

For lease

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

www.thepromenadeshopsatorchardvalley.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: 397,151 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	1,048,859
Est. Households	328,685
Avg. Household Income	\$115,905
Median Age	36

Source: Esri, 2026

