

CA-120: ±70,000 ADT

120



SWC UNION ROAD
+ HIGHWAY 120,
MANTECA, CA

UNION ROAD

UNION RD: ±16,100 ADT

FOR LEASE

Union Crossings

Upcoming Premium Neighborhood Center

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±91,000 TOTAL SF

ANCHOR + RETAIL PAD SPACE NOW AVAILABLE



Center Highlights

In the heart of Central Valley along Highway 120, **Union Crossing Power Center** is the newest addition to Manteca’s strongest retail corridor. Union Crossing will add a total of 203,200 SF of retail (large box, QSR/drive-thru, retail shop space), including Living Spaces, among strong national retailers.

Union Crossing experiences an estimated 82,000 vehicles per day near the Union Road/Hwy 120 exit and offers great visibility to commuters travelling to and from the Bay Area and Central Valley (positioned between I-5 + Highway 99).

Union Crossing will also benefit from a housing market growth throughout Manteca (6% growth). With a current population of over 85,000, the City of Manteca will add ten new housing developments south of highway 120.



Demographics

	1 MILE	3 MILES	5 MILES
Population	17,912	86,284	132,444
Avg. Household Income	\$130,112	\$126,061	\$130,491
Daytime Population	13,763	72,635	109,774
Median HH Income	\$110,899	\$98,784	\$103,251
Median Home Value	\$607,415	\$602,718	\$613,780

Source: 2025 Esri.



91,000 SF
PROPOSED RETAIL SPACE



CENTRAL
RETAIL LOCATION



GROWING
HOUSING MARKET

Major Area Tenants



Proposed Building Elevations

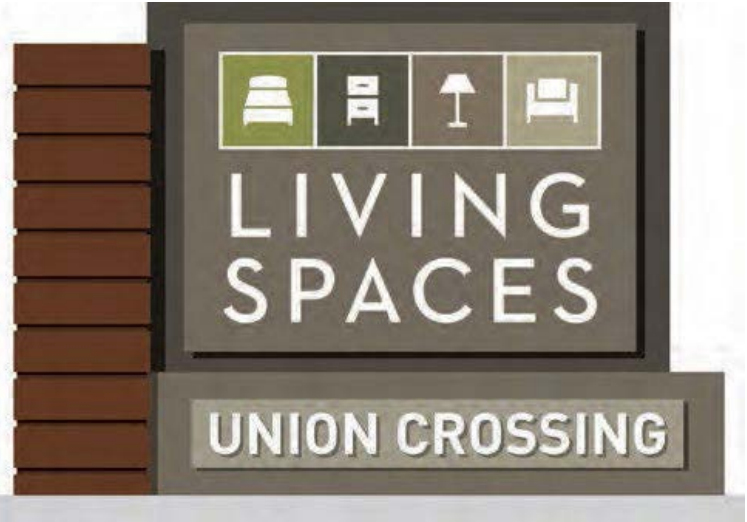


Proposed Pylon + Monument Signs



◀ HIGHWAY PYLON SIGN
75' X 20'

ADDITIONAL MONUMENT SIGNS ▼



Union Crossing Site Plan

Space Availability

M3 Major	24,500 SF
M2 Major	10,000 SF
M1 Major	13,000 SF
S1 Shops	5,250 SF
S2 Shops	5,250 SF
S3 Shops	11,000 SF
S4 Shops	5,000 SF
P1 Restaurant	6,000 SF
P2 Restaurant	6,000 SF
P3 Restaurant	5,000 SF
TOTAL RETAIL GLA	91,000 SF
TOTAL PARKING	529 Spaces

** Proposed building plans are subject to change and may be adjusted/ divided based on tenant needs (contact broker for details).*



Union Crossing Site Plan

Space Availability

Parcel 7	±0.75 AC
Parcel 8	±1.10 AC
TOTAL	±1.85 AC

** Parcels may be combined to fit tenant needs
(Contact broker for details).*



Area Market View

LEGEND ■ Subject Center ■ Commercial ■ Residential



Housing Growth Aerial

LEGEND

Under Application

Finalized Apt. Units

Entitled Subdivisions

Under Construction

VILLA TICINO APTS.

324 Lots

VILLA TICINO WEST

760 Lots

YOSEMITE GREENS

99 Lots

CYRUS LN APTS.

9 Units

DIAMOND VILLAS

43 Lots

STEWART STREET APTS.

12 Units

DENALI

634 Lots
(Near Completion)

JOSHUA ST APTS.

245 Units (est. 150-200
Units Within 24 mo. Full
Build-out 48-60 mo.)

CERRI

655 Lots

SUNDANCE HOMES

514 Homes

UNION CROSSING POWER CENTER

OAKWOOD TRAILS

677 Lots
(Near Completion)

TRAILS OF MANTECA

1,055 Lots
(Near Completion)

TERRA RANCH

272 Lots

S UNION & WOODWARD

11 Lots

UNION CROSSING APTS.

300 Units

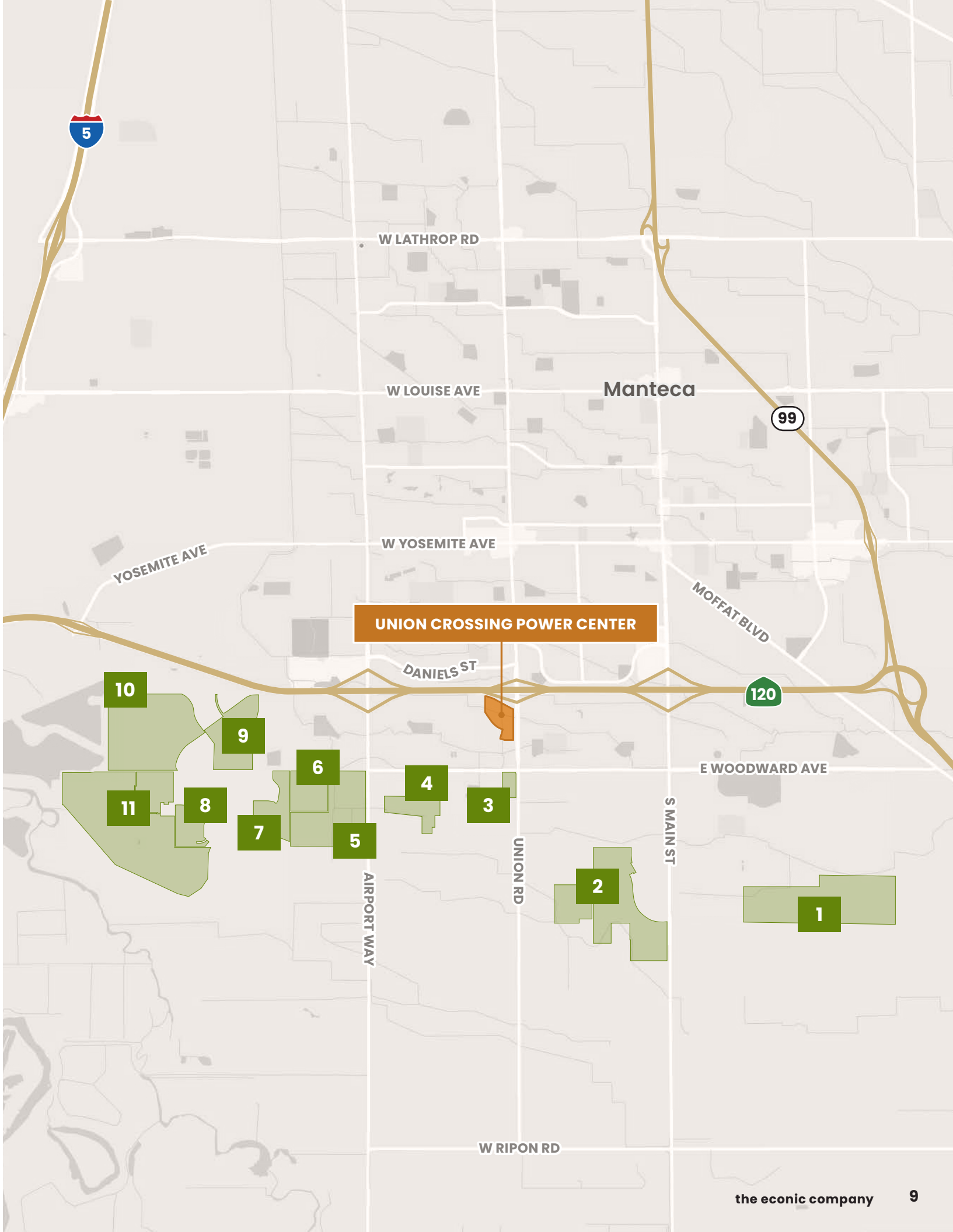
GRIFFIN PARK

1,410 Lots Total
191 Lots Under Construction
84 Lots Remaining*
1,219 Entitled Subdivision Lots
(est. 255 Homes Complete In 24
mo. Full Build-out In 48-60 mo.)

New Home Developments

Active Subdivisions South of Hwy 120 - Manteca

1	HAT RANCH	740 LOTS
2	GRIFFIN PARK	1,219 LOTS
3	FARMHOUSE	52 LOTS
4	DUTRA	197 LOTS
5	LUMINA AT MACHADO RANCH	827 LOTS
6	LUMINA AT MACHADO RANCH UNIT 1	189 LOTS
7	TERRA RANCH	212 LOTS
8	CERRI	132 LOTS
9	DENALI	315 LOTS
10	OAKWOOD TRAILS	677 LOTS
11	TRAILS OF MANTECA	1,055 LOTS
TOTAL		5,614 NEW HOMES



South Manteca/Hwy 120 Growth

UNION CROSSING POWER CENTER

Area Demographics (1 MI)

17,912

2025 Total Population

13,763

2025 Daytime Population

5.17%

2024-2039 HH Annual Rate

\$134,852

Average Household Income

Manteca, California



Manteca is one of the fastest-growing cities in California’s Central Valley, strategically positioned along Highways 99, 120, and Interstate 5—offering seamless connectivity to the Bay Area, Greater Sacramento area, and key distribution corridors. The city is experiencing explosive residential growth, with thousands of new homes planned and under construction, rapidly expanding its customer base and workforce.

Manteca’s economy is powered by a strong mix of logistics, healthcare, retail, and service industries while its proximity to major metropolitan markets makes it a natural hub for retail expansion. With a pro-business climate, a surge in new households, and a growing demand for shopping, dining, and services, Manteca presents a prime opportunity for retail investors seeking long-term growth and high returns.



94,000
TOTAL POPULATION



\$611,850
MEDIAN HOME VALUE



\$124,900
HOUSEHOLD INCOME



10.4%
5-YEAR PROJECTED POPULATION GROWTH

Drive Time	15 MINUTES	60 MINUTES
Population	169,062	3,287,825
Average Household Income	\$133,165	\$141,431
Population Growth	6.6%	2.21%



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