

# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

CAR WASH PAD AVAILABLE!

**WATERFALL APTS.**  
±24 residential units total  
(SITE PLAN APPROVED)

**320 N AIRPORT WAY**  
±123 residential units total  
(TENTATIVE MAP APPROVED)

**YOSEMITE GREENS**  
±99 residential units total  
(RECENTLY COMPLETED)

**VILLA TICINO WEST**  
±760 residential units total  
(219 UNITS UNDER CONSTRUCTION)

UNDER CONSTRUCTION

FUTURE  
NEIGHBORHOOD  
COMMERCIAL

FUTURE APARTMENTS

SITE

W LOUISE AVE = 14,943 ADT\*

AIRPORT WAY = 15,942 ADT\*



\*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2024 projections are based on a 2% annual increase.



# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## PROPERTY PROFILE

**CAR WASH PAD AVAILABLE FOR SALE AT THE PROPOSED SHOPPING CENTER ACROSS THE STREET FROM A MAJOR HOUSING DEVELOPMENT CURRENTLY UNDER CONSTRUCTION!**

- » Pad size:  $\pm 42,993^{\text{SF}} (\pm 0.99^{\text{AC}})$
  - » Tunnel length: 116'
  - » Total development size:  $\pm 9.47^{\text{AC}}$
  - » Zoning: General Commercial (GC)
  - » Across the street from the Villa Ticino West development that at full build-out will add 760 homes
  - » **Asking Price: \$1,500,000**
- [CLICK HERE TO LEARN MORE](#)

## TRADE AREA

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

- » There are over  $\pm 11,400$  Residential Units proposed & planned in Manteca alone.  $\pm 2,800$  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
- » 8,000+ Daytime employees within a 2 mile radius
- » Major employers within a 2 mile radius:

Tesla ( $\pm 2,054$ employees)	Pflug Packaging ( $\pm 450$ employees)	CBC Steel Buildings ( $\pm 185$ employees)	Pratt Industries ( $\pm 120$ employees)
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## DEMOGRAPHICS

(2024 EST.)

### POPULATION

1 mile	9,606
2 mile	46,678
3 mile	86,832

### DAYTIME POPULATION

1 mile	1,579
2 mile	8,579
3 mile	20,126

### MEDIAN HOUSEHOLD INCOME

1 mile	\$122,423
2 mile	\$96,329
3 mile	\$101,146

### AVERAGE HOUSEHOLD INCOME

1 mile	\$151,668
2 mile	\$121,243
3 mile	\$125,585

### TRAFFIC

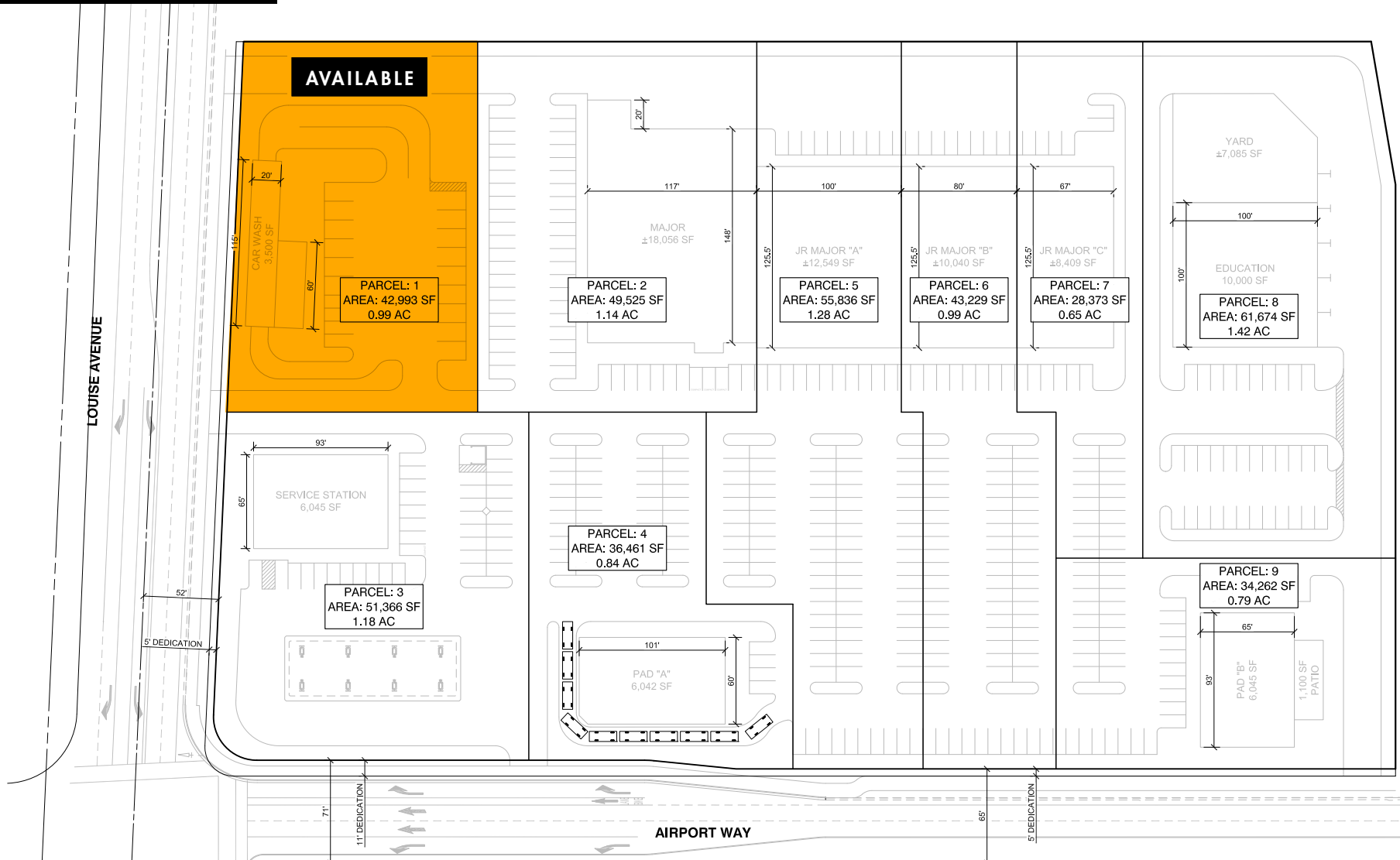
Airport Way	15,942 ADT*
W Louise Ave	14,943 ADT*
Total	30,885 ADT

\*Last traffic counts on Airport Way & W Louise Ave were taken in 2020. 2024 projections are based on a 2% annual increase.

# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## CONCEPTUAL SITE PLAN

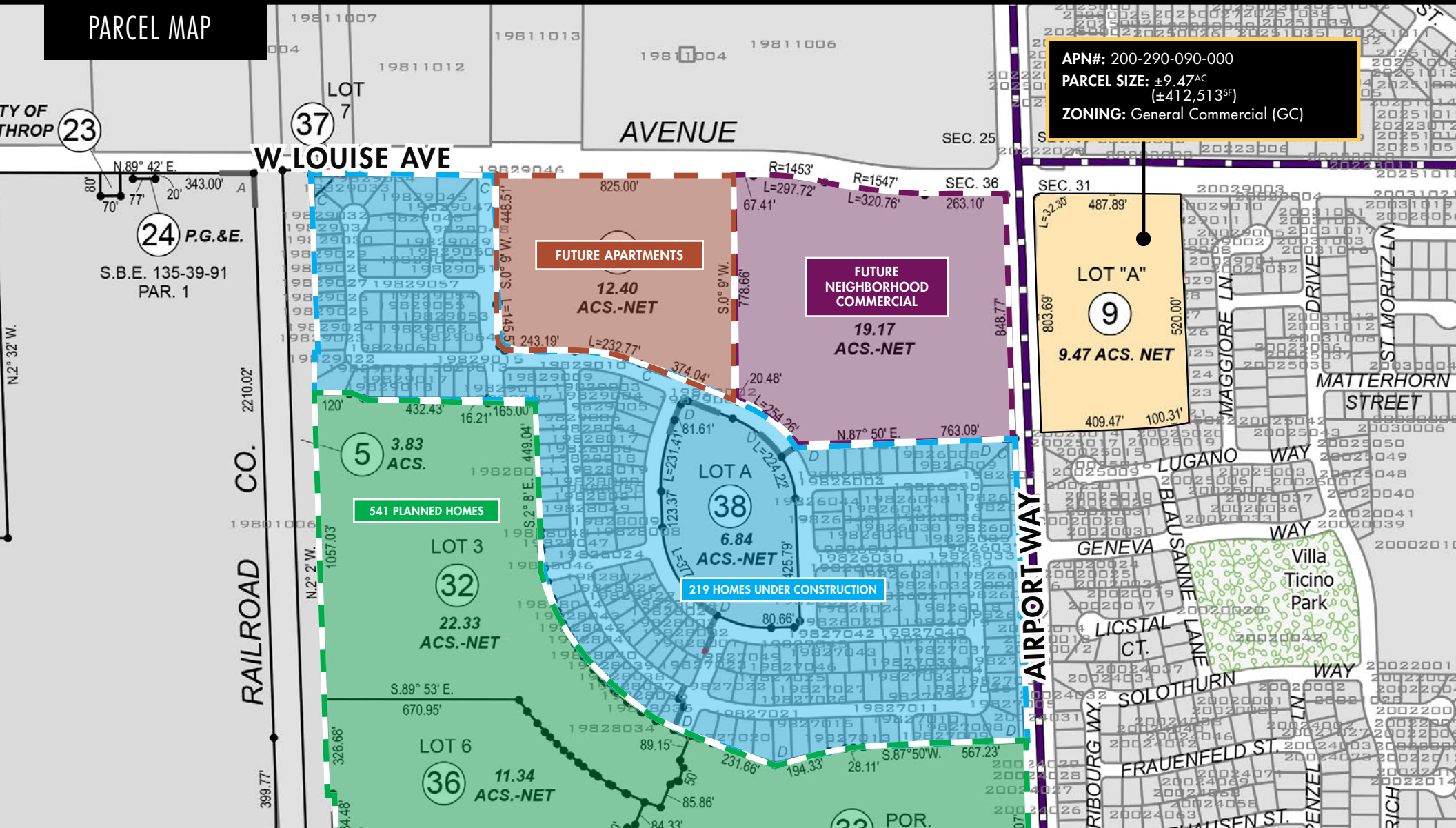


# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

PARCEL MAP

APN#: 200-290-090-000  
 PARCEL SIZE: ±9.47<sup>AC</sup>  
 (±412,513<sup>SF</sup>)  
 ZONING: General Commercial (GC)



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# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

## OVERHEAD AERIAL

**WAYFAIR**  
±238 employees

**HOME DEPOT**  
±150 employees

**ASHLEY FURNITURE**  
±190 employees

**IN-N-OUT**  
±200 employees

**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)

**SIMWON AMERICA CORP**  
±378 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.**  
±145 employees

**TESLA DISTRIBUTION CENTER**  
±2,054 employees

**PFLUG PACKAGING**  
±450 employees

**SUPER STORE INDUSTRIES**  
±50 employees

**CBC STEEL BUILDINGS**  
±185 employees



**PRATT INDUSTRIES**  
±120 employees

**VILLA TICINO WEST**  
±760 residential units total  
(219 UNITS UNDER CONSTRUCTION)

**FUTURE APARTMENTS**

**FUTURE NEIGHBORHOOD COMMERCIAL**

AIRPORT WAY – 15,942 ADT\*

W LOUISE AVE – 14,943 ADT\*

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W LOUISE AVE & AIRPORT WAY, MANTECA, CA

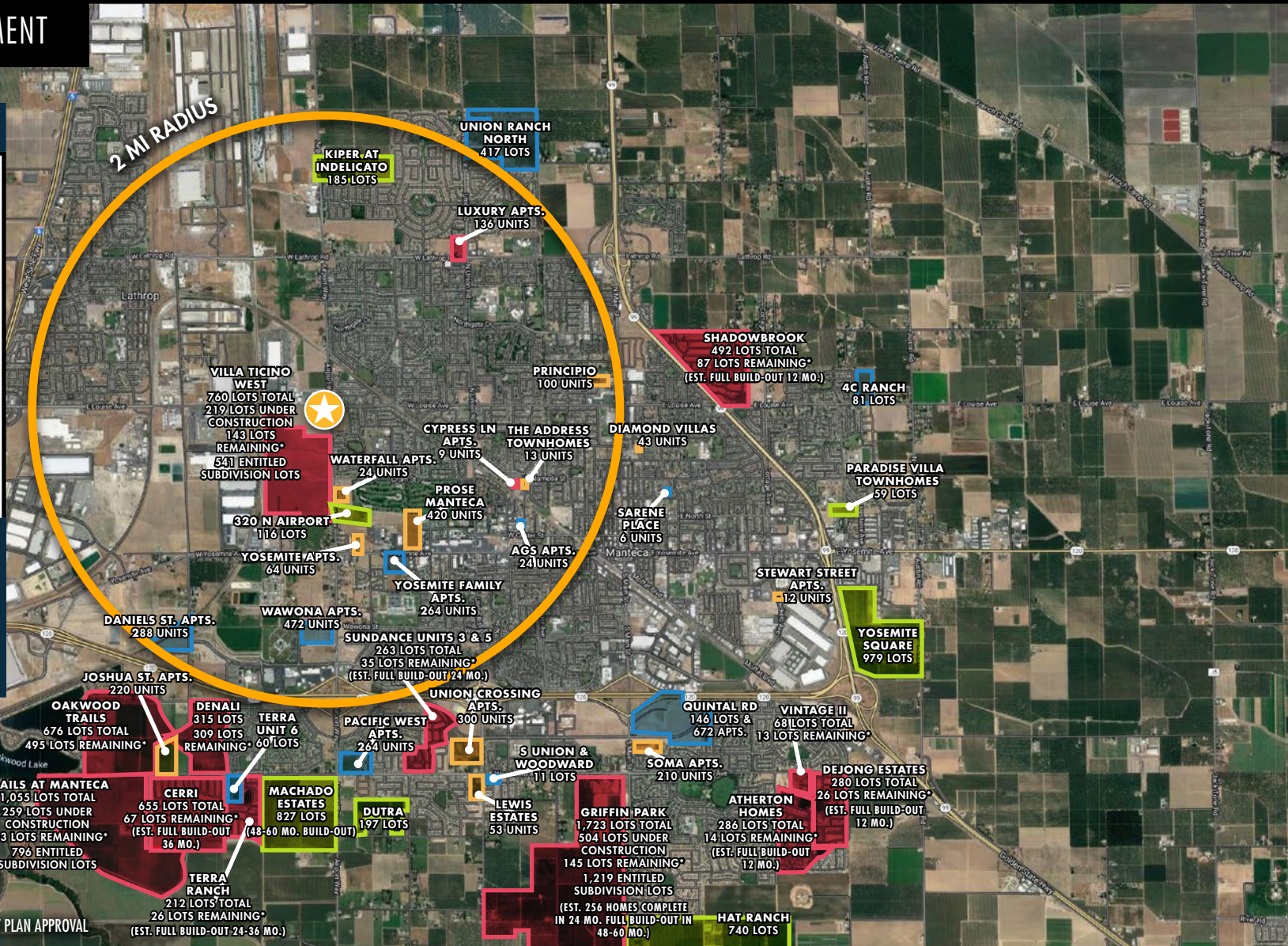
## RESIDENTIAL DEVELOPMENT

### 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: 2,705  
 ENTITLED SUBDIVISION LOTS: 5,659  
 FINALIZED LOTS/UNITS: 1,483  
 LOTS/UNITS UNDER CONSTRUCTION: 1,561  
**GRAND TOTAL: 11,408 UNITS/LOTS**



\*REMAINING FINALIZED SUBDIVISION LOTS THAT REQUIRE PLOT PLAN APPROVAL

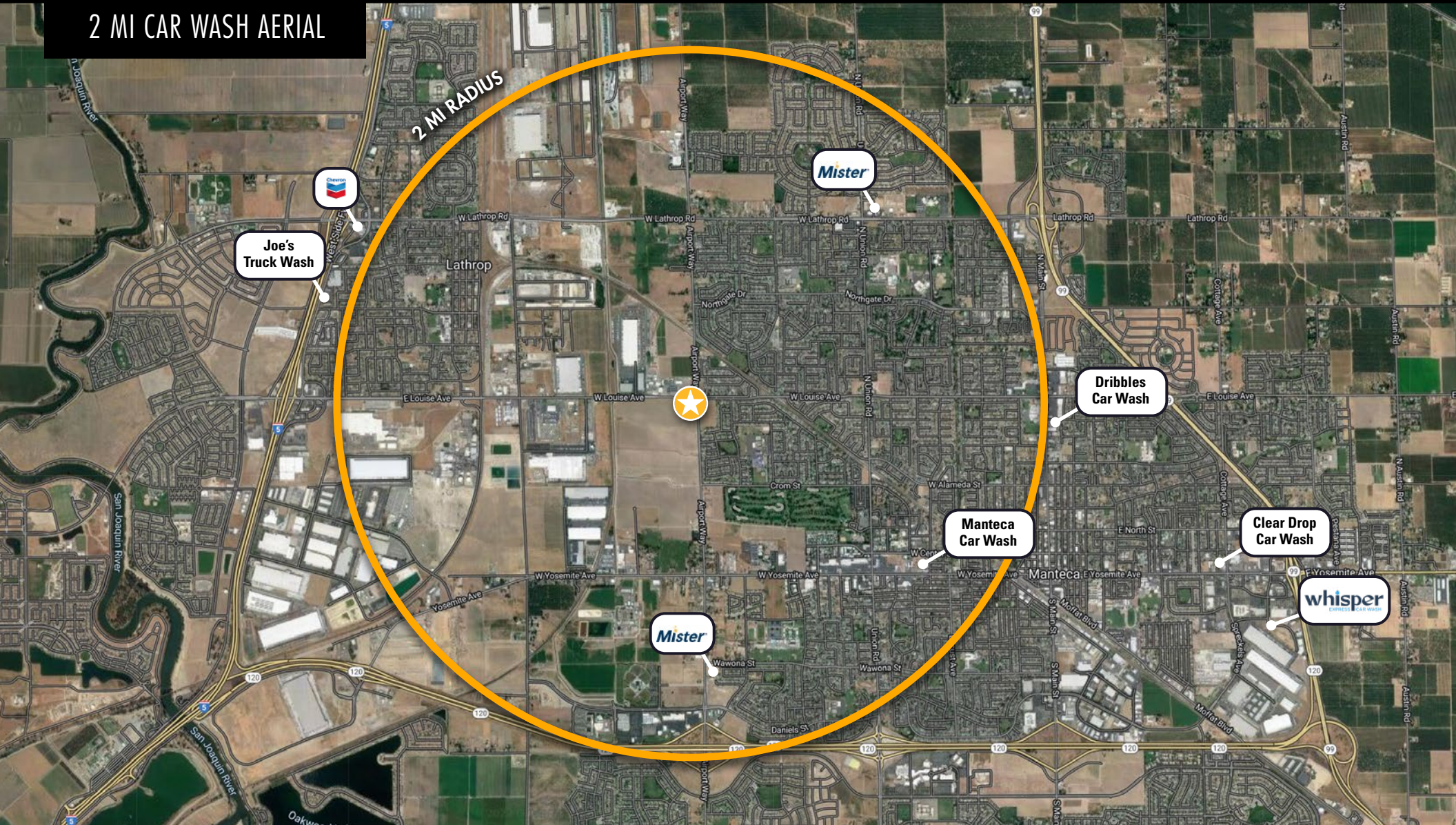


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# VILLA TICINO TOWNE SQUARE

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2 MI CAR WASH AERIAL



# VILLA TICINO TOWNE SQUARE

W LOUISE AVE & AIRPORT WAY, MANTECA, CA

2 MI RETAIL AERIAL



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