

**CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT**

Status as of February 1, 2025

**UNDER CONSTRUCTION / READY TO BUILD**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder</b>
NUR AL-HUDA ACADEMY	SPC-18-054	New Middle School/High School Academy	1085 S Union	Nur Al-Huda Academy Corp
Rotten Robbie	SPC-19-109, MPM-23-23	4800 sqft convenience store and fuel station	1014 S. Airport Way	Dave Mordic & Project Manager, John Hicks
Manteca Storage	19-091	2522 SF Office and 6 Storage Buildings	2430 W Atherton	Pat Laughlin
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes
Woodbridge West Retail	SPC-20-080	Commercial shopping center	Lathrop Rd	Rod Alonzo & Art Nunes
Raymus Development Office Building SPC	SPC-21-074	Warehouse/office building	617 W Yosemite Ave	Jag Construction
E Wetmore Office and Warehouse	SPC-21-127	Office and warehouse	470 E Wetmore St	Ken Fong
Cabral Jeep Renovation	LLA-22-110, MPM-22-109	Renovation	1115 W Yosemite Ave	Don Cabral
Tesoro RV & Boat Storage	SPC-20-117	Office and 12 PV/Carports	1755 E Atherton	
147 & 165 Commerce Ave	SPC-21-162	Retail strip building	147 & 165 Commerce Ave	Kunba Enterprise LLC
Standard Plumbing	MPM-22-38	Building Addition and Parking Lot Expansion	105 Northgate Drive	
Kaiser Parking Lot	MPM-22-63	Parking lot expansion for 87 stalls	1777 W Yosemite Ave	O'Dell Engineering
Manteca Crossing	CUP-22-108, UPN-22-107, SPC-22-106	Retail Shopping Center	1527 South Airport Way	Diamond Galaxy Partners, LLC
Emergency Shelter	CUP-22-101	In M1 Zoning District	555 Industrial Park Drive	Turlock Gospel Mission
Lathrop Road Commercial	UPN-22-121, SPC-22-120,	Retail / Restaurant	2064 Crestwood Avenue	ASP Petroleum, Inc.
Loma Brewing	SPC-22-009, SPC-23-50, TPM-23-96	Beer garden and brewery	1077 Milo Candini Dr	Loma Brewing / Kevin Youkilis
Second Harvest Warehouse Expansion	SPN-23-90	Warehouse Addition	1220 Vanderbilt	Norman Wilson
Nectar Cannabis	CUP-24-26	Cannabis Storefront	1519 W Yosemite Avenue	Necctar Cannabis

**ENTITLED/NOT YET UNDER CONSTRUCTION / UNDER REVIEW**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder</b>
Pinkberry	SPC-21-084	Drive-thru yogurt store	603 E Yosemite Ave	Magallon Construction co / Manuel Magallon

CenterPoint South	SPC-19-155	Two concrete tilt-up wall warehouse buildings	2205 N. Airport Way	MCR Engineering/Shawn Samaniego
Maverik Service Station SPC	SPC-21-064	6130 sqft convenience store w/ 15 fuel pumps	1527 S Airport Way	Maverik, Inc.
Sunny Valley Meats Expansion	SPC-21-061	87,071 sqft meat products processing facility	2427 W Yosemite Ave	Sunny Valley Meats
Daniels Center	SPC-21-101 UPN-21-102	QSR store, car wash, gas station, and convenience store	2125 S Daniels St	Jaspal Kamboj
Yosemite Retail	SPC-21-149	Proposed convenient store, 200 sqft with car wash and fueling station	1901 E Yosemite Ave	Major Singh
Market Place at Main (Savemart)	SPC-21-153, MSP-23-57, SPC-23-58	110,000 SF retail center	Southwest corner of Atherton an	Cal Gold
Crossroads Plaza	GPA-22-004, UPN-22-78	Convenience store w/ fuel pumps	2064 N Union Rd	Merced 18, LLC
Manteca Marriott Courtyard	PCD-22-019, MPM-23-09	117 guestroom hotel	2303 W Atherton Dr	Atherton Hospitality
Spreckels Retail	SPC-22-039	7560sf Single Story Commercial Building	130 Spreckels Ave	Ashley Investments, LLC
Airport Business Centre (North)	SPC-22-045	360,000sf distribution building	3045,3123 & 3157 N Airport Way	Greenlaw Development, LLC
Storage Building	MPM-22-56	Building a 45x30ft steel storage building for golf carts and parts	842 W Yosemite Ave	Erick Mendoza Bravo
Valley Medical	SPC-22-59, TPM-23-015	Three Medical Buildings at 25,039 SF	1132 Norman Dr	DME, LLC
Ravh Auto	SPC-22-88, LLA-22-89, CUP-22-90	New Parking Lot for automobile sales	816 & 820 West Yosemite Ave	MCR Engineering
Cottage Court Medical Offices	MPM-22-112	Medical Office Building	1263 Cottage Court	Vegas Builds, Inc.
Cottage Court Storage	SPC-23-04, UPJ-23-05	Self, RV, Boat Storage	1280 Cottage Court	Spiegel Development
FEC and Convention Center	SPC-23-30, CUP-23-31	Family Entertainment Facility and bowling alley	1602 W Atherton	Oleander at Atherton, Inc. - Rod R. Scott
Wood Springs Suites	SPC-23-75, TPM-23-76, UPN-23-77	122 Room Extended Stay Hotel	Highway 120 and Airport Way	WS California Developer, LLC
McDonald's - Marketplace & Main	SPC-23-89	Restaurant	Main Street	Core States Group
Embarc Cannabis	CUP-24-22	Cannabis Storefront	1140 S Main Street	Embarc Cannabis
Ace Train Platform	SPC-24-53	Train Platform	420 Moffat Blvd.	SJ Regional Rail Commission
North Street Development	21-095	910 SF Office Building	210 W North Street	
U-Haul	SPN-23-081	8 New Storage Buildings	1190 S Main Street	
Airport Plaza	SPC-21-099	Convenience store w/ fuel pumps and retail store	2060 W Lathrop Road	

IN APPLICATION / UNDER REVIEW

Name	Project #	Description	Location	Developer/Builder
Diède Self Storage	ANX-23-41, PRZ-23-42, SPC-23-43, CUP-23-46	Self Storage	15733 S Airport Way	Diède Construction, Inc.
Pillsbury Road Commercial	SPC-23-61, UPN-23-62, MSP-23-63	Mixed Commercial	1840 Pillsbury Road	RMK Design, Inc.
ARCI Office Building	SPC-23-100	Medical Office Building	1093 Eucalyptus Street	Elevation Design & Consulting
The Village at Villa Ticino	SPC-24-04, UPN-24-05, TPM-24-06	Commercial Businesses	995 N Airport Way	MCR Engineering
1155 E Yosemite Ave	SPC-24-12	Laundry and Retail	1155 E Yosemite Avenue	David Rasuli
Sonic Drive Thru	SPC-24-24, UPN-24-25	Drive Thru Resturant	2153 Daniels Street	Sandy Singh
407 Spreckels	SPC-24-29, CUP-24-30	Warehouse & Industrial	407 Spreckels	Prologis
Kaiser Emergency Room Expansion	PST-24-43, IS-24-83, LLA-24-82, SPC-24-81	ER Expansion	1777 W Yosemite Ave	Kaiser
Sunrise Trucking	SPC-24-64, TPM-24-65	Intermodal terminal	2519 N airport Way	MCR Engineering
Airport Business Center NS	SPC-24-71	Industrial Warehouse	2803, 3045, 3157, and 3123 N Airport Way	Grenlaw Partners
Prologis Expansion	SPC-24-72	Expansion	Pheonix Drive	HPA Architecture
Crossroads Plaza	TPM-24-87	Commercial	2064 N Union Road	Manteca 18, LLC
Gesco Fire Pump	P24-0050 SPC	Commerrcial/Solar	160 Pacific Road	Huff Energy Solutions
Crossroads Grace Community Church	P24-0051 SPC	New Office Building	1505 Moffat Blvd	WMB Architects
2056 Crestwood	P24-0053	Solar Canopy	2056 Crestwood Avenue	Solarpark USA
Adventure Play	P24-0056 CUP	Indoor Kid Play Area	702 W Yosemite Avenue	Irma Gonzalez
400 Industrial Park Drive	P24-0057 SPC, P24-0059 SPC, MPM	Warehouse Remodel, ADU and Landscape Upgrade	400 Industrial Park Drive	Zachariah Family High Basis, Central Valley Construction
PSS Apartment & Retail	P25-0009 SPC, CUP, EIS, MSP	Mixed Use Commercial & Apartment Development	2210 W Yosemite Avenue	MCR Engineering