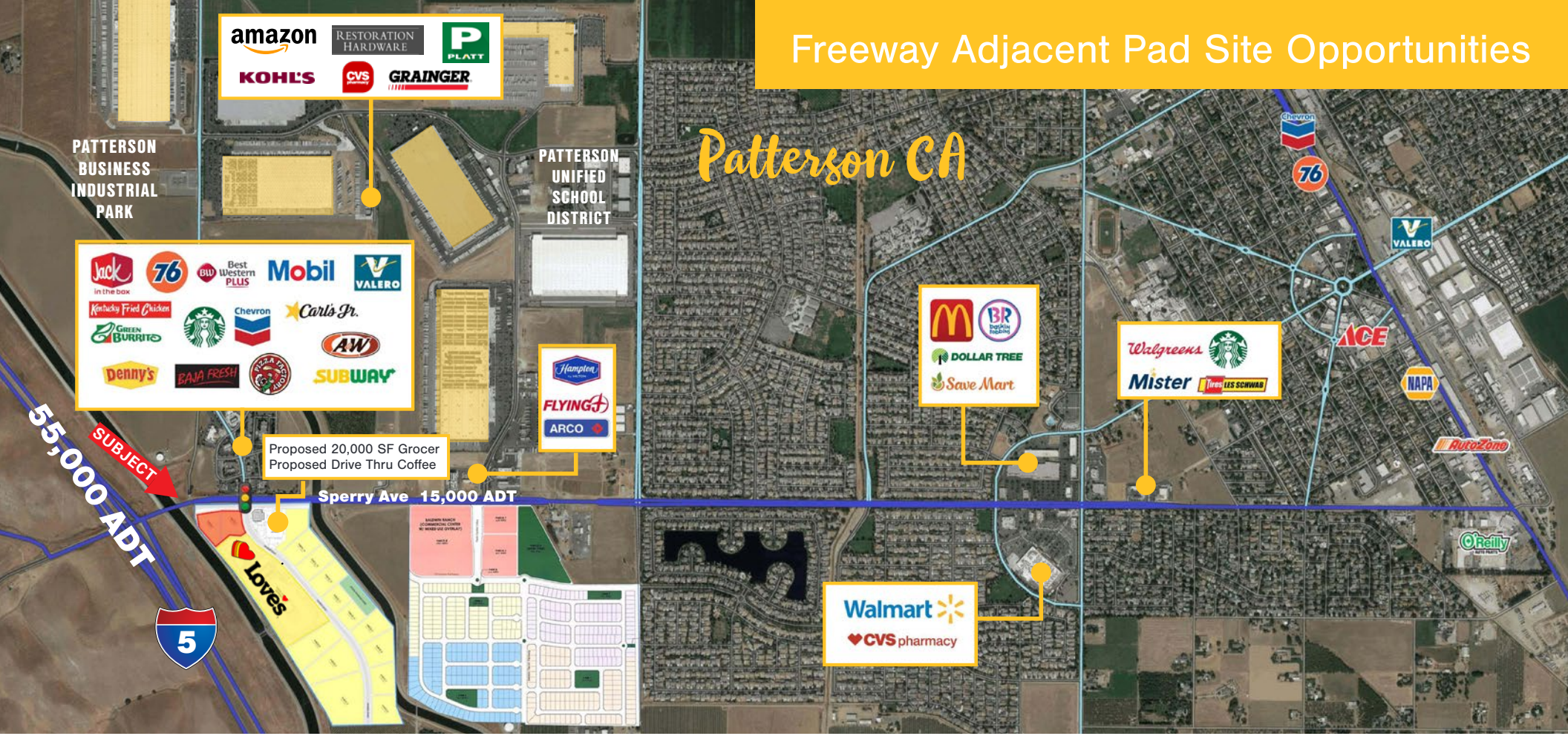
Freeway Adjacent Pad Site Opportunities



QSR PADS FOR LEASE

I-5 & SPERRY AVENUE

Patterson, CA

Strategic Location

Excellent Access & Visibility

Large Population Growth

Highly visible QSR pads located on the SE corner of I-5 and Sperry Avenue exit (15,000 ADT). Adjacent to a busy travel center and next to a new Love's Travel Stop, the site will benefit from existing traffic and new traffic created by the Love's.

Location Highlights

- Excellent visibility from I-5 at heavily traveled major arterial that connects I-5 to the entire community & Hwy 33
- Easy access from Sperry Road exit – the main artery
- Excellent signage (potential freeway visible pylon sign available)
- Located adjacent to busy travel center
- Ample parking
- Flexible configuration
- Large residential growth (8,100 residential units currently in entitlement)
- General Plan buildout supports 66,000 residents in Patterson
- Robust and growing employer base in immediate area (distribution centers for Amazon, Grainger, CVS, Kohl's, & Restoration Hardware)

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Dynamic Trade Area

With an expanding industrial base including distribution, warehouse, and manufacturing facilities, Patterson is home to national and global companies including Amazon, CVS, Kohl's, Grainger and SDA Modular.

This fast growing industrial base has created thousands of jobs and a growing population in need of retail residential, commercial and services.

Company	Size	No of Employees
amazon	Amazon Fulfillment Center 1.25M SF	1,200
CVS pharmacy	CVS Fulfillment Center 600,000 SF	400
GRAINGER	Grainger Distribution Center 800,000 SF	375
RESTORATION HARDWARE	Restoration Hardware Distribution 1.5 M SF	200
S²A MODULAR	SDA Modular Manufacturing Facility 225,000 SF	225
KOHL'S	Kohl's Distribution Center 400,000 SF	150
PLATT	Platt Electric Distribution Center 530,000 SF	
		±2,550

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Why Patterson is Booming

New Subdivision Construction, Patterson, CA

Restoration Hardware Fulfillment Center, Patterson, CA

POPULATION

ESTIMATED 2022 POPULATION 23,000

General Plan buildout supports 66,000 residents in Patterson

RESIDENTIAL

8,100 RESIDENTIAL UNITS CURRENTLY IN ENTITLEMENT

3,100 units in Villages at Patterson (400 complete, 500 more expected in 2022-23)
5,000 unit Zacharias Annexation scheduled in 2022 / breaks ground December 2023

8,100 units x 2.75 population per unit =
23,000 future residents based on current entitled homes
23,000 current population + 23,000 future population = 46,000 residents

COMMERCIAL

PATTERSON HAS A CURRENT INDUSTRIAL BASE OF 5 MILLION SQUARE FEET

Current employment base of ±6,000 jobs (2022)

15 million square feet of new industrial is currently in approval

3.5 million square feet of new industrial is permit-ready

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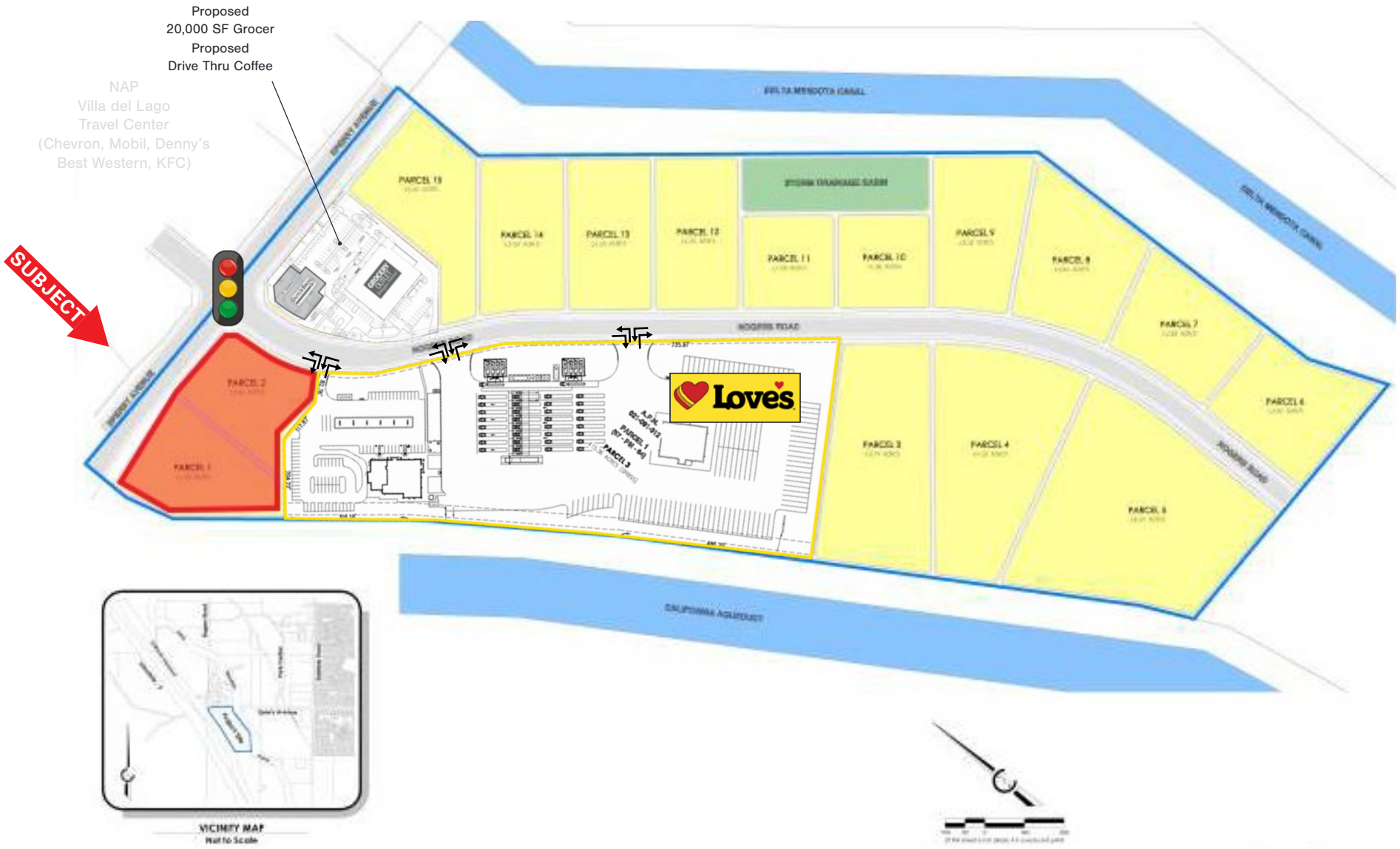

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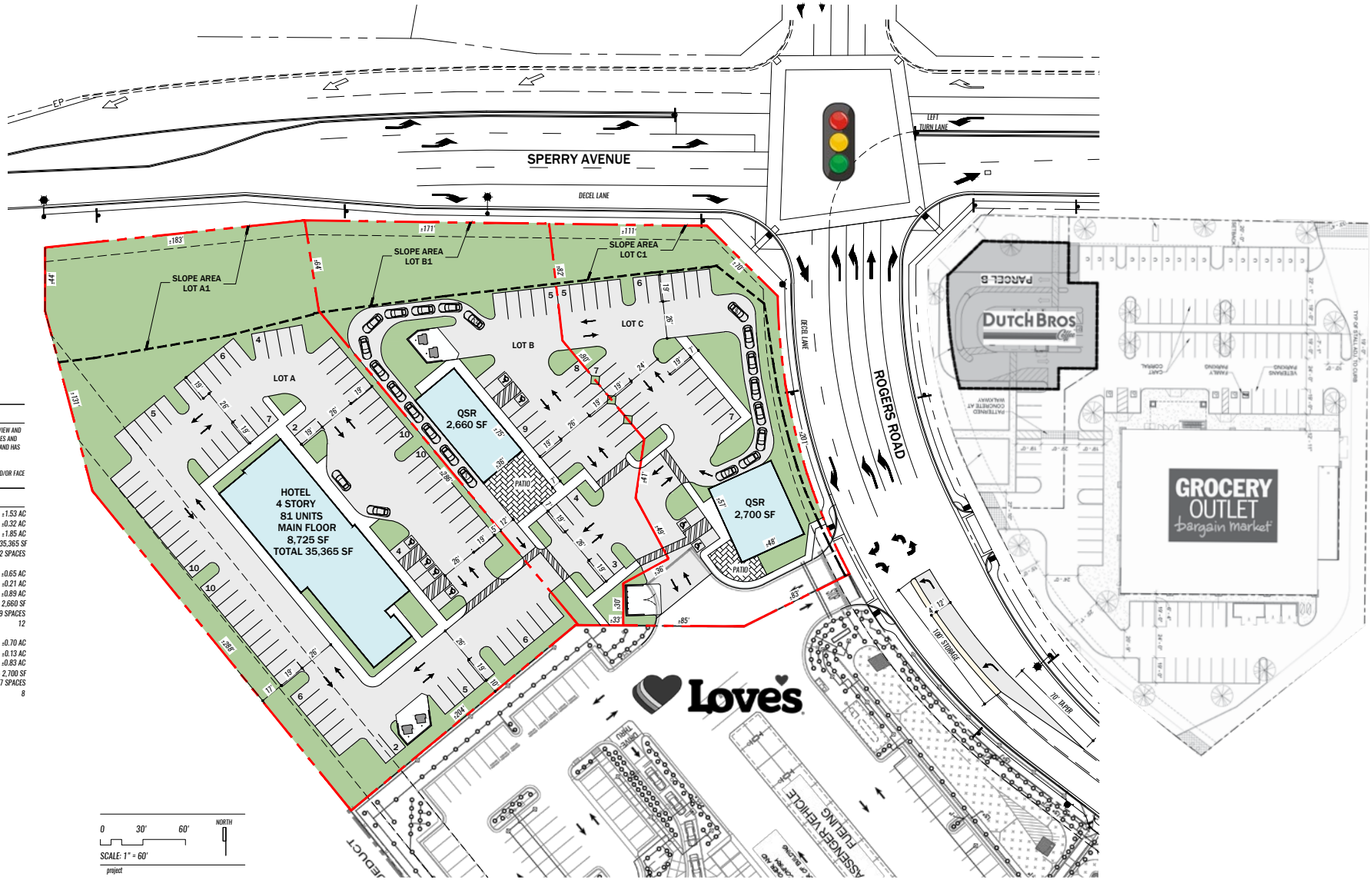

NOTES

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

SITE DATA

LOT AREA A	±1.53 AC
LOT AREA A1 (SLOPE)	±0.32 AC
AREA TOTAL	±1.85 AC
BUILDING	4 STORY HOTEL - 35,365 SF
PARKING	82 SPACES
LOT AREA B	±0.65 AC
LOT AREA B1 (SLOPE)	±0.21 AC
TOTAL	±0.89 AC
BUILDING	QSR - 2,660 SF
PARKING	29 SPACES
DRIVE-THRU STACKING	12
LOT AREA C	±0.70 AC
LOT AREA C1 (SLOPE)	±0.13 AC
TOTAL	±0.83 AC
BUILDING	QSR - 2,700 SF
PARKING	27 SPACES
DRIVE-THRU STACKING	8

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Large Trade Area Draw

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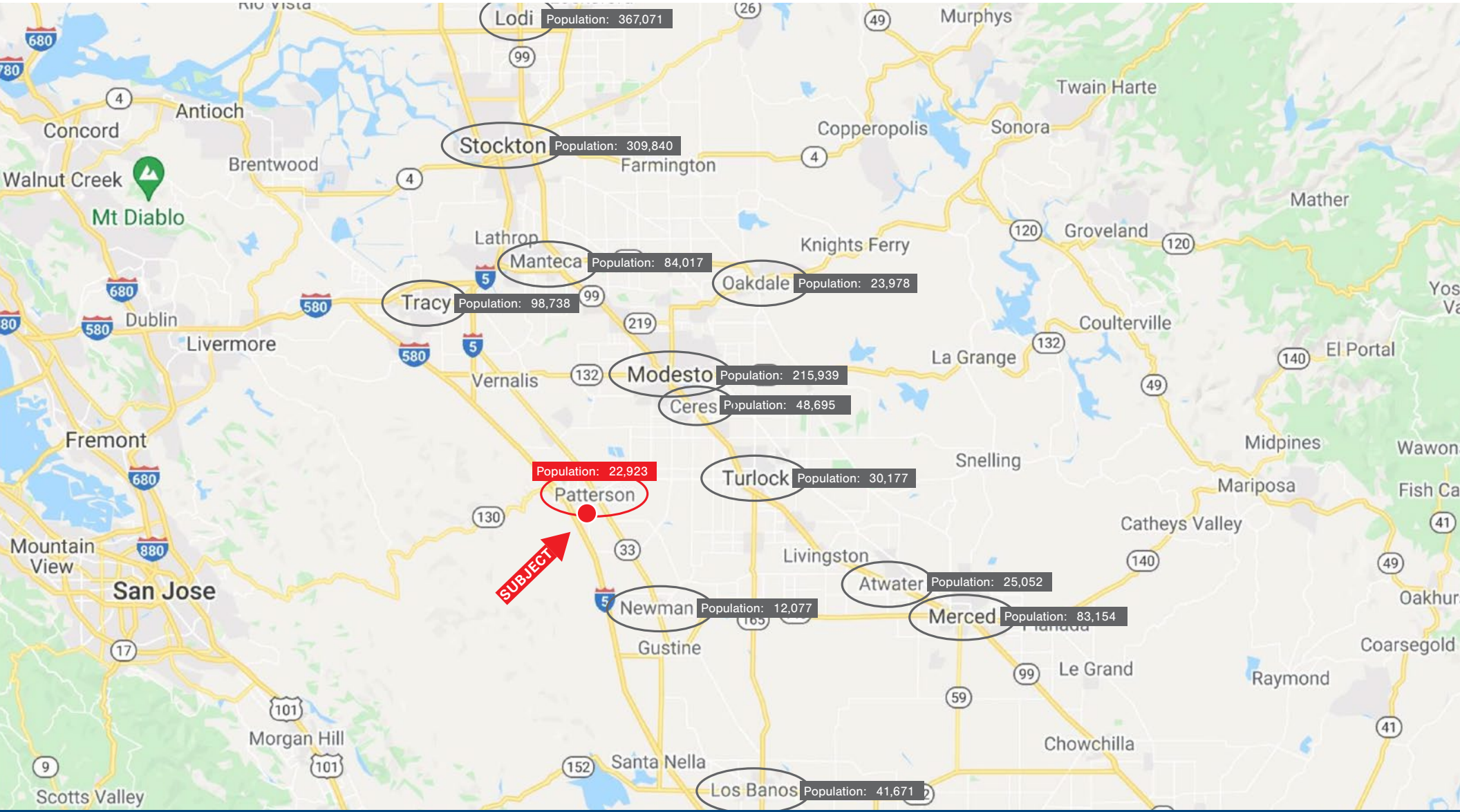

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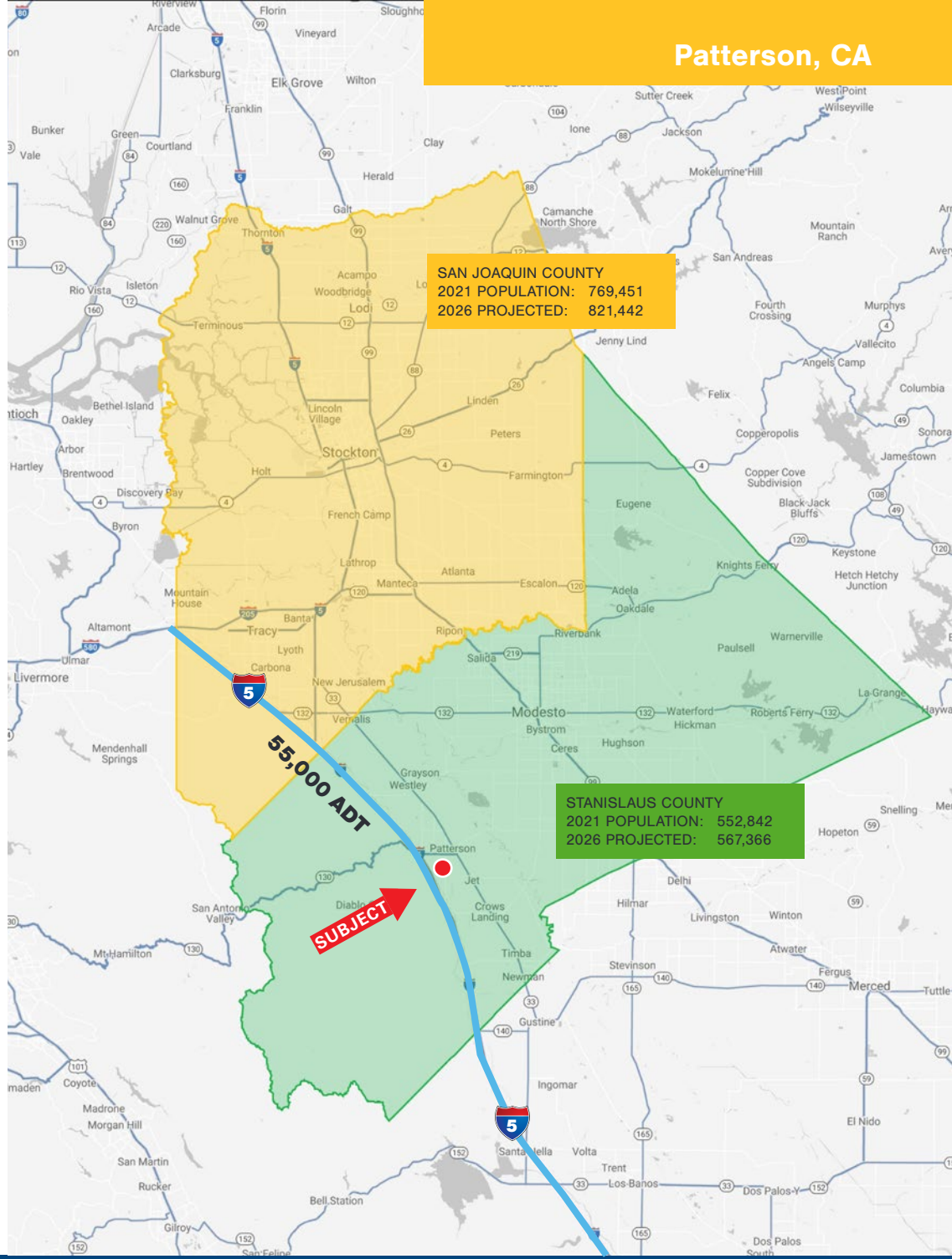
- Freeway adjacent site with 15,000 cars daily on I-5 at Sperry Avenue exit
- Major employers include Amazon, CVS, Grainger, Restoration Hardware, SDA Modular, Kohl's, Platt with a daytime population of 15,883 in a 10-mile radius
- Anchored by Love's Travel Truck Stop
- Lack of competition for sit down restaurants
- Potential freeway pylon sign available
- Current population of 22,923
- Residential growth continues to grow with ±10,735 new units in progress and 8,700 approved or in review. At build out of active units the trade area will have an additional 38,161 people (an impressive 74% increase)

LARGEST EMPLOYERS

amazon · RESTORATION HARDWARE · CVS pharmacy · S²A MODULAR · PLATT · GRAINGER · AFFINIA · KOHL'S



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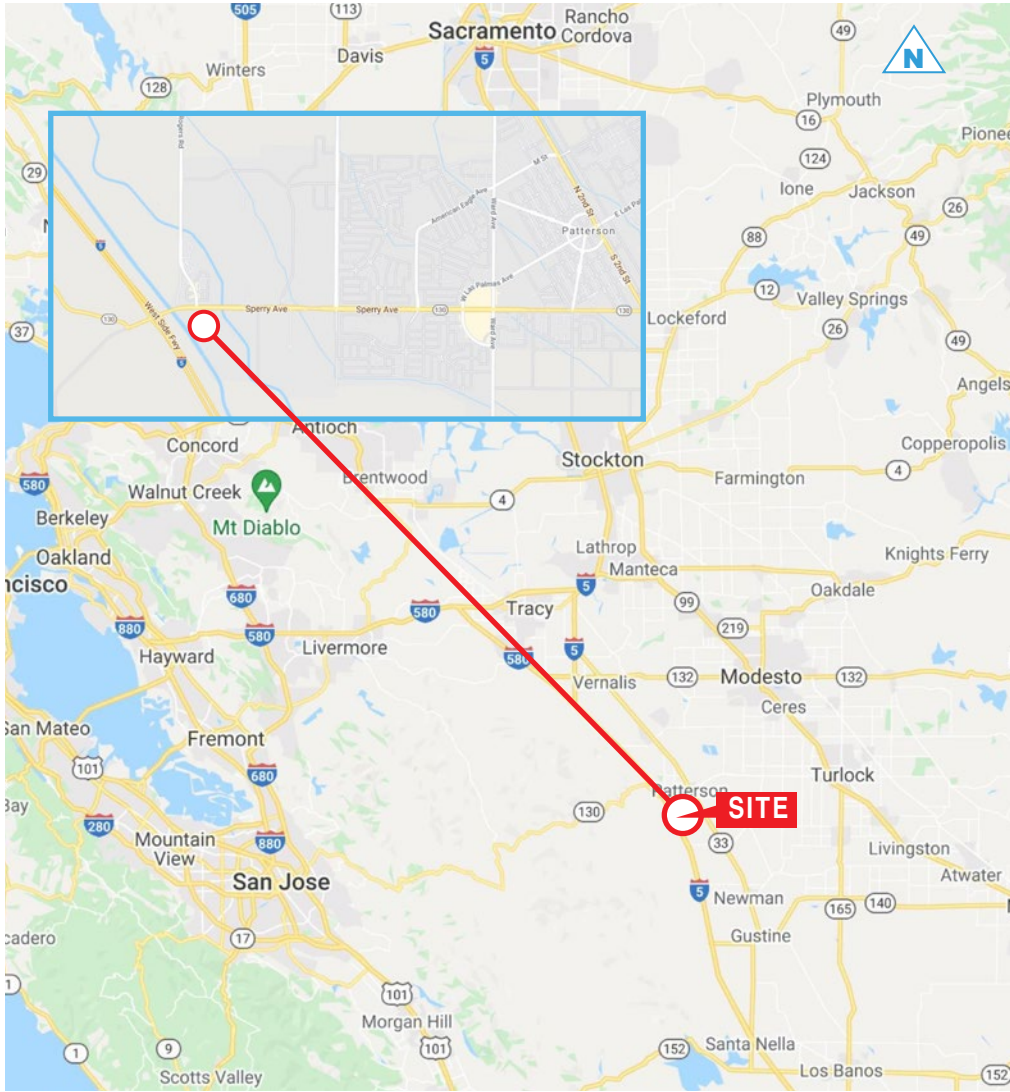
Patterson, CA

		3 MILE	5 MILE	10 MILE
POPULATION	2021 Estimated Population	21,297	24,972	31,434
	2026 Projected Population	22,409	26,231	32,806
	2010 Census Population	19,035	22,465	28,606
	2000 Census Population	10,467	13,473	19,332
	Projected Annual Growth 2021 - 2026	1%	1%	1%
	Historical Annual Growth 2010 - 2021	5%	4%	3%
	2021 Median Age	31	31	31
	Adjusted Daytime Demographics Age 16 Years +	10,707	12,864	15,883
HOUSEHOLDS	2021 Estimated Households	5,855	6,862	8,818
	2026 Projected Households	6,165	7,213	9,205
	2010 Census Households	5,285	6,249	8,132
	2000 Census Households	2,845	3,712	5,356
	Projected Annual Growth 2021 - 2026	1%	1%	1%
	Historical Annual Growth 2000 - 2021	5%	4%	3%
RACE & ETHNICITY	2021 Estimated White	46%	47%	49%
	2021 Estimated Black or African American	8%	7%	6%
	2021 Estimated Asian or Pacific Islander	8%	7%	6%
	2021 Estimated American Indian or Native Alaskan	1%	1%	1%
	2021 Estimated Other Races	38%	38%	37%
	2021 Estimated Hispanic	61%	62%	62%
INCOME	2021 Estimated Average Household Income	$88,238	$88,557	$90,688
	2021 Estimated Median Household Income	$74,662	$74,029	$73,882
	2021 Estimated Per Capita Income	$24,263	$24,373	$25,557
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 - 8)	13%	14%	15%
	2021 Estimated Some High School (Grade Level 9 - 11)	11%	10%	10%
	2021 Estimated High School Graduate	38%	37%	36%
	2021 Estimated Some College	21%	21%	21%
	2021 Estimated Associates Degree Only	5%	6%	6%
	2021 Estimated Bachelor's Degree Only	9%	9%	8%
	2021 Estimated Graduate Degree	3%	3%	3%
BUSINESS	2021 Estimated Total Businesses	467	547	628
	2021 Estimated Total Employees	4,103	5,068	5,854
	2021 Estimated Employee Population per Business	9	9	9
	2021 Estimated Residential Population per Business	46	46	50



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