

# LATHROP BUSINESS PARK

S. HARLAN ROAD | LATHROP, CA

±131,400 SF OFFICE PARK  
±16,501 SF AVAILABLE  
UP TO ±12,790 SF  
FOR LEASE

FULLY IMPROVED OFFICE AND EDUCATION  
SPACE AVAILABLE WITH I-5 VISIBILITY



BRIAN PETERSON  
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## PROPERTY FEATURES

- Heart of San Joaquin Valley in between Stockton, Modesto and Tracy, California
- Direct access to I-5 & Hwy 99
- 6:1,000 parking ratio (highest parking ratio in South County area)
- Close to restaurants, retail, hotels and banking
- Interstate 5 visibility
- Professionally managed by Pacific Edge Development, Inc.
- On-site property management and security
- Located in the Enterprise Zone

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### AVAILABILITY

- Office Building 1  
16916 S. Harlan Road:  
±12,790 SF\*  
\*divisible to ±6,000 SF
- Office Building 2  
16948-17032 S. Harlan Road:  
2D-±3,711 SF

### DEMOGRAPHICS (2018 EST.)

Radius	1-mile	3-mile	5-mile
Median Household Income	\$88,384	\$89,409	\$81,819
Population	10,795	34,484	91,775

### Traffic Counts (2013 Est.)

	ADT
Louise Avenue and S. Harlan Road	14,600
Interstate 5 and E. Lathrop Road	108,000
Louise Avenue and Harlan Road	15,390

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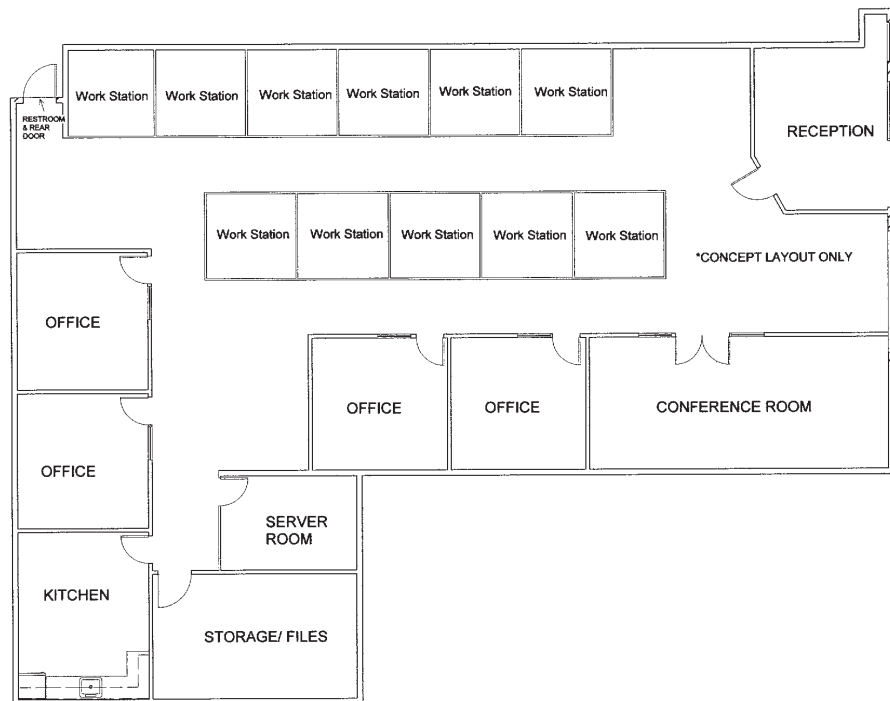
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## Conceptual Floor Plan

### Office Building 2

#### Suite 2D

±3,711 SF



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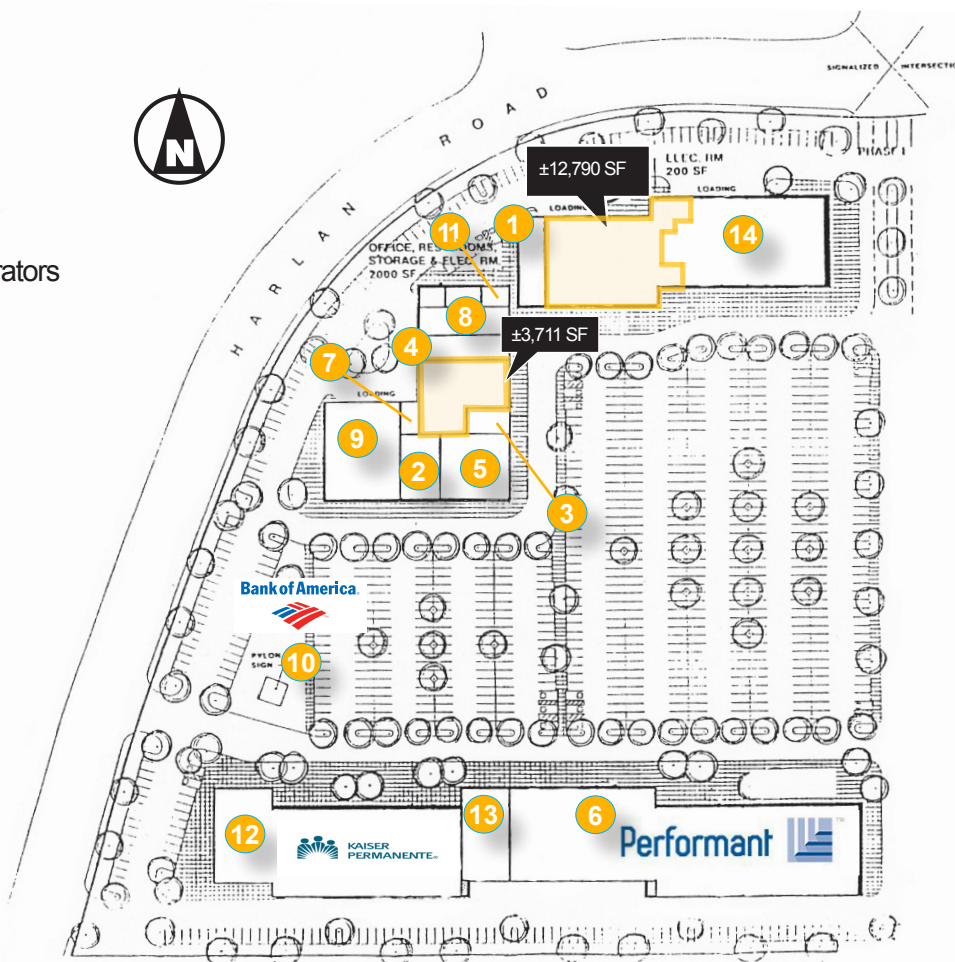
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## TENANT MIX

1. BKF Engineers
2. Central Valley Assoc. Realtors
3. Jon J. Serafin/Lathrop Chiropractic
4. Preferred Alliance aka Health Services & Benefit Administrators
5. Team Health
6. DCS, Inc. / Performant, Inc.
7. Delta Health Systems
8. Vitas
9. New Jerusalem School District
10. Bank of America
11. Farmers Insurance
12. Kaiser Foundation Health Plan
13. Campbellsville University Inc.
14. CrossLink Professional Tax Solutions



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