

SWC HWY 120 & AIRPORT WAY, MANTECA, CA

MANTECA CROSSING

ANCHORED BY
Food4Less

PHASE I OPEN! PHASE II DELIVERY 2026!



MANTECA CROSSING



PROPERTY PROFILE

- » **Space Available:**
 - » **Phase I (Available Now):**
Shop Space: $\pm 913-3,235^{\text{SF}}$
 - » **Phase II (Available Q3 2026):**
Shop Space: $\pm 1,000-8,000^{\text{SF}}$
 - » Highway Visible Pad up to $\pm 7,500^{\text{SF}}$
(Ground Lease Only)
 - » **Delivery Condition: Grey Shell**
- » **Development Size: $\pm 15.4^{\text{AC}}$**
- » **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 $\pm 11,700$ Residential Units proposed & planned in Manteca alone and $\pm 6,880$ 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 $\pm 100,000^{\text{SF}}$ water park, expected to attract 500,000 visitors annually
- » $\pm 7,600$ 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 $3,000,000^{\text{SF}}$ 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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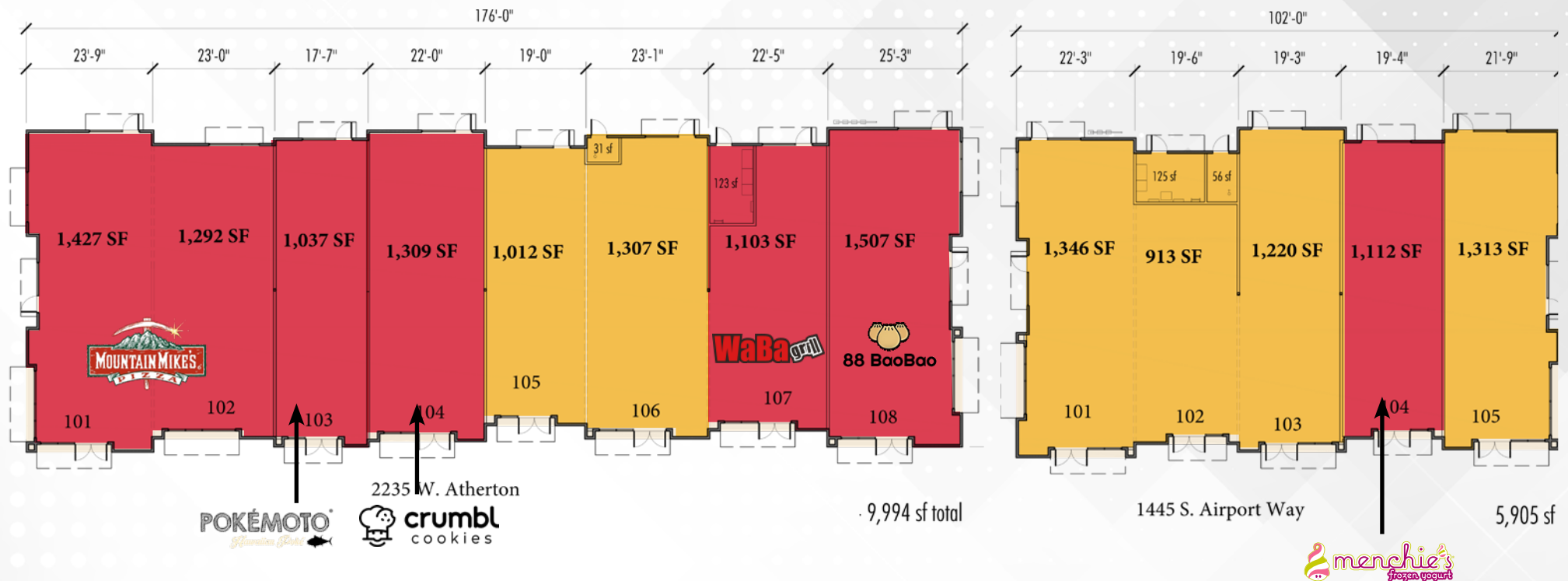
PG. 3

CONCEPTUAL SITE PLAN (SUBJECT TO MODIFICATION)



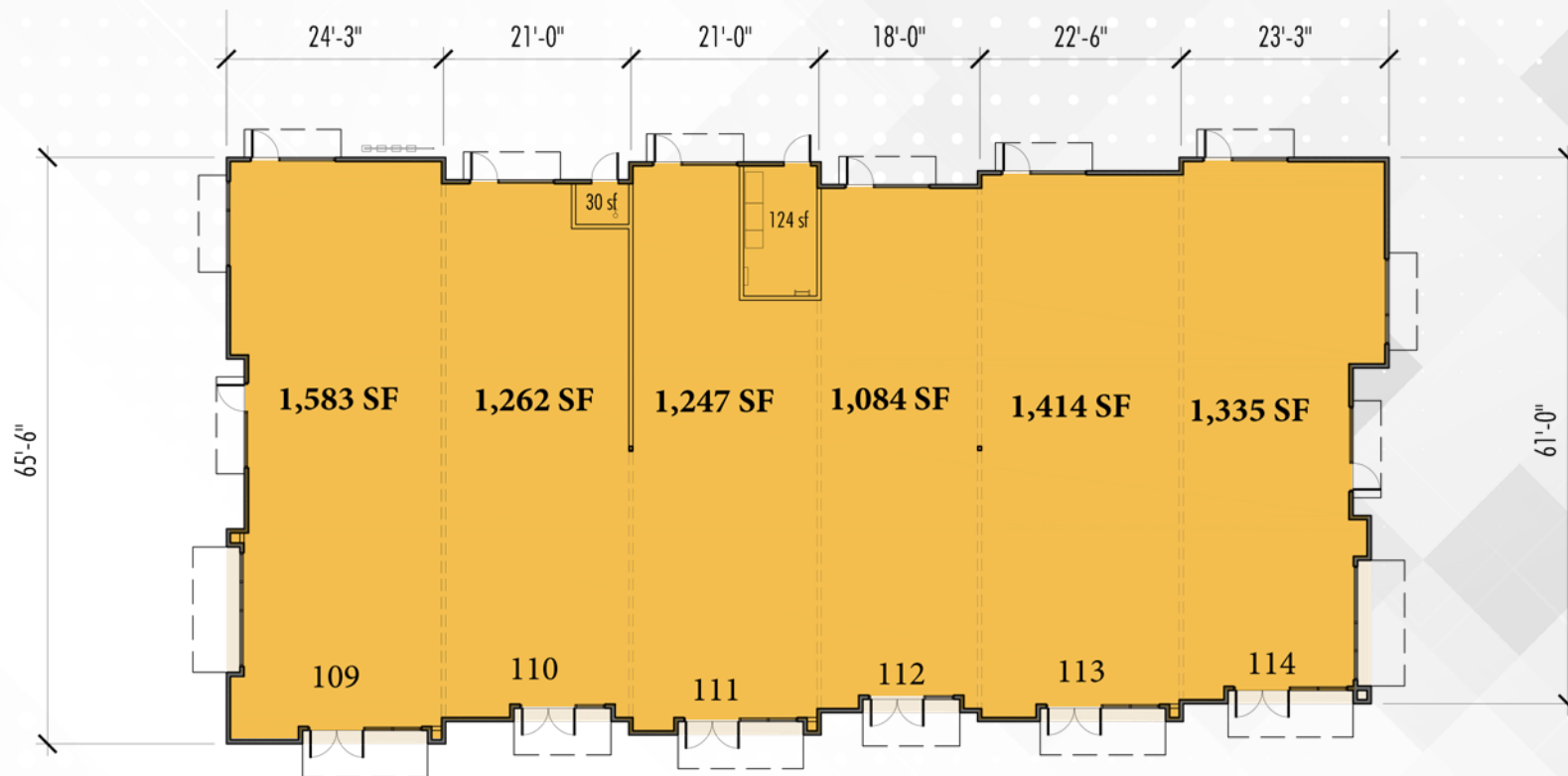
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PHASE I: 2235 W ATHERTON & 1445 S AIRPORT WAY



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PHASE II: 2235 W ATHERTON



2235 W. Atherton

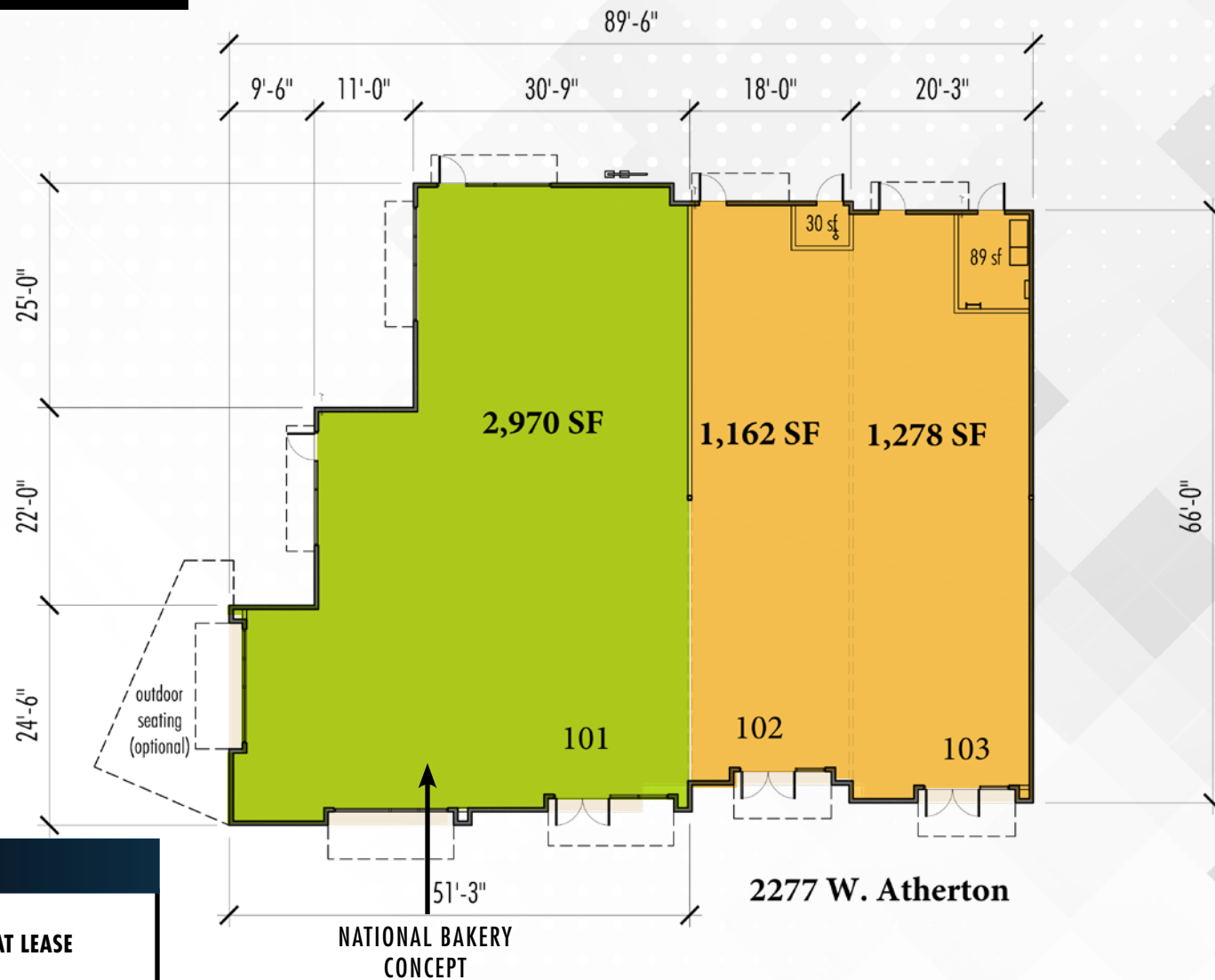
7,925 sf total

LEGEND

 AVAILABLE	 AT LEASE
 LOI	 SIGNED LEASE

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PHASE II: 2277 W ATHERTON



LEGEND

 AVAILABLE	 AT LEASE
 LOI	 SIGNED LEASE



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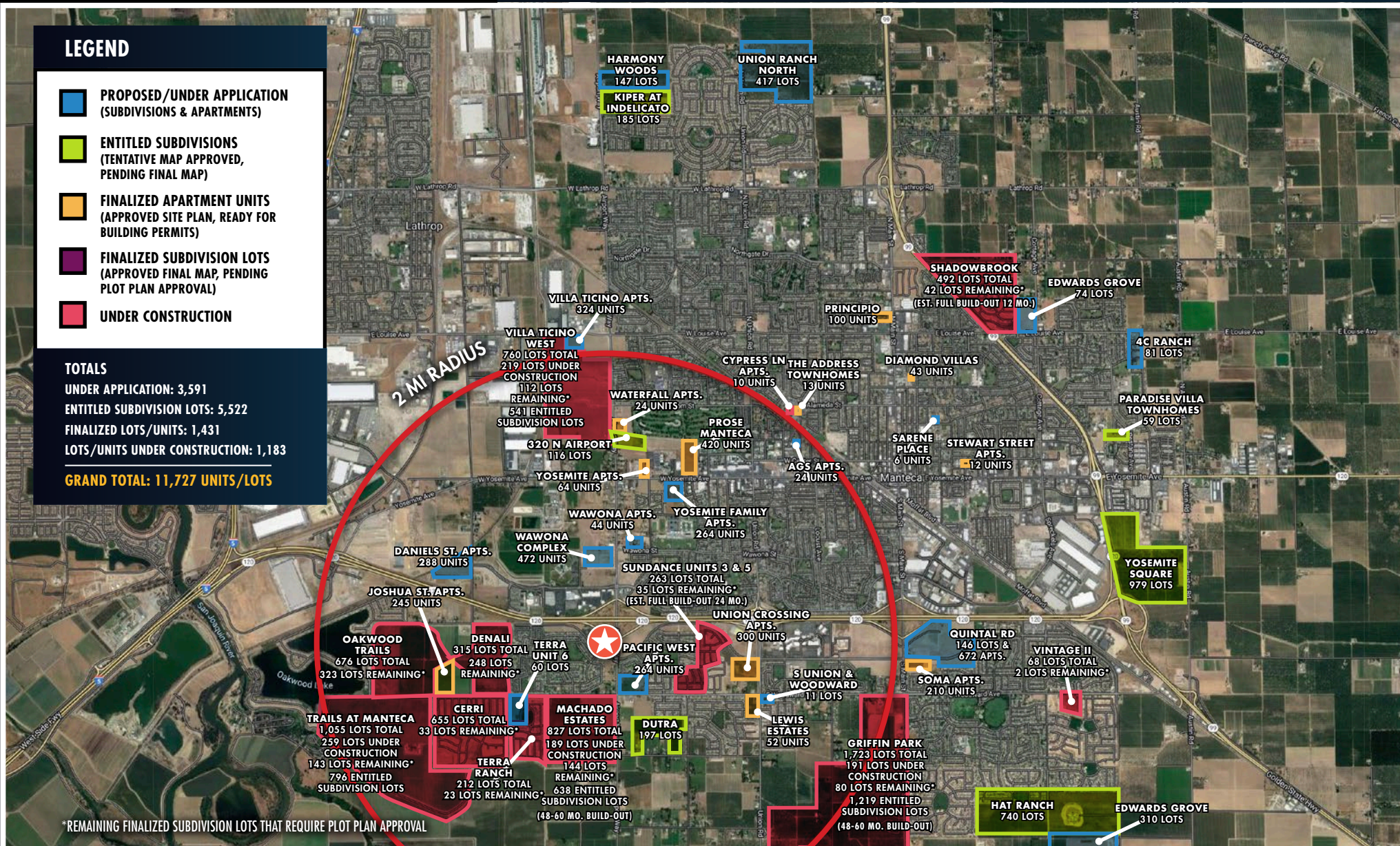
RESIDENTIAL DEVELOPMENT AERIAL

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: 3,591
 ENTITLED SUBDIVISION LOTS: 5,522
 FINALIZED LOTS/UNITS: 1,431
 LOTS/UNITS UNDER CONSTRUCTION: 1,183
GRAND TOTAL: 11,727 UNITS/LOTS

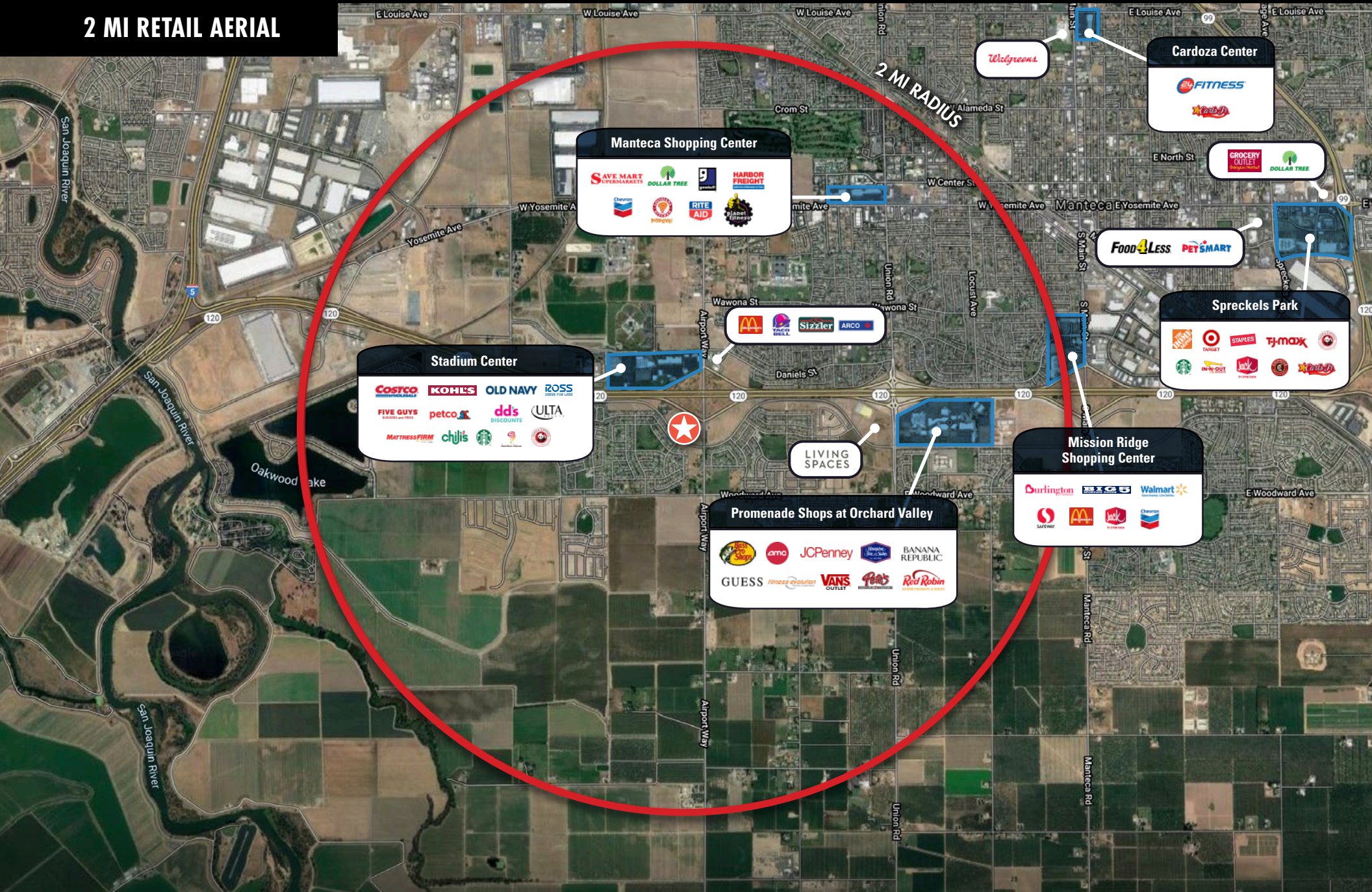


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PG. 9

2 MI RETAIL AERIAL



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DEMOGRAPHICS (2024 EST.)

POPULATION

1 mile	9,614
2 mile	27,625
3 mile	64,908
5 mile	127,517

DAYTIME POPULATION

1 mile	1,436
2 mile	7,682
3 mile	15,962
5 mile	28,060

MEDIAN HOUSEHOLD INCOME

1 mile	\$127,524
2 mile	\$110,663
3 mile	\$103,917
5 mile	\$106,954

AVERAGE HOUSEHOLD INCOME

1 mile	\$170,905
2 mile	\$128,076
3 mile	\$120,377
5 mile	\$124,699

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.

