

CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of June 1, 2025

| UNDER CONSTRUCTION / READY TO BUILD | | | | | | |
|--|------------------------------------|--|--------------------------------|---|-----------------|-------------------|
| Name | Project # | Description | Location | Developer/Builder | Approval Date | Expiration Date |
| NUR AL-HUDA ACADEMY | SPC-18-054 | New Middle School/High School | 1085 S Union | Nur Al-Huda Academy Corp | PC 1/22/2019 | N/A |
| 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 | N/A |
| Manteca Storage | 19-091 | 2522 SF Office and 6 Storage | 2430 W Atherton | Pat Laughlin | PC 7/15/2021 | N/A |
| ARCO EXPANSION | SPC-20-003 | 17 new storage bldgs | 1654 n Main St | Krystina Uribes | CC 12/1/2020 | N/A |
| Woodbridge West Retail | SPC-20-080 | Commercial shopping center | Lathrop Rd | Rod Alonzo & Art Nunes | PC 3/3/2022 | N/A |
| Raymus Development Office Building SPC | SPC-21-074 | Warehouse/office building | 617 W Yosemite Ave | Jag Construction | CC 1/18/2022 | N/A |
| E Wetmore Office and Warehouse | SPC-21-127 | Office and warehouse | 470 E Wetmore St | Ken Fong | PC 1/20/2022 | N/A |
| Cabral Jeep Renovation | LLA-22-110, MPM-22-109 | Renovation | 1115 W Yosemite Ave | Don Cabral | PC 3/16/2023 | N/A |
| Tesoro RV & Boat Storage | SPC-20-117 | Office and 12 PV/Carports | 1755 E Atherton | | CC 12/7/2021 | N/A |
| 147 & 165 Commerce Ave | SPC-21-162 | Retail strip building | 147 & 165 Commerce Ave | Kunba Enterprise LLC | PC 6/16/2022 | N/A |
| Standard Plumbing | MPM-22-38 | Building Addition and Parking Lot | 105 Northgate Drive | | ADMIN 5/23/2023 | 5/23/2025 |
| Kaiser Parking Lot | MPM-22-63 | Parking lot expansion for 87 stalls | 1777 W Yosemite Ave | O'Dell Engineering | ADMIN 11/9/2022 | Ext. to 11/9/2025 |
| 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 | N/A |
| Emergency Shelter | CUP-22-101 | In M1 Zoning District | 555 Industrial Park Drive | Turlock Gospel Mission | CC 11/15/2022 | N/A |
| Lathrop Road Commercial | UPN-22-121, SPC-22-120, | Retail / Restaurant | 2064 Crestwood Avenue | ASP Petroleum, Inc. | PC 10/19/2023 | 10/19/2025 |
| 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 | N/A |
| Second Harvest Warehouse Expansion | SPN-23-90 | Warehouse Addition | 1220 Vanderbilt | Norman Wilson | ADMIN 2/15/2024 | N/A |
| Nectar Cannabis | CUP-24-26 | Cannabis Storefront | 1519 W Yosemite Avenue | Necctar Cannabis | CC 6/18/2024 | 6/18/2026 |
| Maverik Service Station SPC | SPC-21-064 | Convenience store with fuel | 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 a | Cal Gold | PC 6/2/2022 | N/A |

| ENTITLED/NOT YET UNDER CONSTRUCTION / UNDER REVIEW | | | | | | |
|--|---------------------------------|---|-----------------------------|---|-----------------|-----------------|
| Name | Project # | Description | Location | Developer/Builder | Approval Date | Expiration Date |
| Gesco Fire Pump | P24-0050 SPC | Commercial | 160 Pacific Road | Huff Energy Solutions | PC 6/5/2025 | 6/5/2027 |
| 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 | 6/1/2025 |
| Yosemite Retail | SPC-21-149 | Proposed convenient store, 200 | 1901 E Yosemite Ave | Major Singh | PC 4/18/2024 | 4/18/2026 |
| Crossroads Plaza | GPA-22-004, UPN-22-78 | Convenience store w/ fuel pumps | 2064 N Union Rd | Merced 18, LLC | CC 4/16/2024 | 4/16/2026 |
| Valley Medical | SPC-22-59, TPM-23-015 | Three Medical Buildings at 25,039 | 1132 Norman Dr | DME, LLC | PC 6/15/2023 | 6/15/2025 |
| 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 | 6/15/2025 |
| Cottage Court Medical Offices | MPM-22-112 | Medical Office Building | 1263 Cottage Court | Vegas Builds, Inc. | ADMIN 3/13/2023 | 3/13/3035 |
| Cottage Court Storage | SPC-23-04, UPJ-23-05 | Self, RV, Boat Storage | 1280 Cottage Court | Spiegel Development | PC 6/20/2024 | 6/20/2026 |
| 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 | 3/21/2026 |
| McDonald's - Marketplace & Main | SPC-23-89 | Restaurant | Main Street | Core States Group | PC 3/7/2024 | 3/7/2026 |

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| Embarc Cannabis | CUP-24-22 | Cannabis Storefront | 1140 S Main Street | Embarc Cannabis | CC 5/21/2024 | 5/21/2026 |
| Ace Train Platform | SPC-24-53 | Train Platform | 420 Moffat Blvd. | SJ Regional Rail Commission | ADMIN 10/8/2024 | 10/8/2026 |
| U-Haul | SPN-23-081 | 8 New Storage Buildings | 1190 S Main Street | | ADMIN 5/23/3034 | 5/23/2026 |
| Airport Plaza | SPC-21-099 | Convenience store w/ fuel pumps | 2060 W Lathrop Road | | PC 12/6/2023 | |
| Prologis Expansion | SPC-24-72 | Expansion | Pheonix Drive | HPA Architecture | | |
| Costco Rest Restroom Addition | MPM 25-0035 | Commercial | 2440 Daniels | Costco Wholesale Corporation | ADMIN 5/27/25 | |
| Aretakis TPM | SDN 21-128 | Commercial Parcel Map | 1437 & 1533 S Main | | PC 6/5/2025 | 6/5/2026 |

| 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 | | |
| 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 | | |
| Cornerstone Community Church | CUP, SPC, VAR P-25-0054 | New 20,000 SQFT Church and accessory structures | 499 S. Austin Road | MCR Engineering | | |
| Daniels Center | SPC 25-75 EXT of SPC 21-101 & UPN 21-102 | 1-year Extension of site plan | 2125 Daniels Street | | | |