

THE MARKET MOUNTAIN HOUSE!

SOUTHWEST CORNER OF MOUNTAIN HOUSE PARKWAY
& BYRON HIGHWAY

Now Owned By:



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THE MOUNTAIN HOUSE COMMUNITY FINALLY HAS RETAIL!

Lee & Associates Central Valley Inc. is pleased to announce the leasing of the Mountain House Town Center, a new Class "A" neighborhood shopping center serving a trade area STARVED for retail services. The first phase of this 82,000± square foot project will be anchored by a Safeway Marketplace, and has attracted other national retailers including Starbucks Coffee, Great Clips, Mountain Mikes Pizza and many others!

Mountain House has become one of California's premiere master planned communities. Mountain House's neighborhoods are friendly, family-oriented and its schools are the envy of the region. The Town Center Plan, a critical piece of the Mountain House master plan, is the product of years of careful study and planning, hundreds of conversations and formal planning workshops with the community. The Mountain House Master Community has had incredible housing sales over the incredible growth over the last decade!



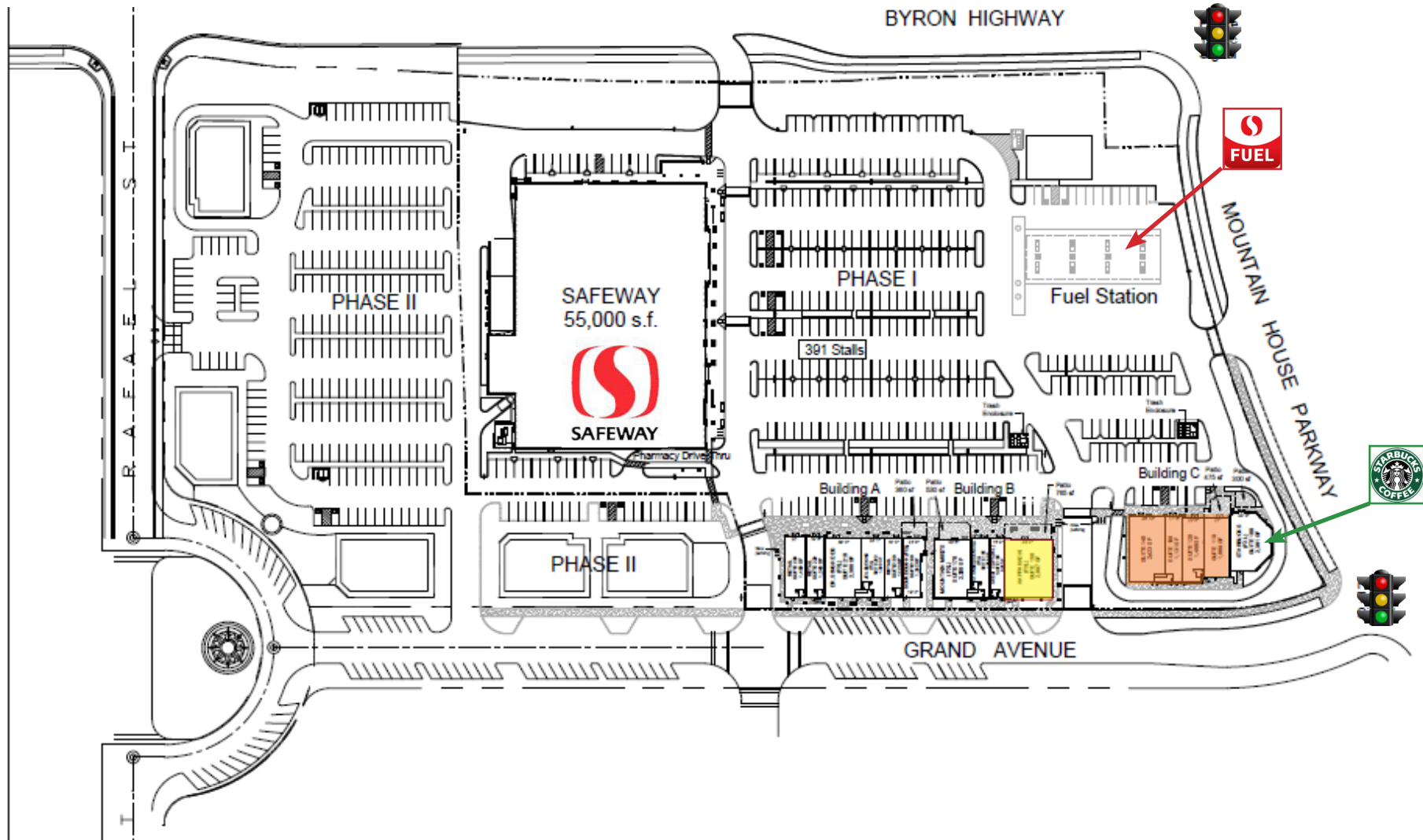
2ND GENERATION RESTAURANT AVAILABLE

* PLEASE DO NOT DISTURB TENANT

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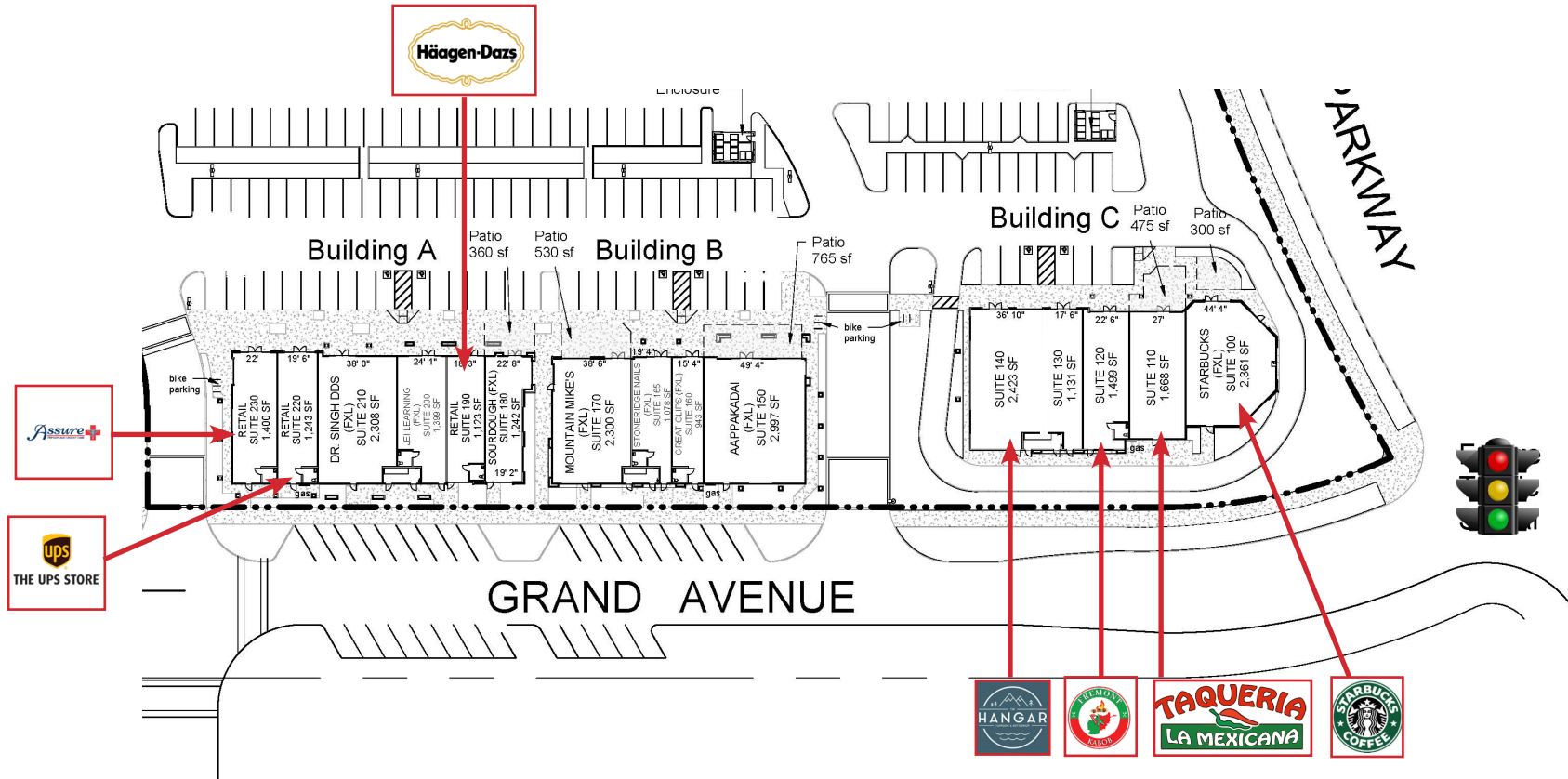
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STARBUCKS	2,351± SF	STONERIDGE NAILS	1,087± SF	UPS STORE	1,243± SF
TAQUERIA LA MEXICANA	1,665± SF	MOUNTAIN MIKES	2,300± SF	ASSURE URGENT CARE	1,400± SF
FREMONT KABOB	1,499± SF	SOURDOUGH & CO	1,242± SF		
HANGAR TAP ROOM	3,554± SF	HAAGEN DAZS	1,123± SF		
AAPPAKADAI	2,787± SF	JEI LEARNING CENTER	1,399± SF		
GREAT CLIPS	995± SF	DR SINGH DDS	2,308± SF		

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RESIDENTIAL GROWTH FOR MOUNTAIN HOUSE



Mountain House continues to grow with a wide range of residential communities in various stages of development – bringing new homes, new neighbors, and a bright future.

RESIDENTIAL DEVELOPMENT PROJECTS

#	PROJECT	BUILDER / DEVELOPER	PRODUCT TYPE	PLANNED UNITS	ACRES	STATUS
1	Cypress	Pulte	Single-Family Detached	31	10.35	Under Construction
2	Lakeshore (J1-J5)	Lennar	Single-Family Detached	346	104.27	Under Construction
3	Alserio / Bolsena	MHD / Burke Homes	Single-Family Detached	141	31.49	UC & PR
4	Lotus	Century Communities	Single-Family Detached	87	34.33	UC & PR
5	Trailview / Silverleaf	Taylor Morrison	Single-Family Detached	116	26.96	UC & PR
6	Aviara Apartments	Van Daele	Apartments	304	15.00	Complete
7	Avina	Pulte	Single-Family Detached	74	15.00	Under Construction
8	Sequoia	Pulte	Single-Family Detached	76	17.00	Under Construction
9	B7	Richmond American Homes	Single-Family Detached	98	25.00	Plan Review
10	The Knolls	Tri Pointe Homes	Single-Family Detached	143	35.83	Plan Review
11	Additional A3 Lots	KB Home	Single-Family Detached	5	0.70	Approved TM
12	Additional B4 Lots	KB Home	Single-Family Detached	61	31.40	Approved TM
13	Vida Apartments	Van Daele	Apartments	172	8.80	Under Construction
14	B9/B10	Mountain Investments LLC	Single-Family Detached	299	36.06	Annexation Application
15	B11	KB Home	Single-Family Detached	115	17.30	Plan Review
16	Adler / Sutton	Lennar	Single-Family Detached	53	17.83	TM Approved
17	Linden	Lennar	Single-Family Detached	143	22.59	TM Approved
18	Mahony	Lennar	Single-Family Detached	81	20.29	TM Approved
19	Rivani	Shea Homes	Single-Family Detached	266	52.53	Plan Review
20	Neighborhood H Unit 14	The New Home Company	Single-Family Detached & Attached	199	18.04	Plan Review
21	Creekside	Lennar	Single-Family Detached & Attached	254	21.08	Under Construction
22	I1-I12	MHD	Single-Family Detached	1,094	251.26	Plan Review
23	Belleza at Lakeview	Richmond American Homes	Single-Family Detached	55	10.00	Plan Review
24	Malana	Century Communities	Single-Family Detached	61	8.00	Under Construction
25	I14	MHD	Single-Family Detached	58	6.80	TM in Review
26	I15	MHD	Single-Family Detached	82	17.20	TM in Review
27	K9	MHD	Single-Family Detached	367	63.00	TM in Review
28	K10	Burka	Single-Family Detached	99	104.00	TM in Review
29	A/B Unit 1	Risewell	Single-Family Detached & Attached	314	33.40	TM in Review

RESIDENTIAL GROWTH BY THE NUMBERS



5,000+
PLANNED RESIDENTIAL UNITS
Across more than 25 communities in progress.



29
ACTIVE PROJECTS
From under construction to plan review and in review.



900+
ACRES OF RESIDENTIAL DEVELOPMENT
Thoughtfully planned for a vibrant future.

TRUSTED HOME BUILDERS



A VARIETY OF HOUSING OPTIONS



SINGLE-FAMILY DETACHED
Spacious homes for every lifestyle



SINGLE-FAMILY ATTACHED
Low-maintenance living options



APARTMENTS
Modern communities for today's living

Mountain House is a master planned community designed for a high quality of life, with great schools, beautiful parks, and convenient access to everything you need.

MOUNTAIN HOUSE

CURRENT ONGOING PROJECTS

Mountain House continues to grow with a variety of residential, commercial, industrial, and public projects in progress throughout the community.

PROJECT KEY

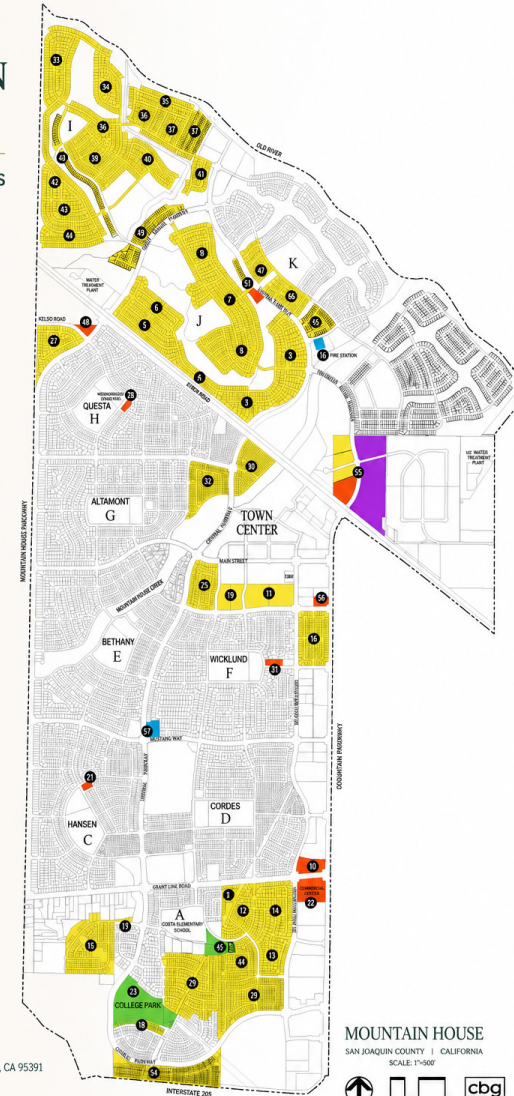
- RESIDENTIAL
- COMMERCIAL
- PARK
- PUBLIC FACILITY
- INDUSTRIAL

ABOUT MOUNTAIN HOUSE

A master planned community designed for a high quality of life, with great schools, beautiful parks, and convenient access to everything you need.



DATE: MAY, 2026
EMAIL: mountainhouseplanning@sjgov.org
ADDRESS: 251 Main Street, Mountain House, CA 95391



MOUNTAIN HOUSE
SAN JOAQUIN COUNTY | CALIFORNIA
SCALE: 1"=500'



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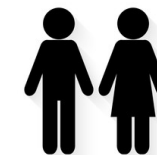
Welcome to the City of Mountain House!
A vibrant, inclusive community designed for modern living-
with a deep connection to the past and an exciting vision
for the future.

Whether you're raising a family, starting a new chapter, or
looking for a fresh pace, Mountain House offers everything
you need-state-of-the-art schools, scenic parks, cutting-
edge tech infrastructure, and a strong sense of belonging.

With walkable villages, beautiful landscapes, and a true
neighborhood feel, you'll find space to grow, connect, and
thrive.



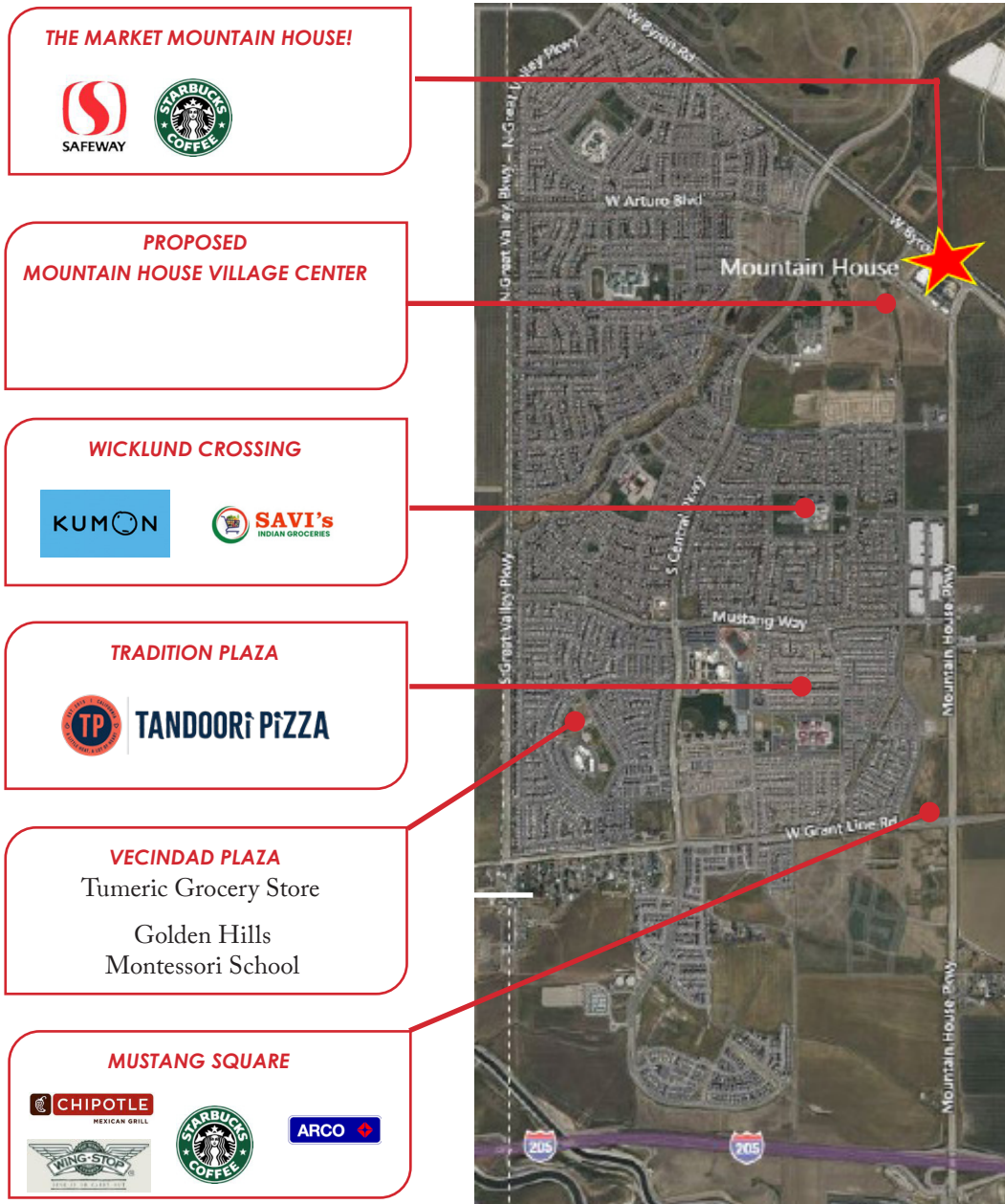
POPULATION:
43,127 (2026)
5 Mile Radius



MEDIAN AGE:
34



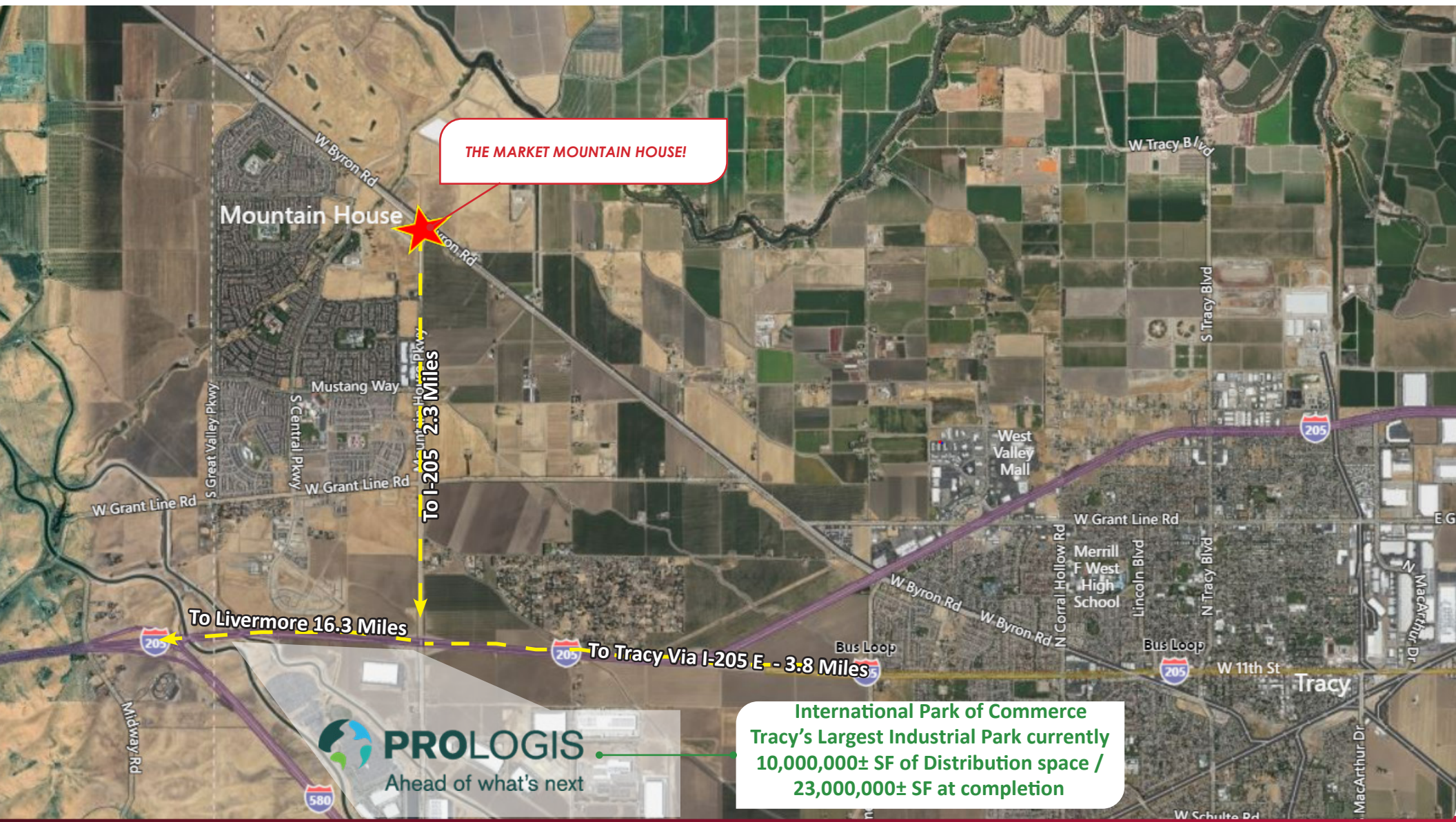
AVERAGE HOUSEHOLD
INCOME: \$153,227



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International Park of Commerce
Tracy's Largest Industrial Park currently
10,000,000± SF of Distribution space /
23,000,000± SF at completion