

The Promenade Shops at Orchard Valley

The Region's Premier Retail Landmark



Capture an Untapped Market at the Area's Largest Drawing Center in the Region

Seeds of change: Manteca, California

The Heart of Central Valley

What was once a rural farming landscape with timeless agricultural traditions is now a vibrant central city offering modern amenities and a progressive mindset, rooted in community but with innovation and sophistication.

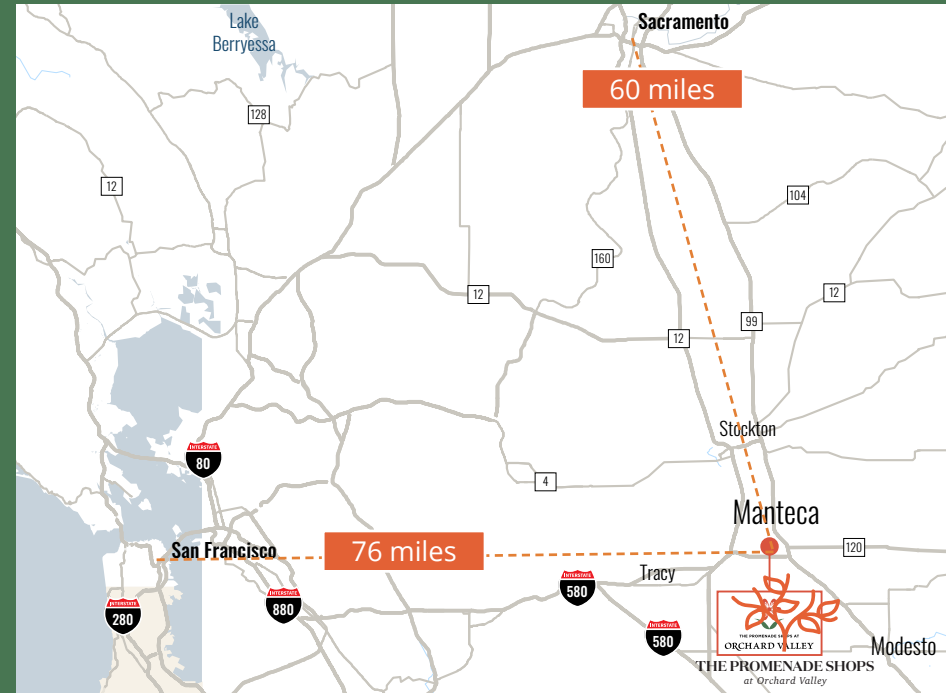
Located in the center of the Central Valley, Manteca connects the wider region of Stockton, Modesto, and Tracy, offering premier shopping, dining, and community experiences.

The Crossroads of California

Manteca is often referred to as the “Crossroads of California” due to its strategic location at the convergence of major transportation routes.

Strategically positioned in California’s Central Valley, Manteca benefits from a robust transportation network, including Interstate 5 and State Route 99. With proximity to the Stockton Metropolitan Airport and several seaports, regional and international markets are easily accessible.

Manteca is 76 miles east of San Francisco and 60 miles south of Sacramento, providing easy access to major cities.



Growing Region

9,413

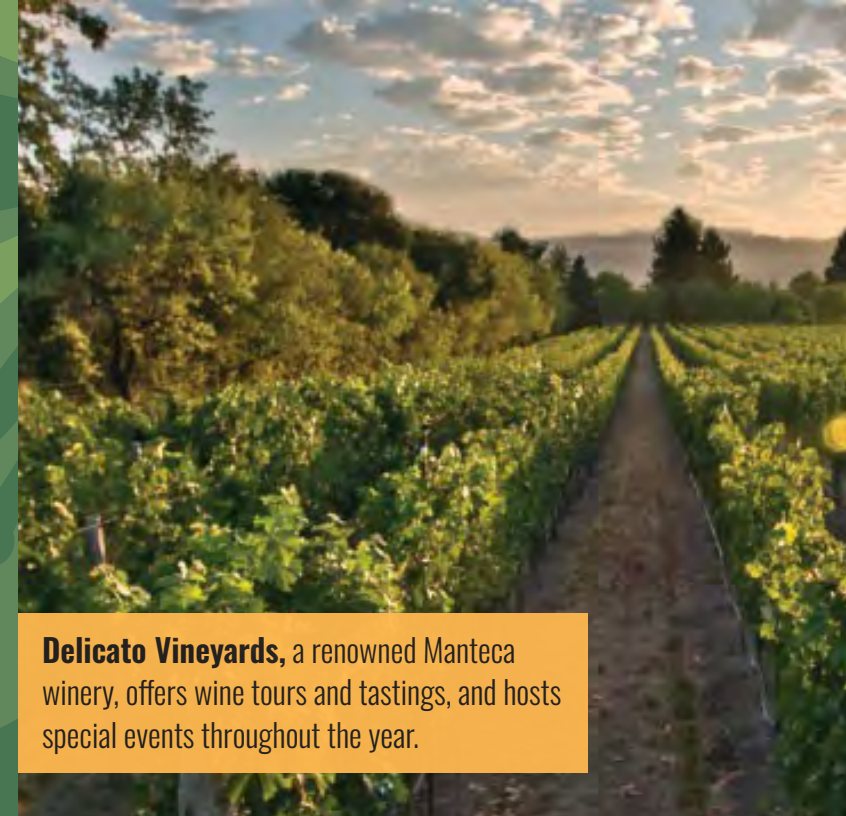
Residential units in development pipeline

24.4%

Manteca's growth rate from 2010-20

6th

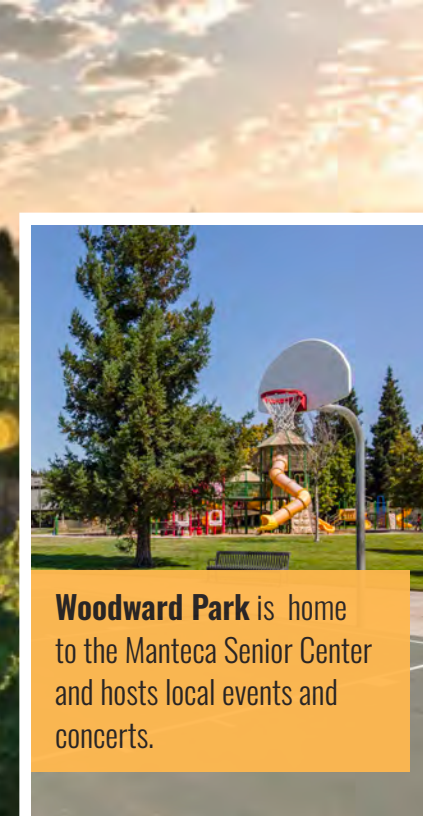
Fastest growing city in California



Delicato Vineyards, a renowned Manteca winery, offers wine tours and tastings, and hosts special events throughout the year.



Manteca's Big League Dreams Sports Park, has 1,200 stadium seats and a 20,000 SF indoor complex.

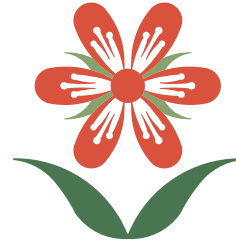


Woodward Park is home to the Manteca Senior Center and hosts local events and concerts.

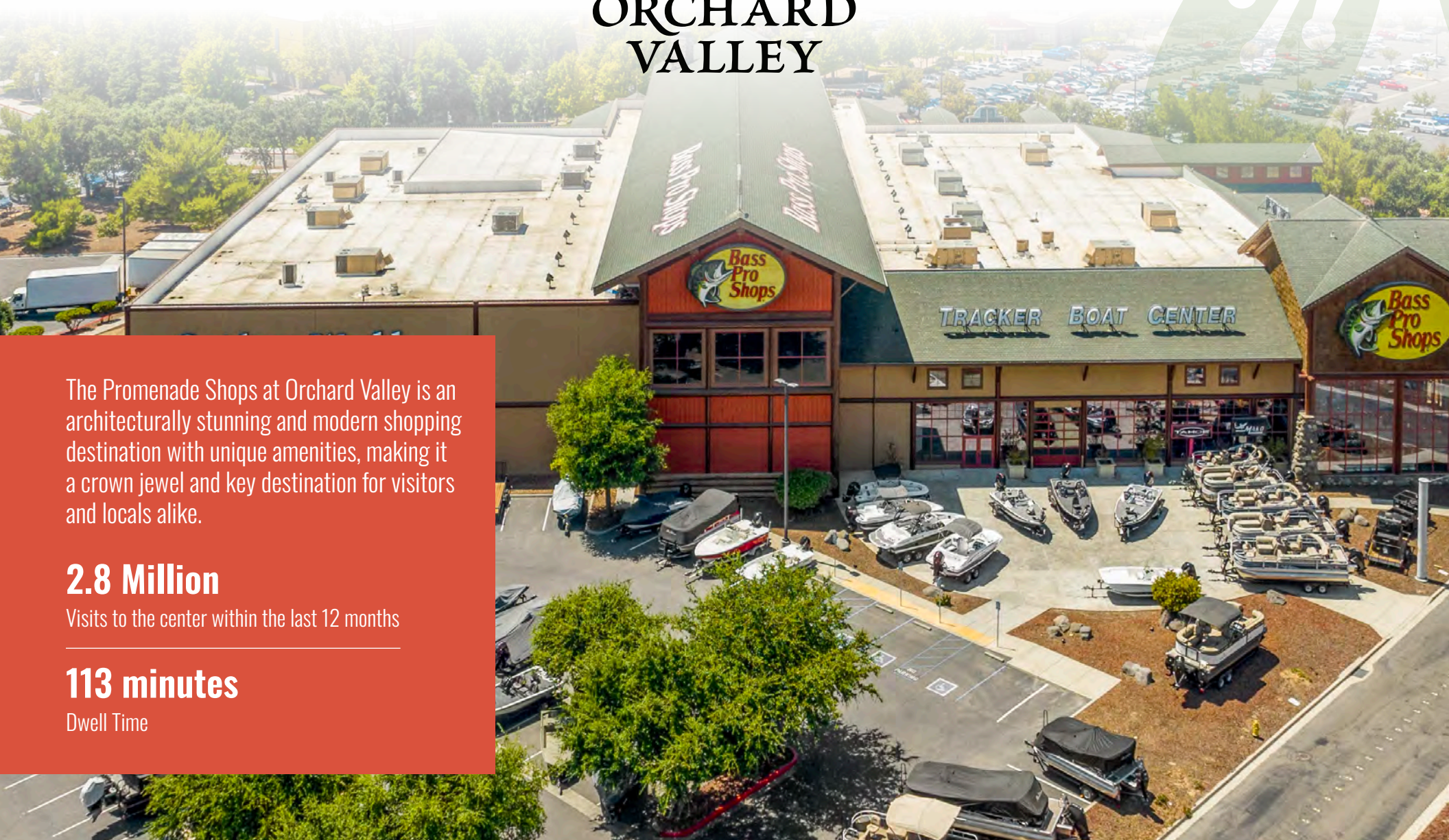


Great Wolf Lodge, Manteca, is a 29-acre location featuring a 95,000 SF indoor waterpark, open year-round, drawing families to the area.





THE PROMENADE SHOPS AT ORCHARD VALLEY



The Promenade Shops at Orchard Valley is an architecturally stunning and modern shopping destination with unique amenities, making it a crown jewel and key destination for visitors and locals alike.

2.8 Million

Visits to the center within the last 12 months

113 minutes

Dwell Time



Retailers

G U E S S

JCPenney



Trade Area is Growing

Manteca has experienced significant population growth over the past decade. This increase provides a customer base with discretionary income to support a wide range of non-essential goods and dining experiences.

	3-mile	5-mile	10-mile
Average HH Size	3.19	3.22	3.29
Average HH Income	\$108,135	\$112,009	\$111,892
Number of Households	24,583	36,130	58,293
Total Population	72,714	117,590	215,377
Daytime Population	72,737	103,530	189,427
Median Age	34.7	35.1	34.7

Source: ESRI, 2026



Meet the Shopper



1.8M
Trade area population



27.4%
College or graduate degrees



\$123,964
Average HH Income



50.7%
HH Income over \$100k

Source: PinPoint by Alexander Babbage



Workday Drive

- Affluent married couples with children who prefer suburban areas.
- Family-oriented purchases and activities are common, including movies, children's apparel, and toys.
- Active lifestyles include attending and participating in sporting events like bicycling, jogging, golfing, and boating.



Up and Coming Families

- Up-and-coming families are a younger, more mobile market in transition.
- Ambitious and hardworking, they're willing to take risks to achieve their goals.
- As careful shoppers, they seek the best deals and are open to influence.



Home Improvement

- Married-couple families occupy well over half of these suburban households.
- Education and diversity levels are similar to the US as a whole.
- These families spend a lot of time on the go and therefore tend to eat out regularly.
- Frequently buy children's clothes and toys.

A Place Where Businesses Thrive



Manteca is known for its business-friendly policies and pro-growth stance. The city government streamlines permitting and licensing processes, making it easier for businesses to establish and operate.

Blossoming into a Fresh New Center

Exciting changes are on the horizon for the Promenade Shops at Orchard Valley. New ownership is dedicated to investments that will enhance the shopping center.

Current Projects:

- Landscape upgrades
- Repainting with a fresh, modern color palette
- Awnings repair/replacement
- Stucco repairs
- Seal coating and re-stripping of the parking field



Project owned by:



Exclusively leased by:



Jeff Badstubner

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

Robert Dishler

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

David Young

Manager, National Retail Leasing
+1 720 231 7666
davidm.young@jll.com
CA RE #02178518

Christopher Sill

Senior Vice President
+1 209 983.6837
csill@lee-associates.com
CA RE #01188616