

MANTECA CROSSING

NOW PRE-LEASING PHASE III! SPACE DELIVERY MARCH-APRIL 2026



REYNOLDS & BROWN

RIGHTSITE

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MANTECA CROSSING



PROPERTY PROFILE

- » **Space Available:**
 - » **Phase I:** ±913^{SF} Available
 - » **Phase II (Now Pre-leasing):**
 - Shop Space: ±1,000–7,925^{SF}
(Space delivery March–April 2026)
 - » **Delivery Condition:** Grey Shell
- » **Development Size:** ±15.4^{AC}
- » **Seeking:** Restaurants, Retail & Service Retail Tenants
- » Visible From Hwy 120
- » 75' Highway Pylon Signage



RESIDENTIAL GROWTH (SEE PG. 5 FOR MORE DETAILS)

MANTECA & LATHROP ARE THE EPICENTER FOR POPULATION GROWTH IN THE NORTHERN SAN JOAQUIN VALLEY!

- » There are over ±11,500 Residential Units proposed & planned in Manteca alone and ±5,750 of those are within a 2 mile radius of the site and expected to be completed in the next 2 to 5 years
- » By 2033, Manteca is projected to surpass Tracy as the second largest city in the San Joaquin County



SURROUNDING COMMERCE (SEE PG. 6 FOR MORE DETAILS)

AT AIRPORT WAY OFF RAMP YOU HAVE...

- » The recently opened Great Wolf Lodge with 500 rooms and ±100,000^{SF} water park, expected to attract 500,000 visitors annually
- » ±7,600 Daytime Employees within a 2 mile radius
(See pg. 4 for Major Commercial Development & Major Employers)
- » Airport Way & Hwy 120 is the nearest major retail intersection to the new 4.8 million SF TriPoint Logistics Center with Wayfair 2.6 miles away and the Lathrop Gateway business park with 3,000,000^{SF} of Industrial Space
- » Retail & commercial at this off-ramp creates a **REGIONAL DRAW** serves the growing Manteca & Lathrop area

POTENTIAL USES



SWC HWY 120 & AIRPORT WAY, MANTECA, CA

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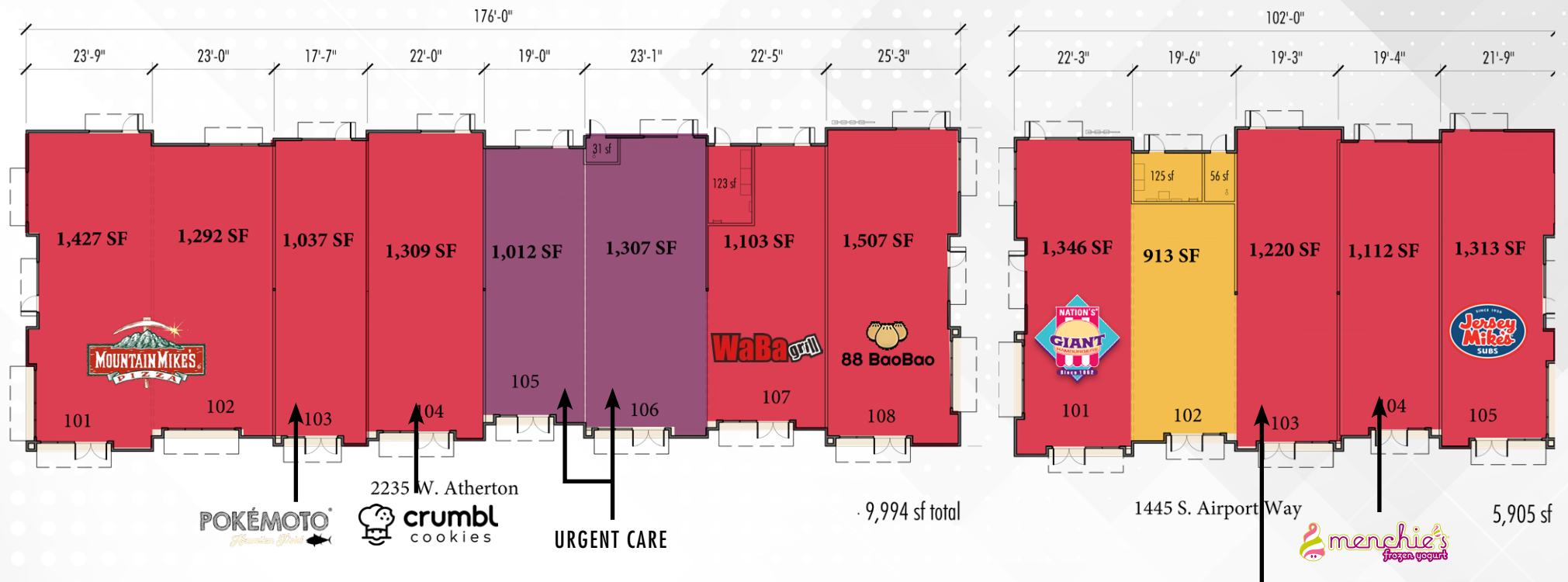
PG. 3

CONCEPTUAL SITE PLAN (SUBJECT TO MODIFICATION)



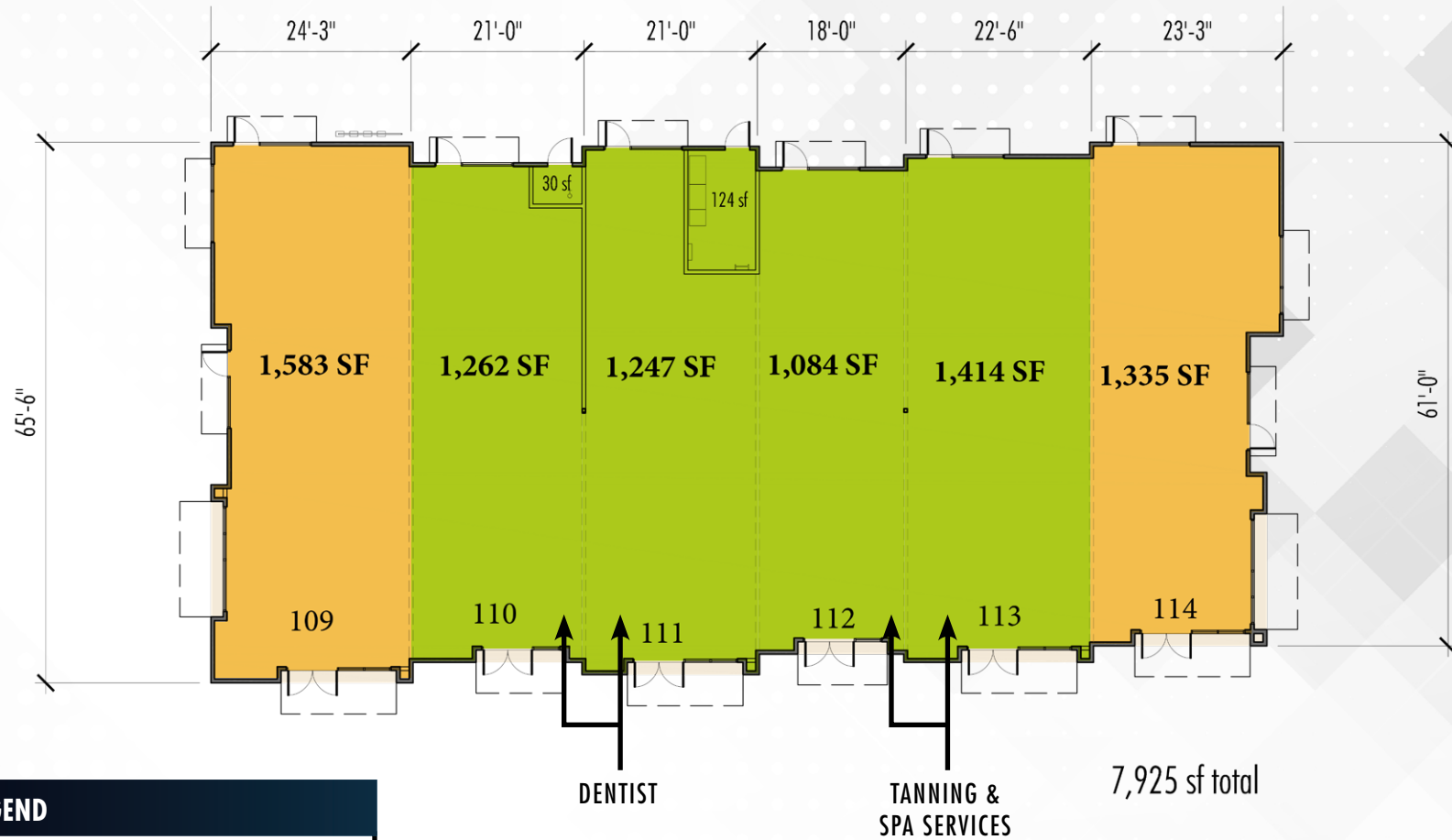
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PHASE I: 2235 W ATHERTON & 1445 S AIRPORT WAY



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PHASE II: 2249 W ATHERTON

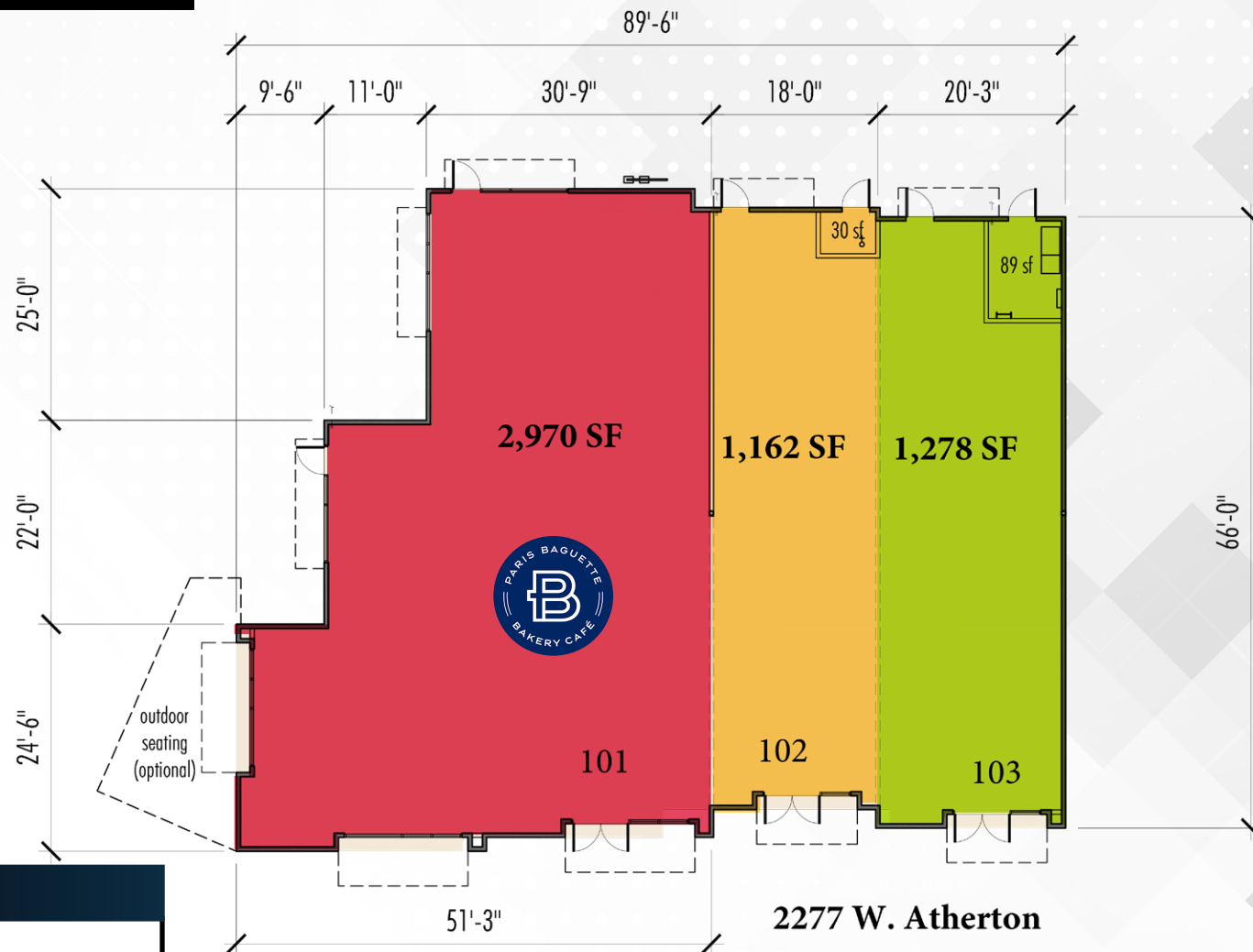


LEGEND

■ AVAILABLE	■ AT LEASE
■ LOI	■ SIGNED LEASE

MANTECA CROSSING

PHASE II: 2277 W ATHERTON



5,410 sf total

MANTECA CROSSING

MAJOR EMPLOYERS & COMMERCIAL DEVELOPMENT



TRIPPOINT LOGISTICS

10 buildings totaling ± 4.8 million SF of industrial and distribution centers
(THE FIRST BUILDING, WAYFAIR DISTRIBUTION CENTER, HAS COMPLETED CONSTRUCTION. WAYFAIR ALSO HAS ENTITLEMENTS FOR AN ADDITIONAL 4-5 BUILDINGS)

HOME DEPOT
 ± 150 employees

IN-N-OUT
 ± 200 employees

LATHROP GATEWAY BUSINESS PARK
9 buildings totaling ± 3 million SF of industrial and commercial centers
(PHASE I & II FULLY BUILT & OCCUPIED. PHASE III UNDER CONSTRUCTION)

J R SIMPLOT CO.
 ± 200 employees

CALIFORNIA NATURAL PRODUCTS
 ± 450 employees

SUPER STORE INDUSTRIES
 ± 450 employees

SMART TRANSPORTATION
 ± 200 employees

GARDNER TRUCKING
 ± 520 employees

FAMILY ENTERTAINMENT ZONE

Planned $\pm 183^{\text{AC}}$ mega entertainment zone that is expected to attract 1 million visitors annually

GREAT WOLF LODGE

BIG LEAGUE DREAMS

STADIUM CENTER

PROPOSED ROTTEN ROBBIE GAS STATION

KAISER PERMANENTE
 ± 369 employees

PLANNED DRIVE-THRU RESTAURANT AND FUEL STATION

UNION CROSSING

$\pm 48.7^{\text{AC}}$ mixed-use commercial/residential development that includes a $\pm 117,000^{\text{SF}}$ Living Spaces store, and 300 apartment units
(APARTMENTS APPROVED)

PROMENADE SHOPS AT ORCHARD VALLEY

MANTECA CROSSING

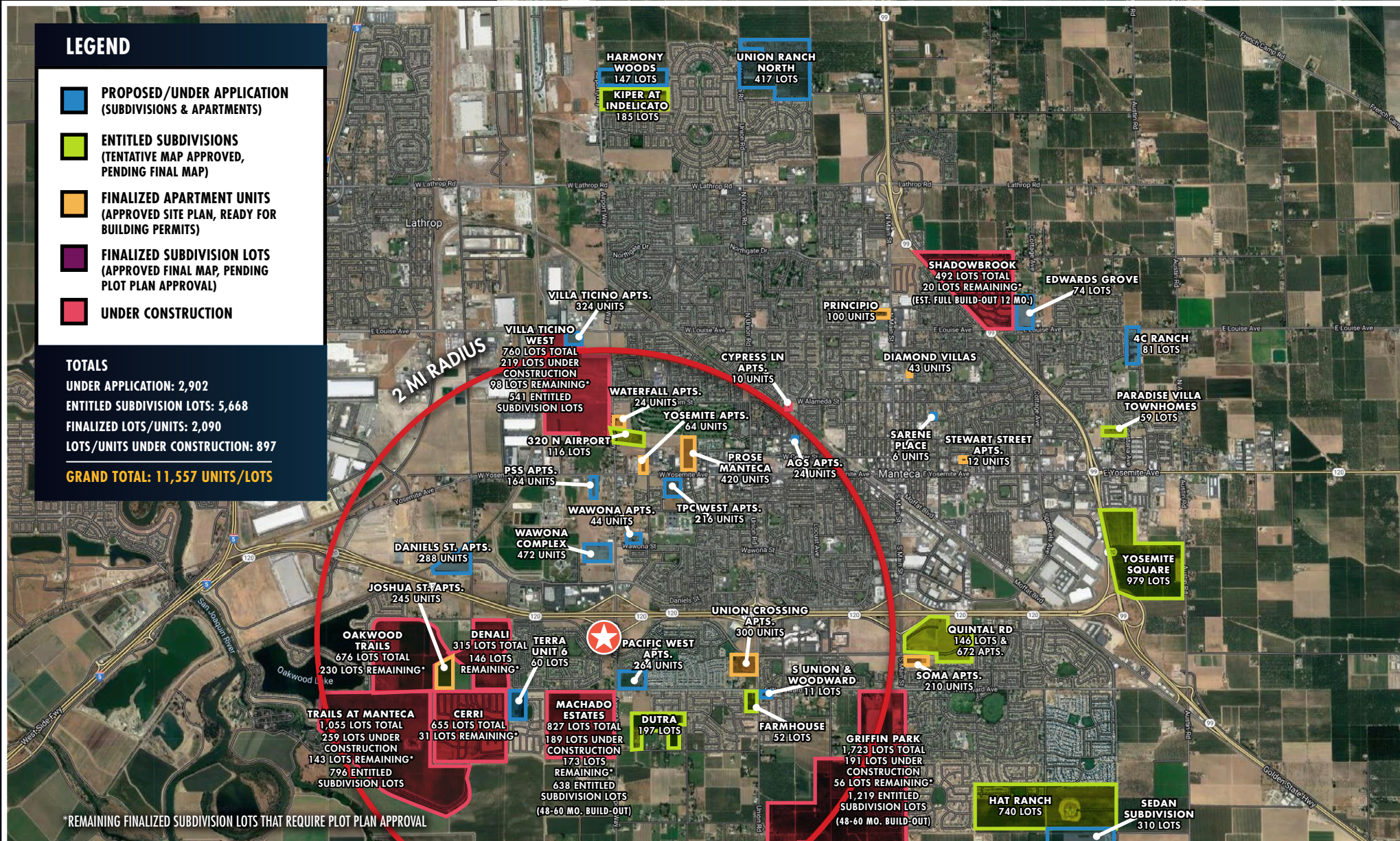
RESIDENTIAL DEVELOPMENT AERIAL

LEGEND

- PROPOSED/UNDER APPLICATION
(SUBDIVISIONS & APARTMENTS)
- ENTITLED SUBDIVISIONS
(TENTATIVE MAP APPROVED,
PENDING FINAL MAP)
- FINALIZED APARTMENT UNITS
(APPROVED SITE PLAN, READY FOR
BUILDING PERMITS)
- FINALIZED SUBDIVISION LOTS
(APPROVED FINAL MAP, PENDING
PLOT PLAN APPROVAL)
- UNDER CONSTRUCTION

TOTALS

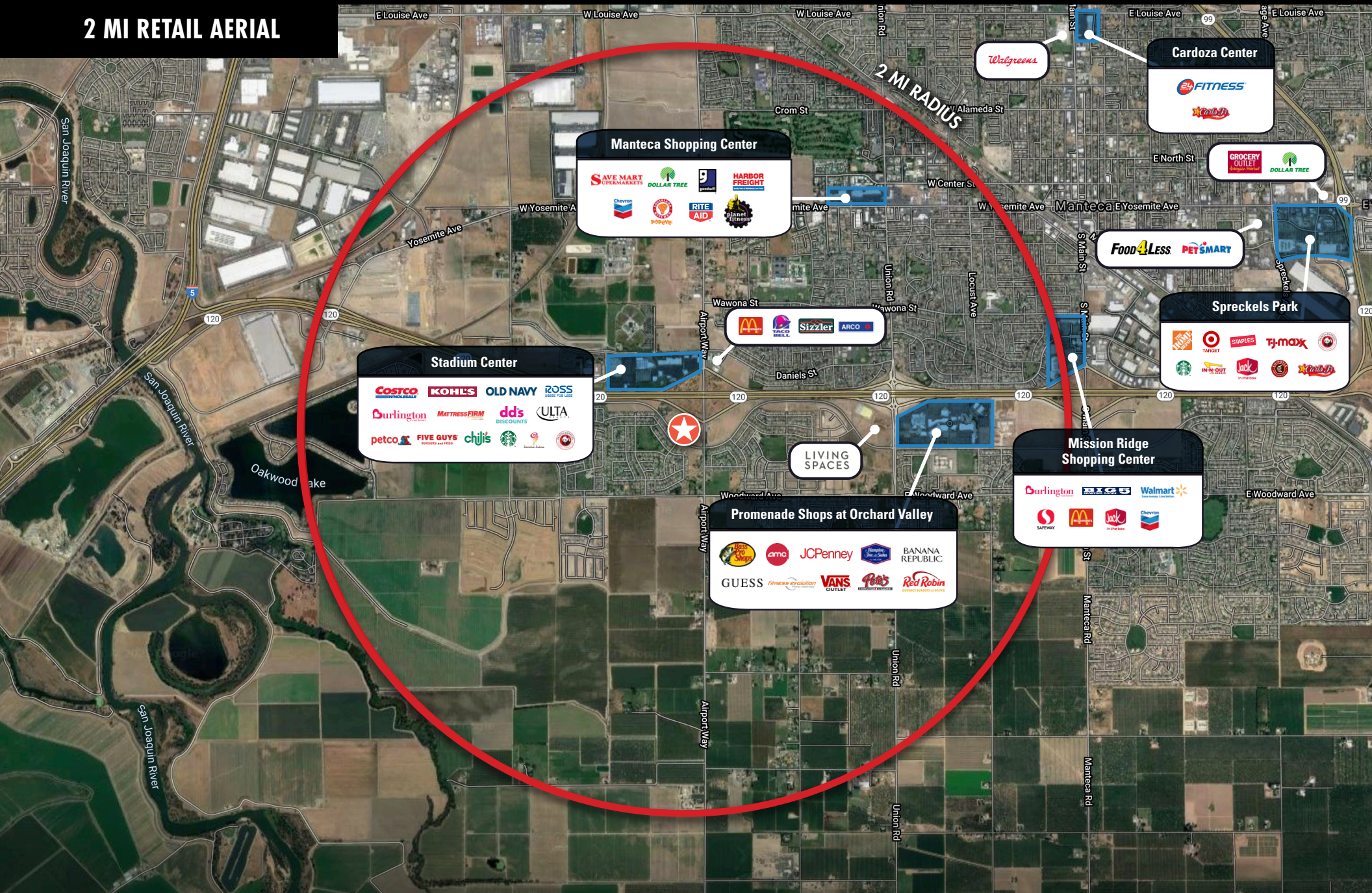
UNDER APPLICATION: 2,902
 ENTITLED SUBDIVISION LOTS: 5,668
 FINALIZED LOTS/UNITS: 2,090
 LOTS/UNITS UNDER CONSTRUCTION: 897
GRAND TOTAL: 11,557 UNITS/LOTS



*REMAINING FINALIZED SUBDIVISION LOTS THAT REQUIRE PLOT PLAN APPROVAL

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2 MI RETAIL AERIAL



MANTECA CROSSING

DEMOGRAPHICS (2025 EST.)

POPULATION

1 mile	9,432
2 mile	30,881
3 mile	68,885
5 mile	133,299

DAYTIME POPULATION

1 mile	1,435
2 mile	7,519
3 mile	16,404
5 mile	28,648

MEDIAN HOUSEHOLD INCOME

1 mile	\$127,053
2 mile	\$112,728
3 mile	\$107,395
5 mile	\$107,682

AVERAGE HOUSEHOLD INCOME

1 mile	\$149,198
2 mile	\$135,056
3 mile	\$130,514
5 mile	\$133,827

TRAFFIC

Hwy 120	89,040 ADT*
Airport Way	22,258 ADT*

*Last traffic counts on Airport Way was taken in 2020. Last traffic counts on Hwy 120 was taken in 2022. 2025 projections are based on a 2% annual increase.

