

CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of April 1, 2025

UNDER CONSTRUCTION / READY TO BUILD

Name	Project #	Description	Location	Developer/Builder	Approval Date
NUR AL-HUDA ACADEMY	SPC-18-054	New Middle School/High School Academy	1085 S Union	Nur Al-Huda Academy Corp	PC 1/22/2019
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	CC 8/17/2021
Manteca Storage	19-091	2522 SF Office and 6 Storage Buildings	2430 W Atherton	Pat Laughlin	PC 7/15/2021
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes	CC 12/1/2020
Woodbridge West Retail	SPC-20-080	Commercial shopping center	Lathrop Rd	Rod Alonzo & Art Nunes	PC 3/3/2022
Raymus Development Office Building SPC	SPC-21-074	Warehouse/office building	617 W Yosemite Ave	Jag Construction	CC 1/18/2022
E Wetmore Office and Warehouse	SPC-21-127	Office and warehouse	470 E Wetmore St	Ken Fong	PC 1/20/2022
Cabral Jeep Renovation	LLA-22-110, MPM-22-109	Renovation	1115 W Yosemite Ave	Don Cabral	PC 3/16/2023
Tesoro RV & Boat Storage	SPC-20-117	Office and 12 PV/Carports	1755 E Atherton		CC 12/7/2021
147 & 165 Commerce Ave	SPC-21-162	Retail strip building	147 & 165 Commerce Ave	Kunba Enterprise LLC	PC 6/16/2022
Standard Plumbing	MPM-22-38	Building Addition and Parking Lot Expansion	105 Northgate Drive		ADMIN 5/23/2023
Kaiser Parking Lot	MPM-22-63	Parking lot expansion for 87 stalls	1777 W Yosemite Ave	O'Dell Engineering	ADMIN 11/9/2022
Manteca Crossing	CUP-22-108, UPN-22-107, SPC-22-106	Retail Shopping Center	1527 South Airport Way	Diamond Galaxy Partners, LLC	PC 6/2/2023
Emergency Shelter	CUP-22-101	In M1 Zoning District	555 Industrial Park Drive	Turlock Gospel Mission	CC 11/15/2022
Lathrop Road Commercial	UPN-22-121, SPC-22-120,	Retail / Restaurant	2064 Crestwood Avenue	ASP Petroleum, Inc.	PC 10/19/2023
Loma Brewing	SPC-22-009, SPC-23-50, TPM-23-96	Beer garden and brewery	1077 Milo Candini Dr	Loma Brewing / Kevin Youkilis	ADMIN 6/12/2023
Second Harvest Warehouse Expansion	SPN-23-90	Warehouse Addition	1220 Vanderbilt	Norman Wilson	ADMIN 2/15/2024
Nectar Cannabis	CUP-24-26	Cannabis Storefront	1519 W Yosemite Avenue	Necctar Cannabis	CC 6/18/2024
Maverik Service Station SPC	SPC-21-064	Convenience store with fuel pumps	1527 S Airport Way	Maverik, Inc.	PC 8/18/2022
Wood Springs Suites	SPC-23-75, TPM-23-76, UPN-23-77	Extended Stay Hotel	Highway 120 and Airport Way	WS California Developer, LLC	PC 6/6/2024
Market Place at Main (Savemart)	SPC-21-153, MSP-23-57, SPC-23-58	Retail Center	Southwest corner of Atherton an	Cal Gold	PC 6/2/2022

ENTITLED/NOT YET UNDER CONSTRUCTION / UNDER REVIEW

Name	Project #	Description	Location	Developer/Builder	Approval Date
Daniels Center	SPC-21-101 UPN-21-102	QSR store, car wash, gas station, and convenience store	2125 S Daniels St	Jaspal Kamboj	PC 6/1/2023
Yosemite Retail	SPC-21-149	Proposed convenient store, 200 sqft with car wash and fueling station	1901 E Yosemite Ave	Major Singh	PC 4/18/2024
Crossroads Plaza	GPA-22-004, UPN-22-78	Convenience store w/ fuel pumps	2064 N Union Rd	Merced 18, LLC	CC 4/16/2024
Valley Medical	SPC-22-59, TPM-23-015	Three Medical Buildings at 25,039 SF	1132 Norman Dr	DME, LLC	PC 6/15/2023
Ravh Auto	SPC-22-88, LLA-22-89, CUP-22-90	New Parking Lot for automobile sales	816 & 820 West Yosemite Ave	MCR Engineering	PC 6/15/2023
Cottage Court Medical Offices	MPM-22-112	Medical Office Building	1263 Cottage Court	Vegas Builds, Inc.	ADMIN 3/13/2023
Cottage Court Storage	SPC-23-04, UPJ-23-05	Self, RV, Boat Storage	1280 Cottage Court	Spiegel Development	PC 6/20/2024
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	PC 3/21/2024
McDonald's - Marketplace & Main	SPC-23-89	Restaurant	Main Street	Core States Group	PC 3/7/2024
Embarc Cannabis	CUP-24-22	Cannabis Storefront	1140 S Main Street	Embarc Cannabis	CC 5/21/2024
Ace Train Platform	SPC-24-53	Train Platform	420 Moffat Blvd.	SJ Regional Rail Commission	ADMIN 10/8/2024
U-Haul	SPN-23-081	8 New Storage Buildings	1190 S Main Street		ADMIN 5/23/3034
Airport Plaza	SPC-21-099	Convenience store w/ fuel pumps and retail store	2060 W Lathrop Road		PC 12/6/2023
Prologis Expansion	SPC-24-72	Expansion	Pheonix Drive	HPA Architecture	
Crossroads Plaza	TPM-24-87	Commercial	2064 N Union Road	Manteca 18, LLC	PC 3/20/2025

IN APPLICATION / UNDER REVIEW

Name	Project #	Description	Location	Developer/Builder
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	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
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
Costco	P25-0035	Construction of a single use fleet restroom.		
Gateway RV & Boat Storage	SPC & CUP 25-15	RV and boat storage	2371 Bronzan Rd.	Mark Dirato
Tractor Supply/Dutch Bros	SPC 25-18 & LLA 25-18 & MUP 25-18	Quick Serve Restaurant and Retail	2160 Union Rd	Joe Verceles