

For lease

The Promenade Shops at
Orchard Valley
1422 Grove Avenue
Manteca, CA 95337

www.thepromadeshopsatorchardvalley.com

Property highlights:

- Located at the crossroads of Interstate 5 and Highway 99 with a 1/2 mile of frontage on Highway 120, within 18 miles of Modesto, Stockton and Tracy
- With its strategic location and proximity to popular attractions, the center offers a vibrant and convenient shopping experience for both locals and visitors alike
- Great Wolf Lodge (with a 500 room hotel) and Big League Dreams are both regional traffic magnets and are located 2 miles from the property

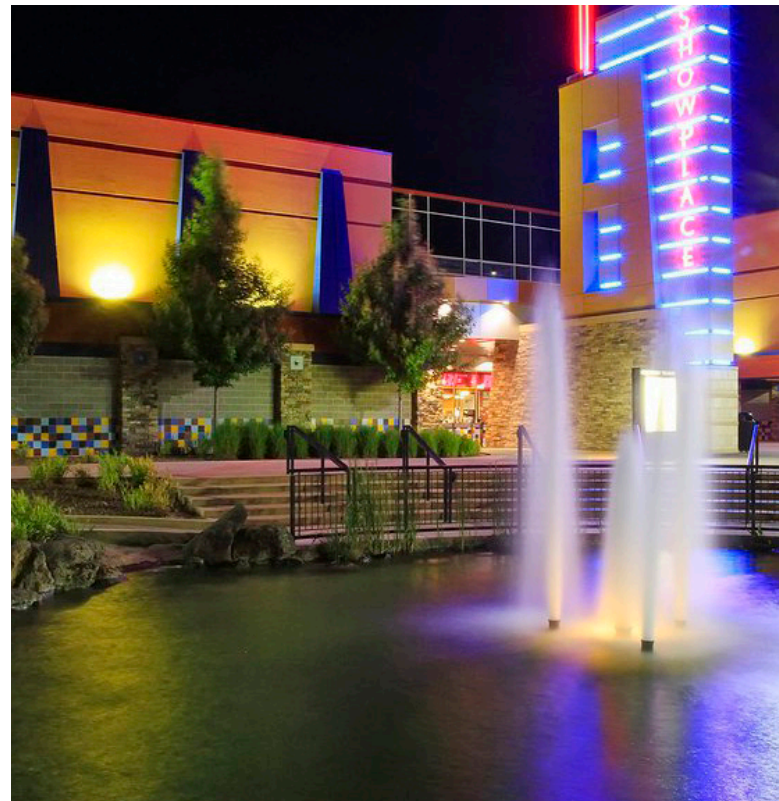
Key Tenants:



JCPenney



BANANA
REPUBLIC



Property Size:

Total GLA: 390,757 SF

Site: 72.9 acres

Jeff Badstubner

Managing Director, Retail Advisory
+1 415 395 4916
jeff.badstubner@jll.com
BRE License #: 01155279

Robert Dishler

VP, Retail Leasing
+1 310 200 8661
robert.dishler@jll.com
RE License: #644047



The Promenade Shops at Orchard Valley

Demographics

Area Profile	20-mile radius
Est. Population	1,044,956
Est. Households	324,714
Avg. Household Income	\$114,176
Median Age	36.2

Source: Esri, 2025