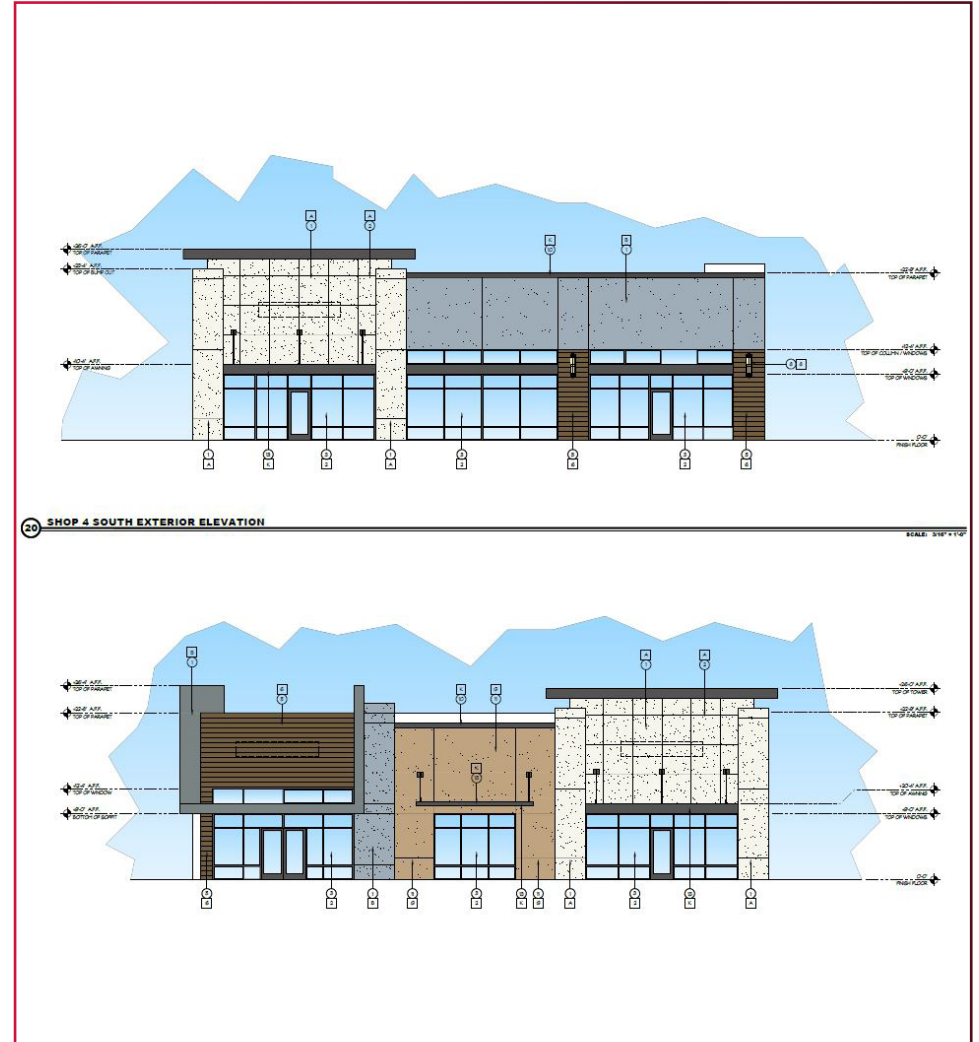
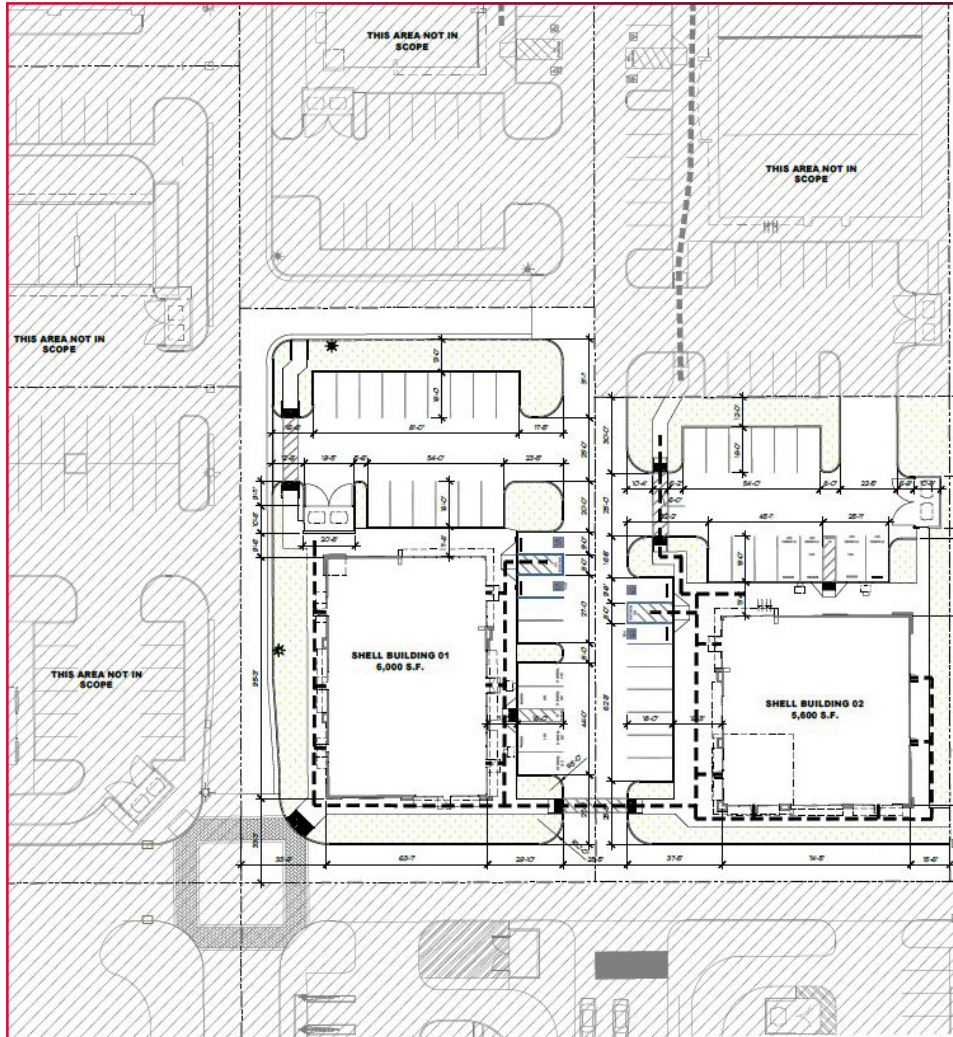


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# AERIAL MAP







# STANFORD CROSSING SITE PLAN & SAMPLE ELEVATIONS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	14,539	39,339	106,621
 AVERAGE HOUSEHOLD INCOME	\$108,443	\$126,183	\$111,048
 HOUSEHOLDS	4,044	10,984	32,202
 EMPLOYMENT BY PLACE OF EMPLOYMENT	6,902	11,858	34,801



Lathrop is ranked #2 in the State of California as the fastest growing city with a population of over 30,000 and in the top five cities in California for overall population growth and single-family housing growth.

**FOR MORE INFORMATION CONTACT:** Christopher W. Sill  
 BRE # 01188616  
 csill@lee-associates.com  
 D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.