

SWC HWY 120 & AIRPORT WAY, MANTECA, CA

# MANTECA CROSSING

ANCHORED BY  
**FOOD4LESS**

NOW PRE-LEASING PHASE II! SPACE DELIVERY MARCH-APRIL 2026



**RIGHT SITE**

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Developed by:



REYNOLDS & BROWN

# MANTECA CROSSING



## PROPERTY PROFILE

- » **Space Available:**
  - » **Phase I:** ±913<sup>SF</sup> Available
  - » **Phase II (Now Pre-leasing):**  
Shop Space: ±1,100–3,800<sup>SF</sup>  
(Space delivery March–April 2026)
  - » **Delivery Condition:** Grey Shell
- » **Development Size:** ±15.4<sup>AC</sup>
- » **Seeking:** Restaurants, Retail & Service Retail Tenants
- » Visible From Hwy 120
- » 75' Highway Pylon Signage



## RESIDENTIAL GROWTH (SEE PG. 5 FOR MORE DETAILS)

### MANTECA & LATHROP ARE THE EPICENTER FOR POPULATION GROWTH IN THE NORTHERN SAN JOAQUIN VALLEY!

- » There are over ±11,500 Residential Units proposed & planned in Manteca alone and ±5,750 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



## SURROUNDING COMMERCE (SEE PG. 6 FOR MORE DETAILS)

AT AIRPORT WAY OFF RAMP YOU HAVE...

- » The recently opened Great Wolf Lodge with 500 rooms and ±100,000<sup>SF</sup> water park, expected to attract 500,000 visitors annually
- » ±7,600 Daytime Employees within a 2 mile radius  
(See pg. 4 for Major Commercial Development & Major Employers)
- » Airport Way & Hwy 120 is the nearest major retail intersection to the new 4.8 million SF TriPoint Logistics Center with Wayfair 2.6 miles away and the Lathrop Gateway business park with 3,000,000<sup>SF</sup> of Industrial Space
- » Retail & commercial at this off-ramp creates a **REGIONAL DRAW** serves the growing Manteca & Lathrop area

## POTENTIAL USES



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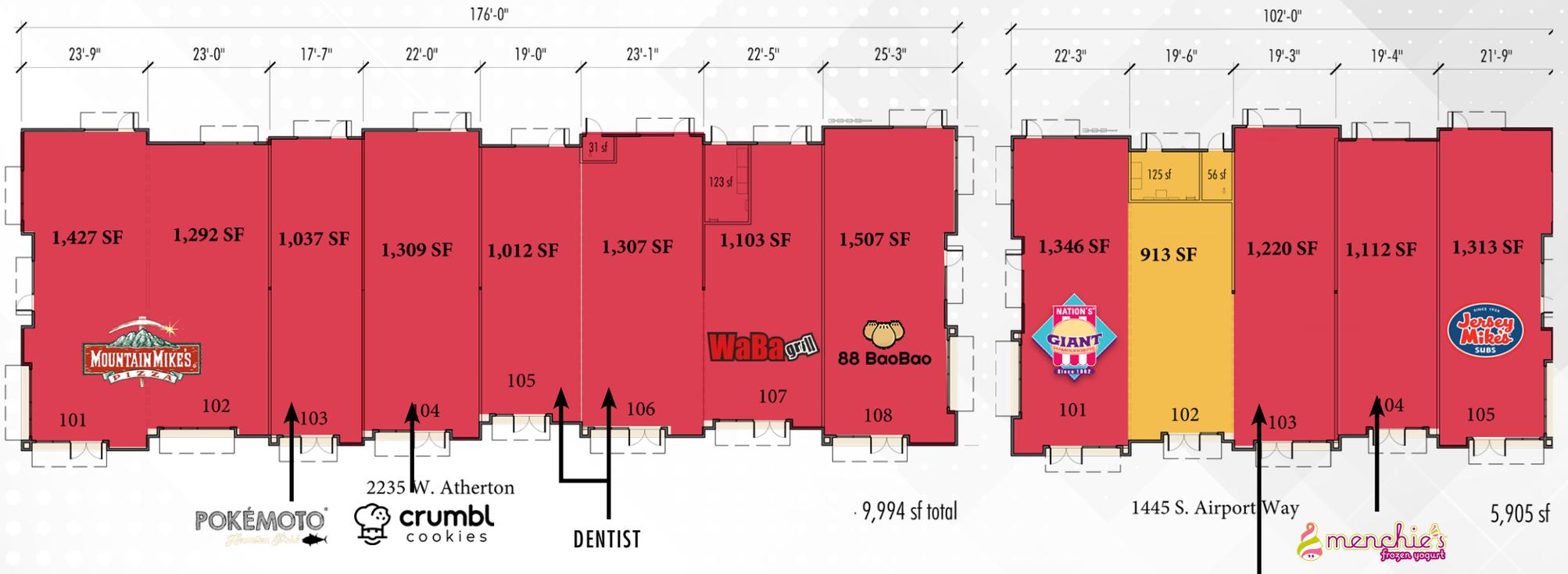
# MANTECA CROSSING

CONCEPTUAL SITE PLAN (SUBJECT TO MODIFICATION)



# MANTECA CROSSING

## PHASE I: 2235 W ATHERTON & 1445 S AIRPORT WAY

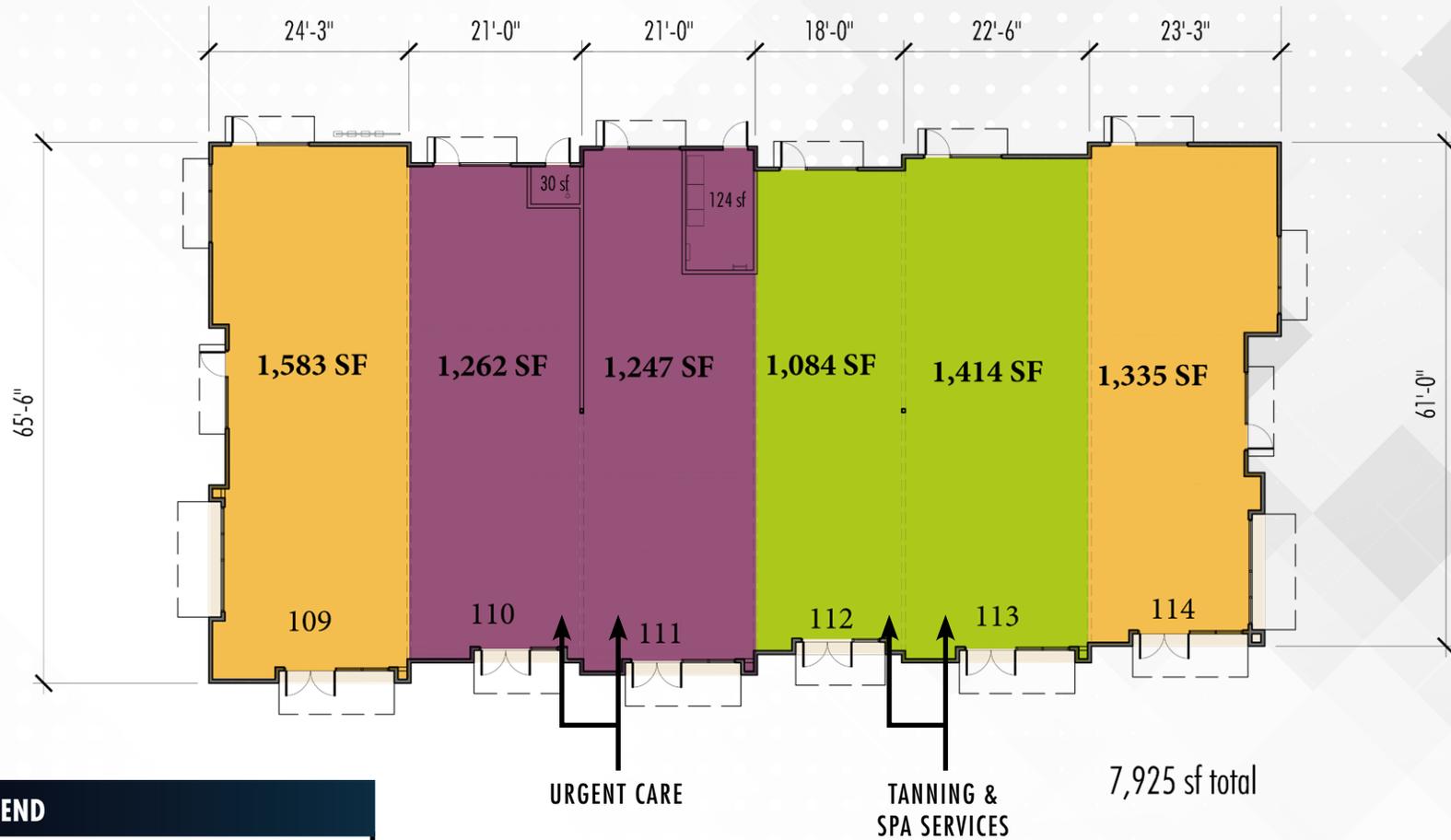


POKÉMOTO Hawaiian Poke  
 crumbl cookies  
 DENTIST

bestbrains LEARNING CENTERS  
 manchie's frozen yogurt

# MANTECA CROSSING

## PHASE II: 2249 W ATHERTON

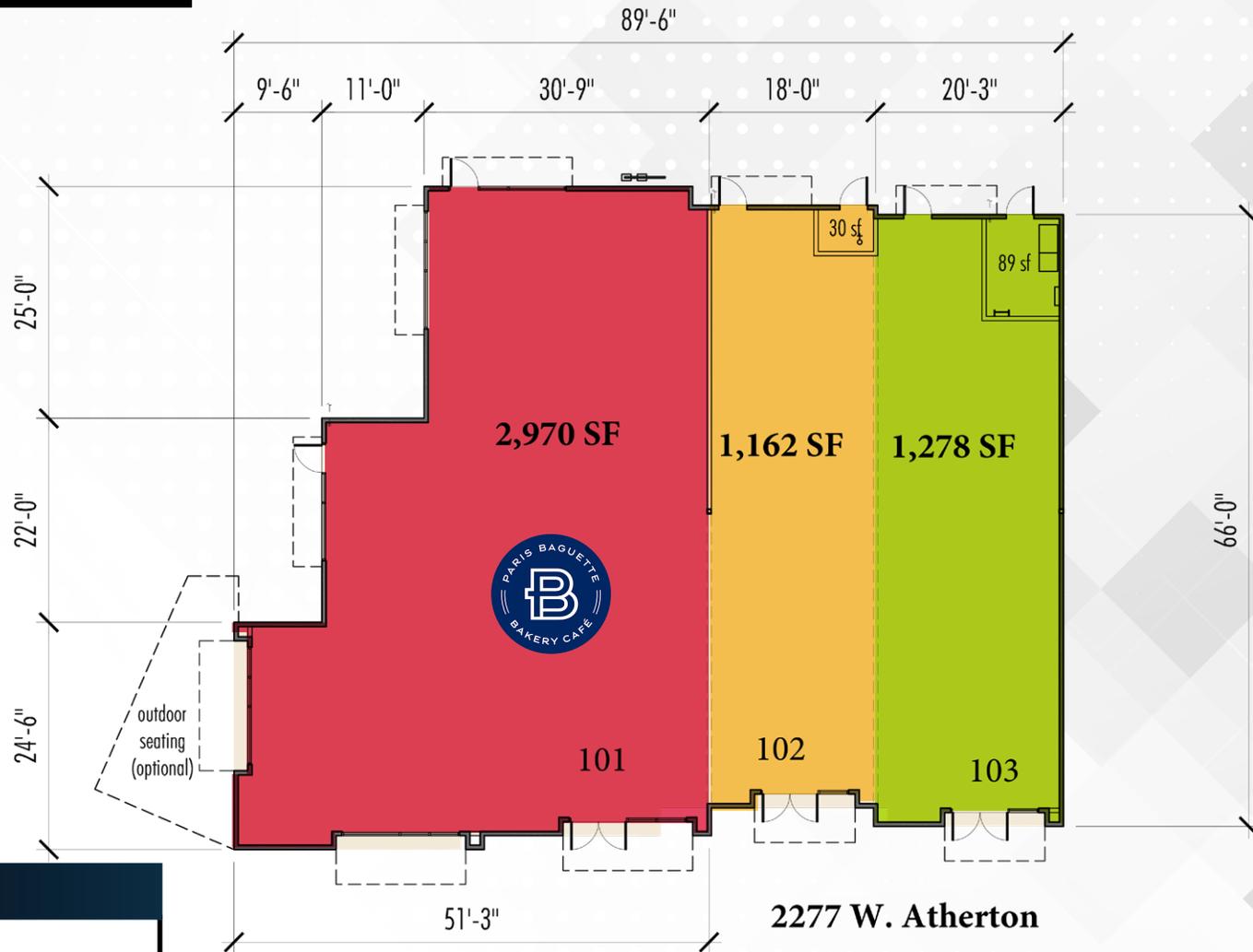


### LEGEND

- |   |  |
|---|--|
|  AVAILABLE |  AT LEASE     |
|  LOI       |  SIGNED LEASE |

# MANTECA CROSSING

## PHASE II: 2277 W ATHERTON



5,410 sf total

### LEGEND

- |   |  |
|---|--|
|  AVAILABLE |  AT LEASE     |
|  LOI       |  SIGNED LEASE |

# MANTECA CROSSING

## MAJOR EMPLOYERS & COMMERCIAL DEVELOPMENT



**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)

**HOME DEPOT**  
±150 employees

**IN-N-OUT**  
±200 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.**  
±200 employees

**CALIFORNIA NATURAL PRODUCTS**  
±450 employees

**SUPER STORE INDUSTRIES**  
±450 employees

**SMART TRANSPORTATION**  
±200 employees

**GARDNER TRUCKING**  
±520 employees

**FAMILY ENTERTAINMENT ZONE**  
Planned ±183<sup>AC</sup> mega entertainment zone that is expected to attract 1 million visitors annually

**GREAT WOLF LODGE**

**BIG LEAGUE DREAMS**

**STADIUM CENTER**

**PROPOSED ROTTEN ROBBIE GAS STATION**

**KAISER PERMANENTE**  
±369 employees

**PLANNED DRIVE-THRU RESTAURANT AND FUEL STATION**

**SITE**

**UNION CROSSING**  
±48.7<sup>AC</sup> mixed-use commercial/residential development that includes a ±117,000<sup>SF</sup> Living Spaces store, and 300 apartment units  
(APARTMENTS APPROVED)

**PROMENADE SHOPS AT ORCHARD VALLEY**



# MANTECA CROSSING

## RESIDENTIAL DEVELOPMENT AERIAL

### 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

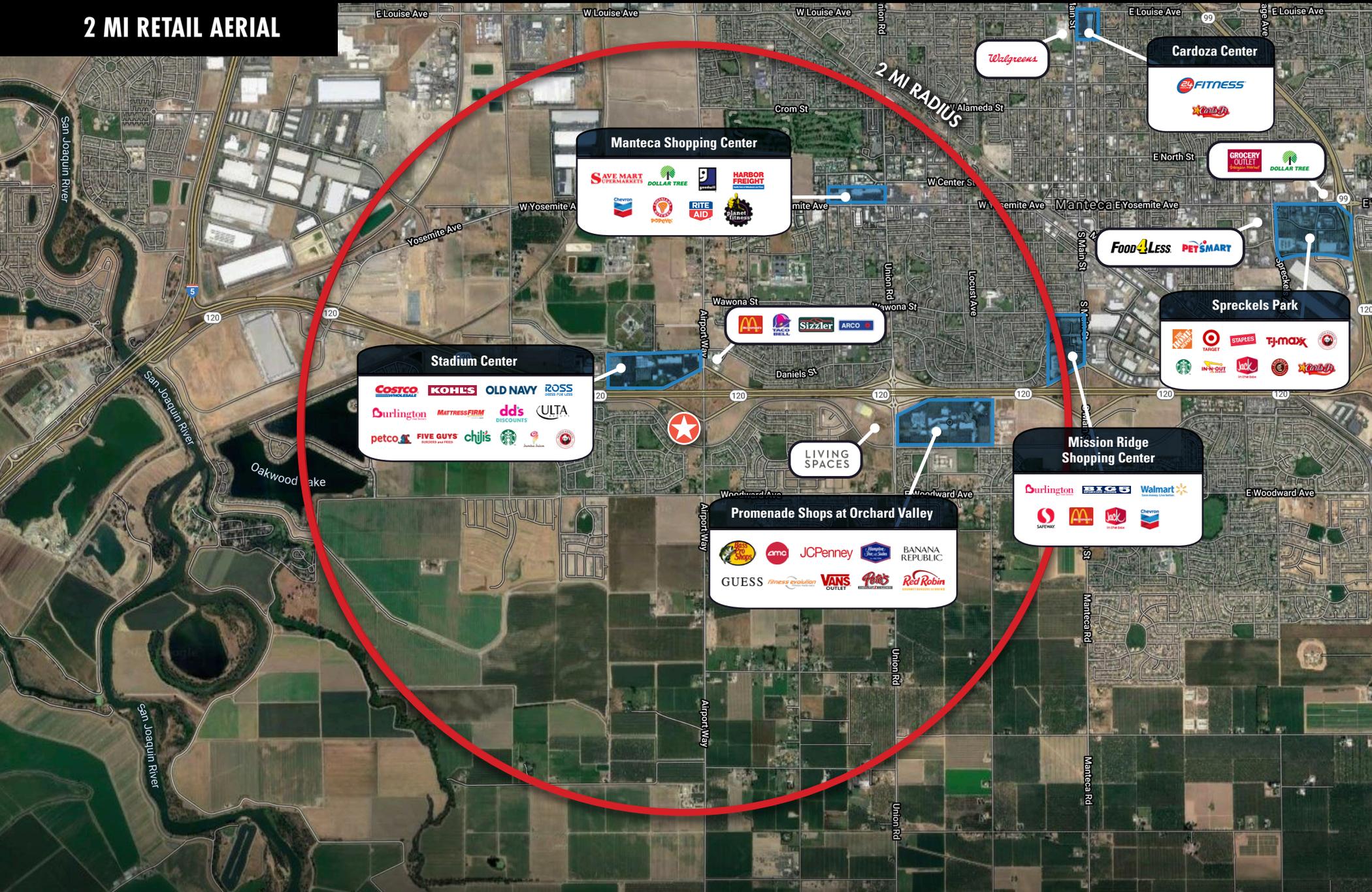
UNDER APPLICATION: 2,902  
 ENTITLED SUBDIVISION LOTS: 5,668  
 FINALIZED LOTS/UNITS: 2,090  
 LOTS/UNITS UNDER CONSTRUCTION: 897  
**GRAND TOTAL: 11,557 UNITS/LOTS**



\*REMAINING FINALIZED SUBDIVISION LOTS THAT REQUIRE PLOT PLAN APPROVAL

# MANTECA CROSSING

## 2 MI RETAIL AERIAL



# MANTECA CROSSING

## DEMOGRAPHICS (2025 EST.)

### POPULATION

1 mile	9,432
2 mile	30,881
3 mile	68,885
5 mile	133,299

### DAYTIME POPULATION

1 mile	1,435
2 mile	7,519
3 mile	16,404
5 mile	28,648

### MEDIAN HOUSEHOLD INCOME

1 mile	\$127,053
2 mile	\$112,728
3 mile	\$107,395
5 mile	\$107,682

### AVERAGE HOUSEHOLD INCOME

1 mile	\$149,198
2 mile	\$135,056
3 mile	\$130,514
5 mile	\$133,827

### TRAFFIC

Hwy 120	89,040 ADT*
Airport Way	22,258 ADT*

\*Last traffic counts on Airport Way was taken in 2020. Last traffic counts on Hwy 120 was taken in 2022. 2025 projections are based on a 2% annual increase.

