

**CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT**

Status as of August 1, 2024

**UNDER CONSTRUCTION / READY TO BUILD**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder</b>
STAYBRIDGE SUITES	SPC-18-126	4 story hotel with 101 rooms	1878 Daniels St	SPJ Construction
NUR AL-HUDA ACADEMY	SPC-18-054	New Middle School/High School	1085 S Union	Nur Al-Huda Academy Corp
Manteca Assisted Living	SPC-18-092	Assisted living facility, 88 beds	1852 W Yosemite Ave	Sandip Patel
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes
Warehouse Remodel & Conversion	MPM-20-090	Remodel existing storage warehouse	221 Oak St	William Lee
Raymus Development Office Building SPC	SPC-21-074	Warehouse/office building	617 W Yosemite Ave	Jag Construction
GBX at CenterPoint	SPC-21-136	Construct 280,983 sqft dist warehouse	2205 N Airport Way	Lone Oak / Pehr Peterson
E Wetmore Office and Warehouse	SPC-21-127	Office and warehouse	470 E Wetmore St	Ken Fong
Second Harvest of the Greater Valley	MPM-22-69	PV System	704 Industrial Park Drive	
Sunny Valley Meats	MPM-22-75	Solar Carports	2427 W Yosemite Ave	Sunny Valley Meats
Whisper Car Wash Solar Car Ports	MPM-22-96	Installation of three PV solar canopies	1350 Phoenix Drive	Soleeva Energy, Inc
Cabral Jeep Renovation	LLA-22-110, MPM-22-109	Renovation	1115 W Yosemite Ave	Don Cabral
Spreckels Retail	SPC-22-039	7560sf single story commercial building	130 Spreckels Ave	Ashley Investments, LLC
Lathrop Road Commercial	UPN-22-121, SPC-22-120,	Retail / Restaurant	2064 Crestwood Avenue	ASP Petroleum, Inc.

**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
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
Woodbridge West Retail	SPC-20-080	Commercial shopping center	Lathrop Rd	Rod Alonzo & Art Nunes
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	212 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 and Main	Cal Gold
147 & 165 Commerce Ave	SPC-21-162	Retail strip building	147 & 165 Commerce Ave	Kunba Enterprise LLC
Crossroads Plaza	GPA-22-004, UPN-22-78	Convenience store w/ fuel pumps	2064 N Union Rd	Merced 18, LLC
Loma Brewing	SPC-22-009, SPC-23-50, TPM-23-96	Beer garden and	1077 Milo Candini Dr	Loma Brewing / Kevin Youkilis
Griffin Park Unit 2 LLA	LLA-22-010	Lot line adjustment	1374 Oleander & 1450 S Airport	Pillsbury Road Partners
Manteca Marriott Courtyard	PCD-22-019, MPM-23-09	117 guestroom hotel	2303 W Atherton Dr	Atherton Hospitality
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
Kaiser Parking Lot	MPM-22-63	Parking lot expansion for 87 stalls	1777 W Yosemite Ave	O'Dell Engineering
Star Auto Sales	MPM-22-70	Used car dealership	757 N Main Street	Star Auto Sales
Hwy. 120 - S. Main Street	MPM-22-83	New 30kdiesel generator for existing telecommunications	1153 Vanderbilt Circle	AT&T
Ravh Auto	SPC-22-88, LLA-22-89, CUP-22-90	New Parking Lot for automobile sales	816 & 820 West Yosemite Ave	MCR Engineering
Emergency Shelter	CUP-22-101	In M1 Zoning District	555 Industrial Park Drive	Turlock Gospel Mission
Manteca Crossing	CUP-22-108, UPN-22-107, SPC-22-106	Retail Shopping Center	1527 South Airport Way	Diamond Galaxy Partners, LLC
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
Second Harvest Warehouse Expansion	SPN-23-90	Warehouse	704 Industrial Park Drive	Norman Wilson
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
Nectar Cannabis	CUP-24-26	Cannabis Storefront	1519 W Yosemite Avenue	Necctar Cannabis
OTC Manteca - Cannabis	CUP-24-32	Cannabis Storefront	2325 W Yosemite Avenue	Off The Charts (OTC)

**IN APPLICATION / UNDER REVIEW**

<b>Name</b>	<b>Project #</b>	<b>Description</b>	<b>Location</b>	<b>Developer/Builder</b>
SR120/McKinley Interchange LLA	LLA-21-038	Lot line adjustment	2819 & 2881 Bronzan Rd	City of Manteca
Griffin Park Phase D Lots 19 & 20	LLA-22-026	Lot line adjustment	2565 & 2559 Tinnin Rd	Demitri Filios
Kaiser Basin Lot Line Adjustment	LLA-22-62	Proposed Lot Line Adjustment of parcel for installation of basin	1777 W Yosemite Ave	O'Dell Engineering
Diede Self Storage	ANX-23-41, PRZ-23-42, SPC-23-43, CUP-23-46	Self Storage	15733 S Airport Way	Diede Construction, Inc.
North Airport Way Commercial	PST-23-55	Commercial Business	995 N Airport Way	MCR Engineering
Pillsbury Road Commercial	SPC-23-61, UPN-23-62, MSP-23-63	Mixed Commercial	1840 Pillsbury Road	RMK Design, Inc.
Central Valley Alignment	PST-23-78	Commercial Business	941 W Yosemite Avenue	Brian Hiers
ARCI Office Building	SPC-23-100	Medical Office Building	1093 Eucalyptus Street	Elevation Design & Consulting
Crothall Laundry Phase II	PST-23-108	Addition of 20 12X54 Trailer Parking Stalls	2365 N Airport Way	MCR Engineering
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	ER Expansion		
Liquor City Expansion	UPJ-24-47	CUP Expansion	1150 & 1152 W Yosemite	Vatan Singh
Ace Train Platform	SPC-24-53		420 Moffat Blvd.	