

FOR LEASE



ANCHOR + RETAIL PAD SPACE NOW AVAILABLE | UPCOMING REGIONAL POWER CENTER

±300 APARTMENT UNITS PLANNED



AVAILABLE

±1.10 TOTAL ACRES
RETAIL PAD DEVELOPMENT

AVAILABLE

±0.75 ACRE
RETAIL PAD DEVELOPMENT

AVAILABLE

±96,656 TOTAL SF
ANCHOR/RETAIL PAD SPACE

NOW OPEN!



LIVING SPACES

CHEVRON COMING SOON



W ZHERTON DRIVE

UNION ROAD



UNION CROSSING POWER CENTER

SWC UNION ROAD + HIGHWAY 120 | MANTECA, CALIFORNIA 95337

NICOLE KEY

EXECUTIVE DIRECTOR

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LIC #01907567



CENTER HIGHLIGHTS

In the heart of the 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 224,641 square feet of mixed retail (large box, QSR/drive-thru, retail shop space) 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 traveling 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.

MAJOR AREA TENANTS



224K
TOTAL BUILDING SF



CENTRAL
RETAIL LOCATION



GROWING
HOUSING MARKET





AREA RETAIL MARKET VIEW

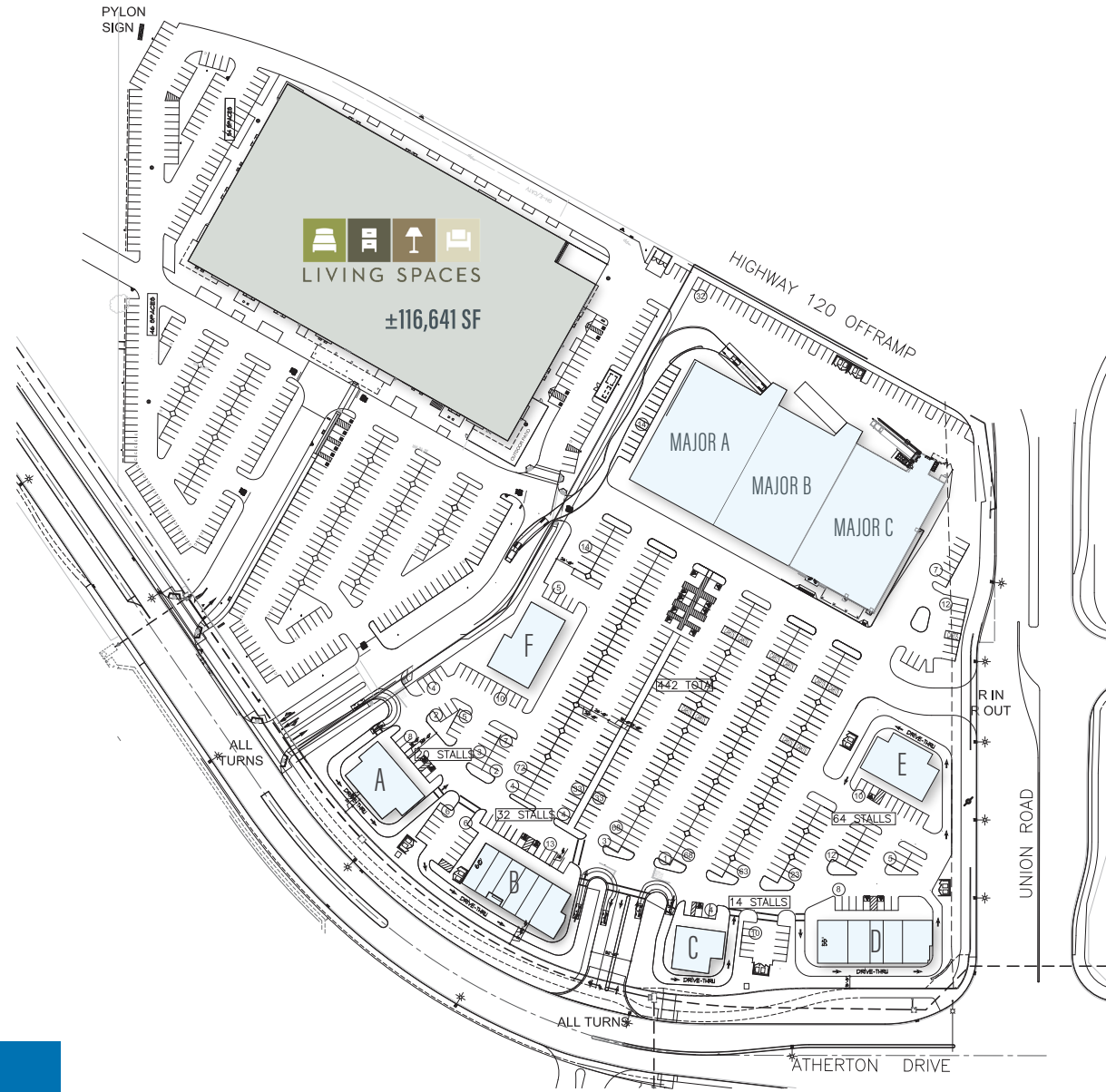
SPACE AVAILABILITY*

MAJOR A	±22,000 SF
MAJOR B	±20,000 SF
MAJOR C	±23,256 SF
PAD A	±5,000 SF
PAD B	±8,000 SF
PAD C	±3,000 SF
PAD D	±5,000 SF
PAD E	±5,000 SF
PAD F	±5,400 SF

TOTAL **±96,656 SF**

TOTAL PARKING **572 STALLS**
(5.8/1,000 SF)

* PROPOSED BUILDING PLANS ARE SUBJECT TO CHANGE AND MAY BE ADJUSTED/DIVIDED BASED ON TENANT NEEDS (CONTACT BROKER FOR DETAILS).

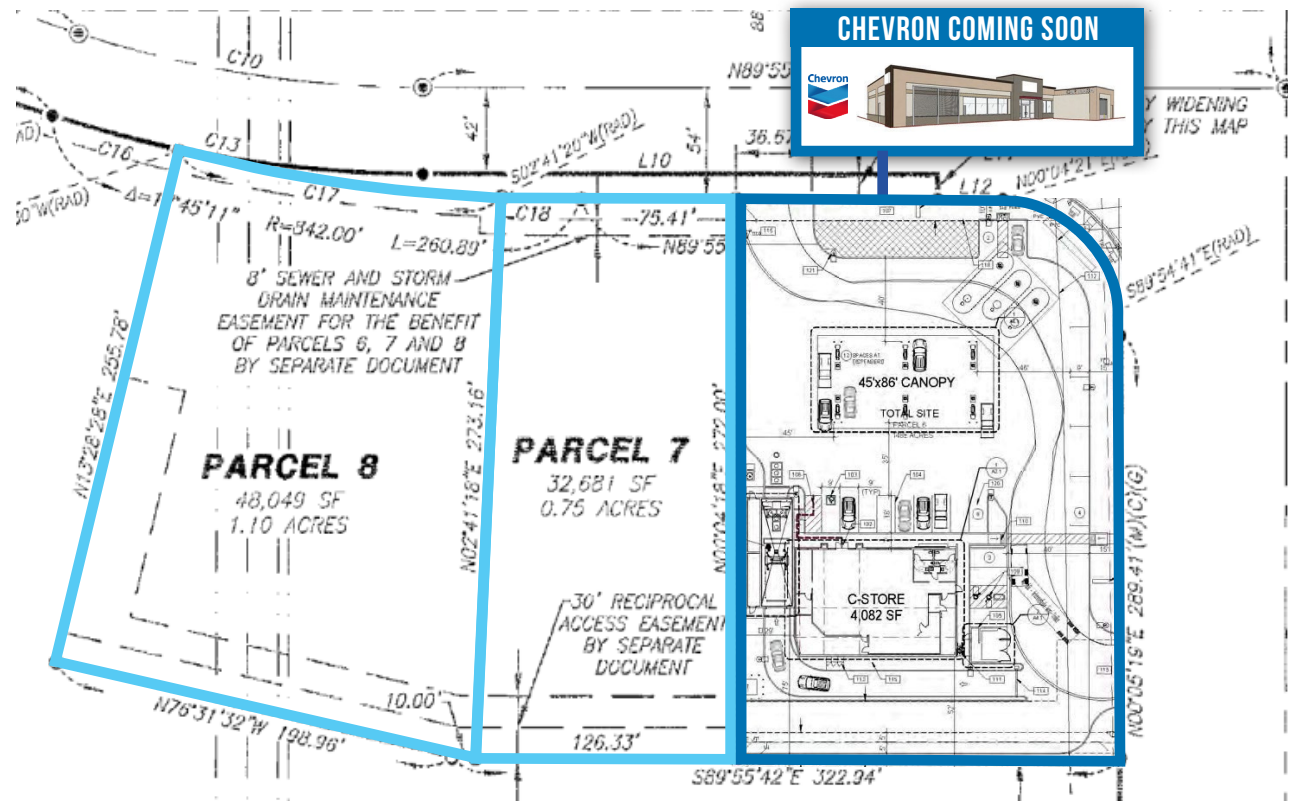


UNION CROSSING SITE MAP

SPACE AVAILABILITY*

PARCEL 7	±0.75 AC
PARCEL 8	±1.10 AC
TOTAL	±1.85 SF

* PARCELS MAY BE COMBINED TO FIT TENANT NEEDS (CONTACT BROKER FOR DETAILS).



UNION CROSSING SITE MAP

HIGHWAY PYLON SIGN 75' X 20'



ADDITIONAL MONUMENT SIGNS



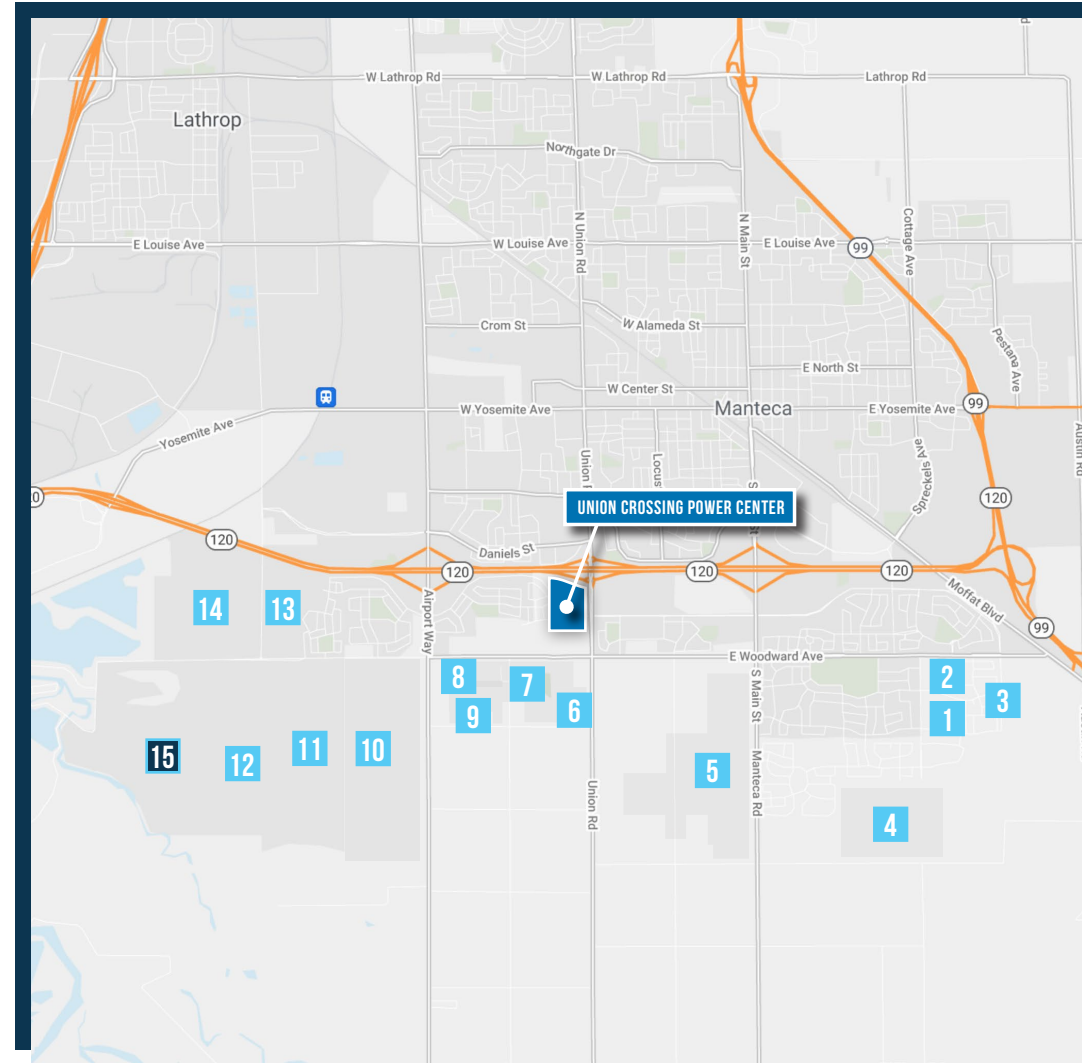
PROPOSED PYLON + MONUMENT SIGNS



AREA RETAIL MARKET VIEW

ACTIVE SUBDIVISIONS SOUTH OF HWY 120 - MANTECA

1	ATHERTON HOMES AT WOODWARD	334 LOTS
2	VINTAGE II	68 LOTS
3	DEJONG ESTATES	280 LOTS
4	HAT RANCH	740 LOTS
5	GRIFFIN PARK	1,219 LOTS
6	OLEANDER ESTATES	37 LOTS
7	SUNDANCE	513 LOTS
8	WACKERLY	60 LOTS
9	DUTRA	197 LOTS
10	LUMINA AT MACHADO RANCH	827 LOTS
11	TERRA RANCH	212 LOTS
12	CERRI	645 LOTS
13	DENALI	315 LOTS
14	OAKWOOD TRAILS	676 LOTS
15	TRAILS OF MANTECA	1,055 LOTS
TOTAL		7,178 NEW HOMES



NEW HOME DEVELOPMENTS

FINALIZED SUBDIVISION LOTS (Approved Final Map, Pending Plot Plan Approval)

Application Date	Latest Final Map	Expiration Date	Project Name	Total Lots	Remaining Lots*
4/3/2013	3/21/2016	N/A	ATHERTON HOMES AT WOODWARD PARK I	101	2
3/24/2015	9/21/2018	N/A	ATHERTON HOMES AT WOODWARD PARK II	38	4
3/24/2015	5/29/2019	N/A	ATHERTON HOMES AT WOODWARD PARK IV	66	2
3/24/2015	11/14/2019	N/A	ATHERTON HOMES AT WOODWARD PARK V	83	6
2/8/2016	2/2/2021	N/A	CERRI UNIT 1	21	17
2/8/2016	2/2/2021	N/A	CERRI UNIT 2	262	21
2/8/2016	8/23/2021	N/A	CERRI UNIT 3	105	87
2/8/2016	8/17/2021	N/A	CERRI UNIT 4	138	138
5/28/2015	2/15/2018	N/A	DEJONG ESTATES UNIT 2	130	1
5/28/2015	12/17/2018	N/A	DEJONG ESTATES UNIT 3	72	7
5/28/2015	12/27/2018	N/A	DEJONG ESTATES UNIT 5	78	18
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 1	100	75
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 2	56	39
10/3/2017	6/11/2021	N/A	GRIFFIN PARK UNIT 3	100	91
10/3/2017	9/3/2021	N/A	GRIFFIN PARK UNIT 4	57	54
6/28/2017	9/3/2021	N/A	NORTH MAIN COMMONS	154	134
4/19/2005	12/11/2018	N/A	OLEANDER ESTATES UNIT 4	135	1
6/18/2004	5/4/2018	3/2/2024	SHADOWBROOK	492	293
12/22/2004	3/28/2017	N/A	SUNDANCE UNIT 2	132	1
12/22/2004	7/18/2018	N/A	SUNDANCE UNIT 3	134	31
12/22/2004	12/13/2019	10/18/2023	SUNDANCE UNIT 4	118	30
12/22/2004	3/28/2020	10/18/2023	SUNDANCE UNIT 5	129	9
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 2	58	5
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 3	52	9
4/20/2015	8/20/2019	N/A	TERRA RANCH UNIT 4	52	3
4/20/2015	8/20/2019	N/A	TERRA RANCH UNIT 5	50	9
1/8/2020	7/23/2021	N/A	VINTAGE II	68	57
6/21/2016	6/23/2021	N/A	WACKERLY	60	60

*Remaining lots are awaiting plot plan approval

FINALIZED APARTMENT UNITS (Approved Site Plan, Ready for Building Permits)

Application Date	Approval Date	Expiration Date	Project Name	Total Units
10/18/2017	12/17/2017	12/12/2019	CYRUS LANE APARTMENTS	9
5/27/2020	9/1/2020	09/01/2023	DIAMOND VILLAS	43
10/7/2016	11/27/2018	11/27/2020	LUXURY APARTMENTS	132
10/31/2017	2/25/2020	2/25/2022	MADON DAS APARTMENTS	9
10/31/2017	9/25/2018	5/25/2020	STEWART STREET APARTMENTS	12
12/20/2018	5/28/2019	5/28/2021	VALENCIA PLACE APARTMENTS	428
8/24/2016	10/25/2016	N/A	WOODBRIDGE ESTATES	172

ENTITLED SUBDIVISIONS (Approved Tentative Map, Pending Final Map)

Application Date	Tentative Map	Expiration Date	Project Name	Total Lots
2/8/2016	6/5/2020	6/5/2023	CERRI	119
12/14/2015	6/5/2020	6/5/2023	DEJONG	315
10/3/2017	4/9/2019	4/9/2021	GRIFFIN PARK	1219
10/31/2013	12/15/2015	12/15/2017	OKWOOD TRAILS	676
3/25/2009	2/15/2011	4/3/2025	TRAILS AT MANTECA	1055
7/14/2014	7/21/2015	1/6/2026	VILLA TICINO WEST	760

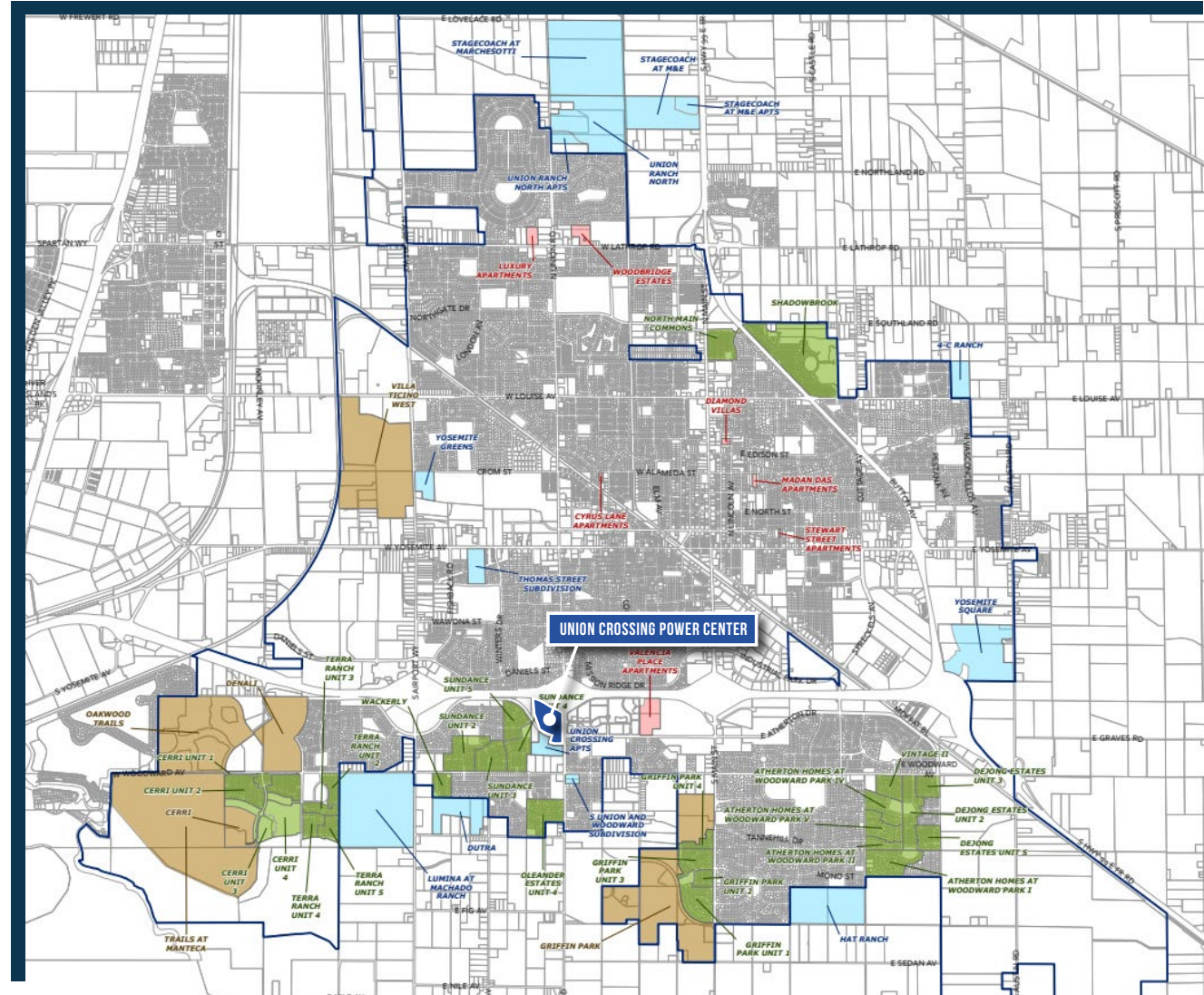
UNDER APPLICATION (Subdivisions and Apartments)

Application Date	Type	Status	Project Name	Total Lots/Units
3/31/2021	SUBDIVISION	Preliminary Review	H-C RANCH	81
5/17/2021	SUBDIVISION	Preliminary Review	OUTRA	197
9/3/2019	SUBDIVISION	Preliminary Review	HAT RANCH	740
5/26/2020	SUBDIVISION	Preliminary Review	LUMINA AT MACHADO RANCH	827
6/20/2019	SUBDIVISION	Preliminary Review	S UNION AND WOODWARD SUBDIVISION	11
11/24/2020	SUBDIVISION	Preliminary Review	STAGECOACH AT M&E	240
11/24/2020	APARTMENTS	Preliminary Review	STAGECOACH AT M&E APTS	250
11/24/2020	SUBDIVISION	Preliminary Review	STAGECOACH AT MARCHESOTTI	560
1/15/2020	SUBDIVISION	Preliminary Review	THOMAS STREET SUBDIVISION	50
2/22/2021	APARTMENTS	Preliminary Review	UNION CROSSING APTS	300
4/12/2021	SUBDIVISION	Preliminary Review	UNION RANCH NORTH	417
4/12/2021	APARTMENTS	Preliminary Review	UNION RANCH NORTH APTS	200
10/12/2018	SUBDIVISION	CC Review	YOSEMITE GREENS	99
6/8/2021	SUBDIVISION	Preliminary Review	YOSEMITE SQUARE	486

TOTALS

FINALIZED SUBDIVISION LOTS (TOTAL)	3,039
FINALIZED SUBDIVISION LOTS (REMAINING)	1,204
FINALIZED APARTMENT UNITS	805
ENTITLED SUBDIVISION LOTS	4,144
UNDER APPLICATION SUBDIVISION LOTS	3,708
UNDER APPLICATION APARTMENT UNITS	750
TOTAL FINALIZED LOTS AND UNITS*	2,009
TOTAL UNDER APPLICATION LOTS AND UNITS	4,458
TOTAL FINALIZED AND ENTITLED SUBDIVISION LOTS*	5,348
TOTAL FINALIZED AND UNDER APPLICATION APARTMENT UNITS	1,555
GRAND TOTAL OF ALL UNITS AND LOTS*	10,611

*Remaining Subdivision Lots (awaiting plot plan approval) used for calculation instead of Total Subdivision Lots.



FINISHED, ENTITLED, AND PENDING LOTS/UNITS
CITY OF MANTECA - DECEMBER 1, 2021



SOUTH MANTECA/HWY 120 GROWTH

MANTECA, CALIFORNIA

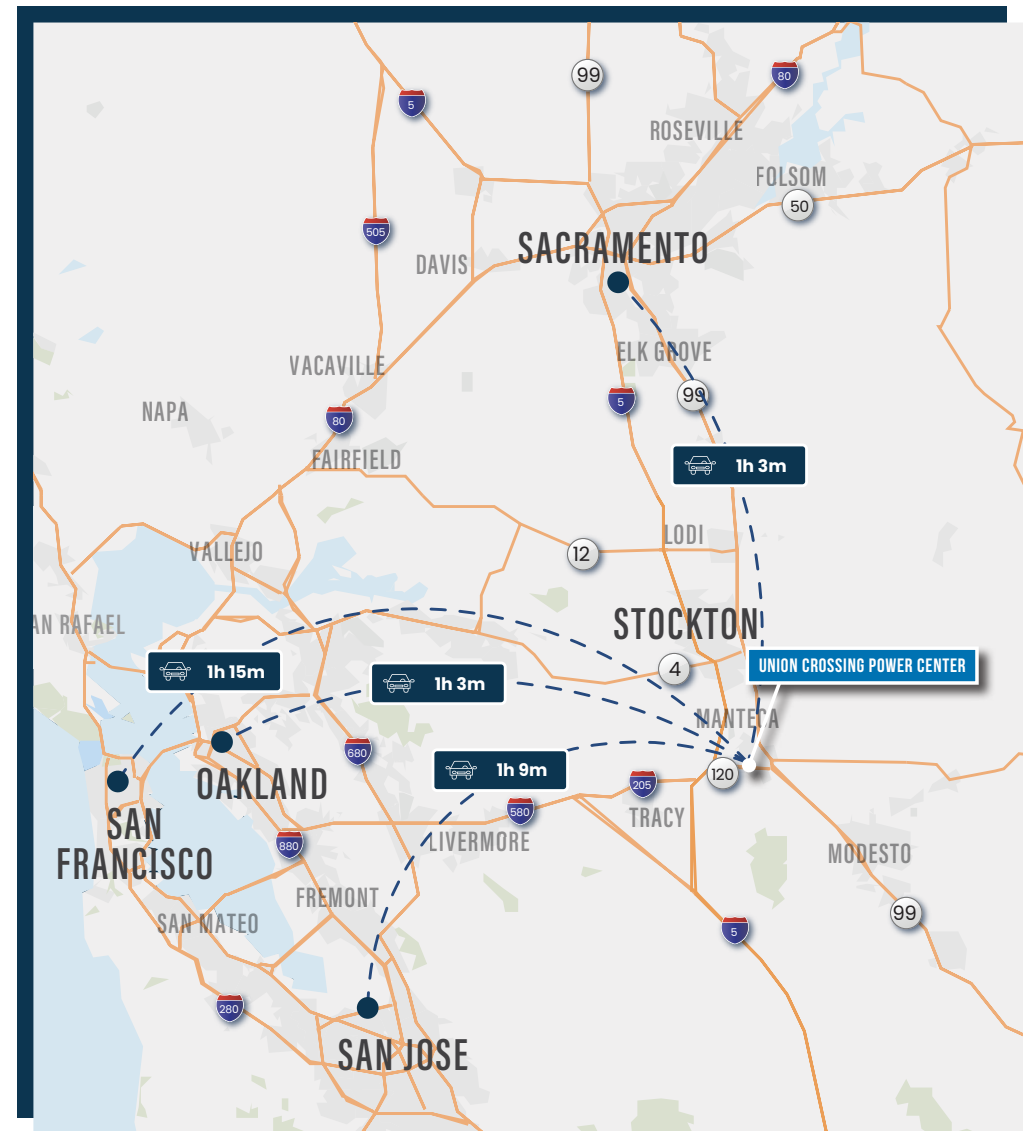
The City of Manteca, located in San Joaquin County, is at the heart Northern California's Central Valley. It is often referred to as the Crossroads of California, lying just 76 miles east of San Francisco, 60 Miles south of Sacramento, and 90 Miles West of Yosemite National Park. As of May 2018, the population was estimated at approximately 81,345, growing almost 2.4 % since 2017.

The City's size is 21 square miles and housing development is growing rapidly. It is truly a great place to live, work, and locate a business.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,933	74,762	117,128
2021-26 POPULATION GROWTH RATE	7.60%	5.55%	6.25%
MEDIAN HOUSEHOLD INCOME	\$104,812	\$83,959	\$87,759
DAYTIME POPULATION	2,335	19,051	27,470
TOTAL BUSINESSES	210	2,026	2,794
TOTAL EMPLOYEES	1,953	18,155	26,077

Source: 2022 Esri.



FOR LEASE

UNION CROSSING POWER CENTER

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For more information, please contact:

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