

RETAIL SHOPS AVAILABLE FOR LEASE & GROUND LEASE OPPORTUNITY

MANTECA CROSSING

SWC Hwy 120 & Airport Way — Manteca, CA

Food4Less Opening August 2026!



AVAILABLE FOR LEASE



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REYNOLDS & BROWN

01 — PROJECT HIGHLIGHTS

- HIGHWAY 120 FREEWAY VISIBILITY WITH 89,040 ADT – MAJOR REGIONAL CORRIDOR
- 75' HIGHWAY PYLON SIGNAGE AT THE AIRPORT WAY OFF-RAMP
- AFFLUENT DEMOGRAPHIC WITH STRONG DAYTIME AND RESIDENTIAL POPULATION GROWTH
- ±5,750 NEW RESIDENTIAL UNITS WITHIN 2-MILE RADIUS COMPLETING IN NEXT 2–5 YEARS
- AIRPORT WAY IS THE NEAREST MAJOR RETAIL INTERSECTION TO THE 4.8M SF TriPoint LOGISTICS CENTER
- ADJACENT TO GREAT WOLF LODGE (500 ROOMS) AND ±183AC BIG LEAGUE DREAMS ENTERTAINMENT ZONE



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	9,432	30,881	68,885	133,299
AVG. HOUSEHOLD INCOME	\$149,198	\$135,056	\$130,514	\$133,827
DAYTIME POPULATION	1,435	7,519	16,404	28,648
TRAFFIC COUNTS				
HWY 120	89,040 ADT			
AIRPORT WAY	22,258 ADT			



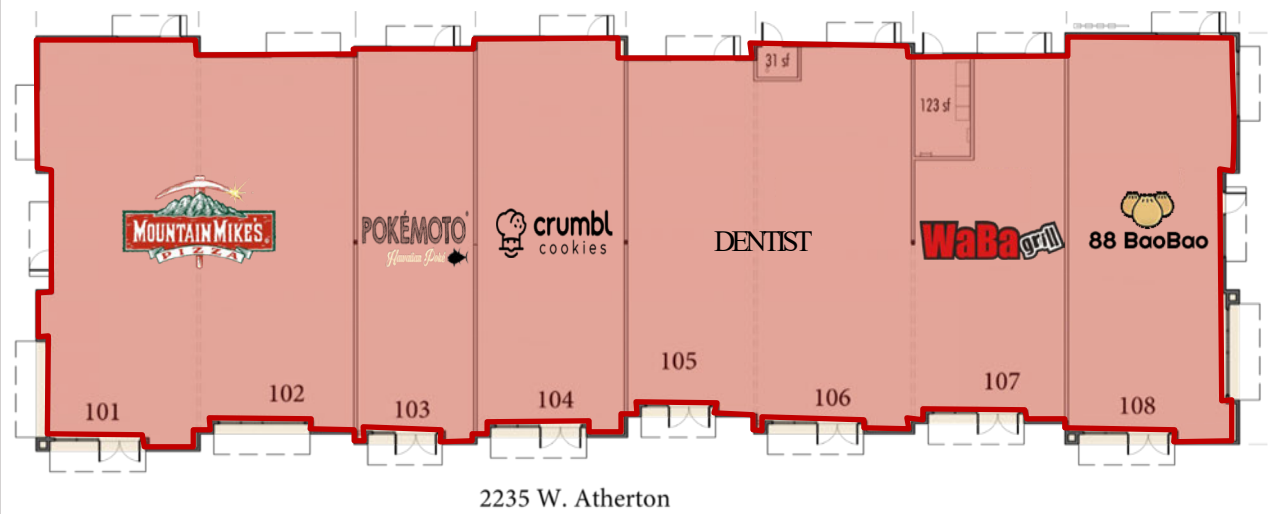
02 — PROJECT HIGHLIGHTS



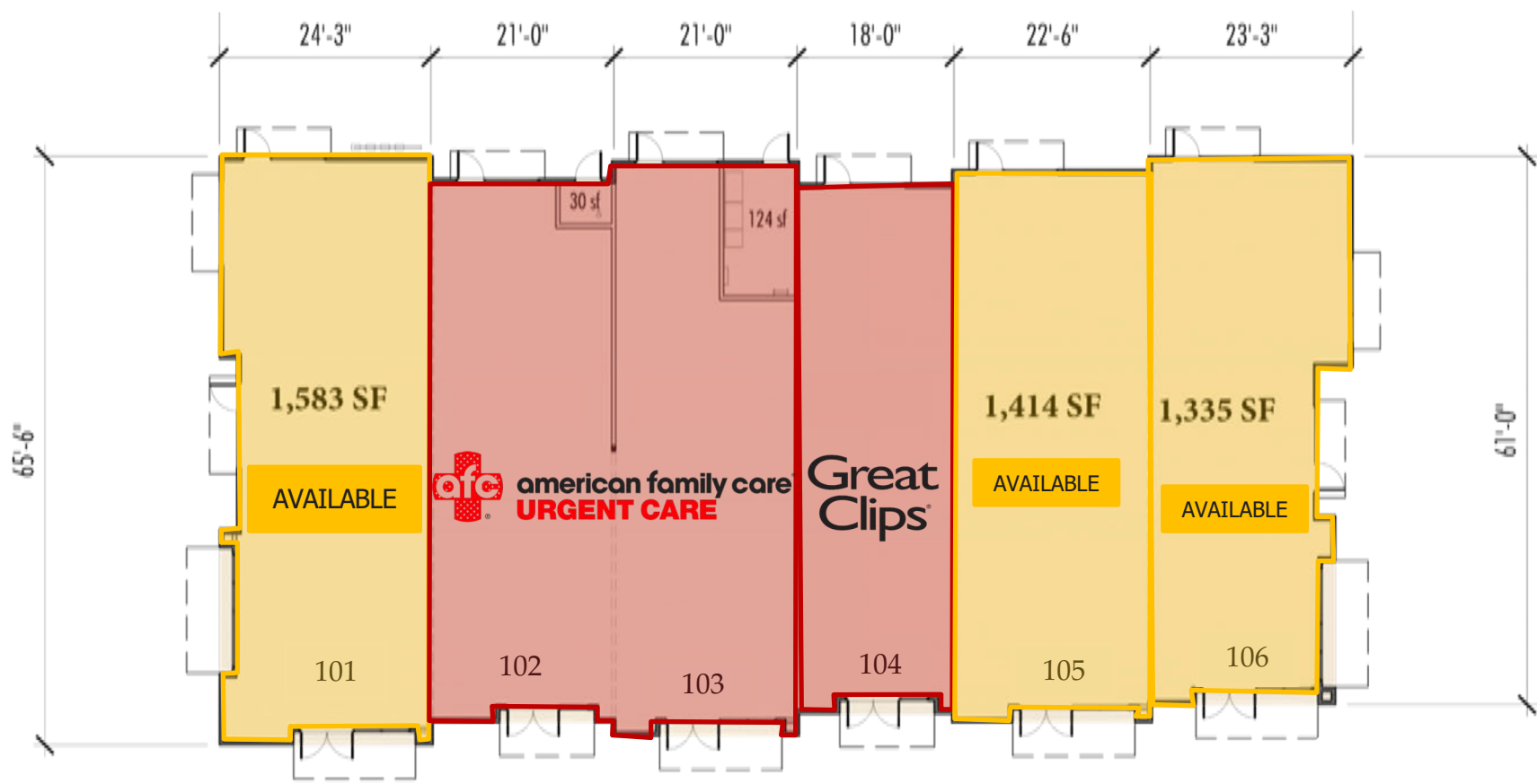
03 — PROJECT HIGHLIGHTS

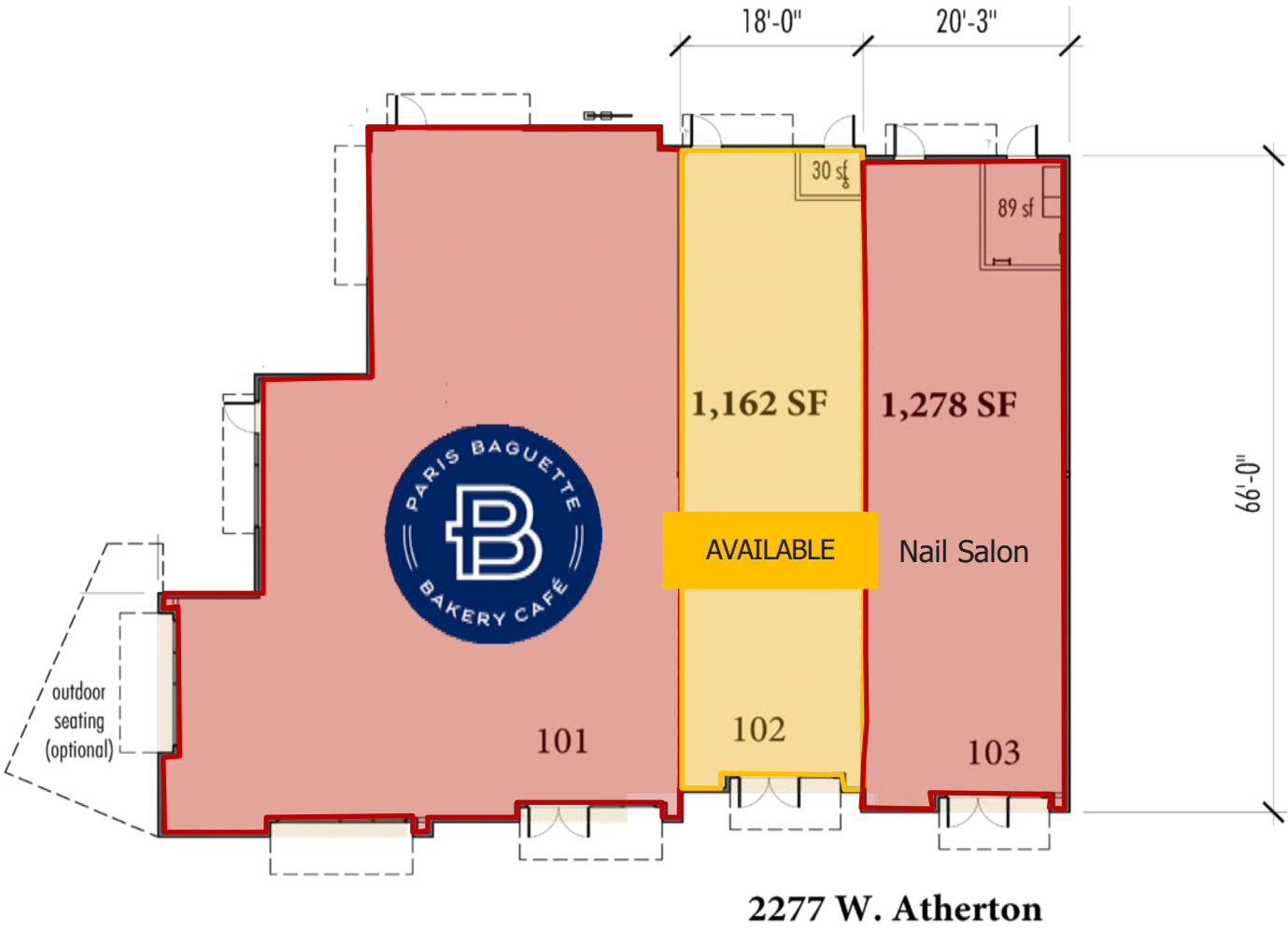


LEASED



05 — PHASE II HIGHLIGHTS





07 — SITE PLAN OVERVIEW



MANTECA

CALIFORNIA

MANTECA IS LOCATED IN THE NORTHERN SAN JOAQUIN VALLEY, APPROXIMATELY 60 MILES EAST OF SAN FRANCISCO AND 75 MILES SOUTH OF SACRAMENTO.

MANTECA OFFERS EASY ACCESS TO HIGHWAY 120 AND INTERSTATE 5, WITH PROXIMITY TO THE STOCKTON METROPOLITAN AIRPORT, MAJOR RAIL LINES, AND TWO PORTS. THE CITY IS KNOWN FOR TOP-RATED SCHOOLS, A THRIVING RESTAURANT SCENE, EXCELLENT PARKS, AND A RAPIDLY GROWING BUSINESS COMMUNITY.

MANTECA IS ONE OF THE FASTEST-GROWING CITIES IN CALIFORNIA – PROJECTED TO SURPASS TRACY AS THE SECOND LARGEST CITY IN SAN JOAQUIN COUNTY BY 2033, DRIVEN BY AFFORDABLE HOUSING AND A STRONG EMPLOYMENT BASE.

THERE IS A LARGE AMOUNT OF RESIDENTIAL GROWTH PLANNED THROUGHOUT MANTECA, WITH OVER 11,500 UNITS PROPOSED OR UNDER CONSTRUCTION – ±5,750 OF THOSE WITHIN A 2-MILE RADIUS OF THE SITE.



