

FOR LEASE



ANCHOR + RETAIL PAD SPACE NOW AVAILABLE | UPCOMING REGIONAL POWER CENTER

±300 APARTMENT UNITS PLANNED



AVAILABLE

±1.10 TOTAL ACRES
RETAIL PAD DEVELOPMENT

AVAILABLE

±0.75 ACRE
RETAIL PAD DEVELOPMENT

AVAILABLE

±67,500 TOTAL SF
ANCHOR/RETAIL PAD SPACE

NOW OPEN!

LIVING SPACES

CHEVRON



W ATHERTON DRIVE

UNION ROAD

CALIFORNIA
120

UNION CROSSING POWER CENTER

SWC UNION ROAD + HIGHWAY 120 | MANTECA, CALIFORNIA 95337

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CENTER HIGHLIGHTS

In the heart of Central Valley along Highway 120, Union Crossing Power Center is the newest addition to Manteca's strongest retail corridor. Union Crossing will add a total of 224,641 square feet of mixed retail (large box, QSR/drive-thru, retail shop space) among strong national retailers.

Union Crossing experiences an estimated 82,000 vehicles per day near the Union Road/Hwy 120 exit and offers great visibility to commuters travelling to and from the Bay Area and Central Valley (positioned between I-5 + Highway 99).

Union Crossing will also benefit from a housing market growth throughout Manteca (6% growth). With a current population of over 85,000, the City of Manteca will add ten new housing developments south of highway 120.

MAJOR AREA TENANTS



224K
TOTAL BUILDING SF



CENTRAL
RETAIL LOCATION



GROWING
HOUSING MARKET





AREA MARKET VIEW

- Available Spaces ■
- Commercial ■
- Residential ■

SPACE AVAILABILITY*

MAJOR A	±12,000 SF
MAJOR B	±14,000 SF
SHOPS A	±6,000 SF
SHOPS B	±5,000 SF
SHOPS C	±3,600 SF
PAD A	±3,500 SF
PAD B	±10,000 SF
PAD C	±10,000 SF
PAD D	±3,600 SF
PAD E	±3,600 SF
PAD F	±3,000 SF

TOTAL **±67,500 SF**

TOTAL PARKING
(5.5/1,000 SF)

* PROPOSED BUILDING PLANS ARE SUBJECT TO CHANGE AND MAY BE ADJUSTED/DIVIDED BASED ON TENANT NEEDS (CONTACT BROKER FOR DETAILS).

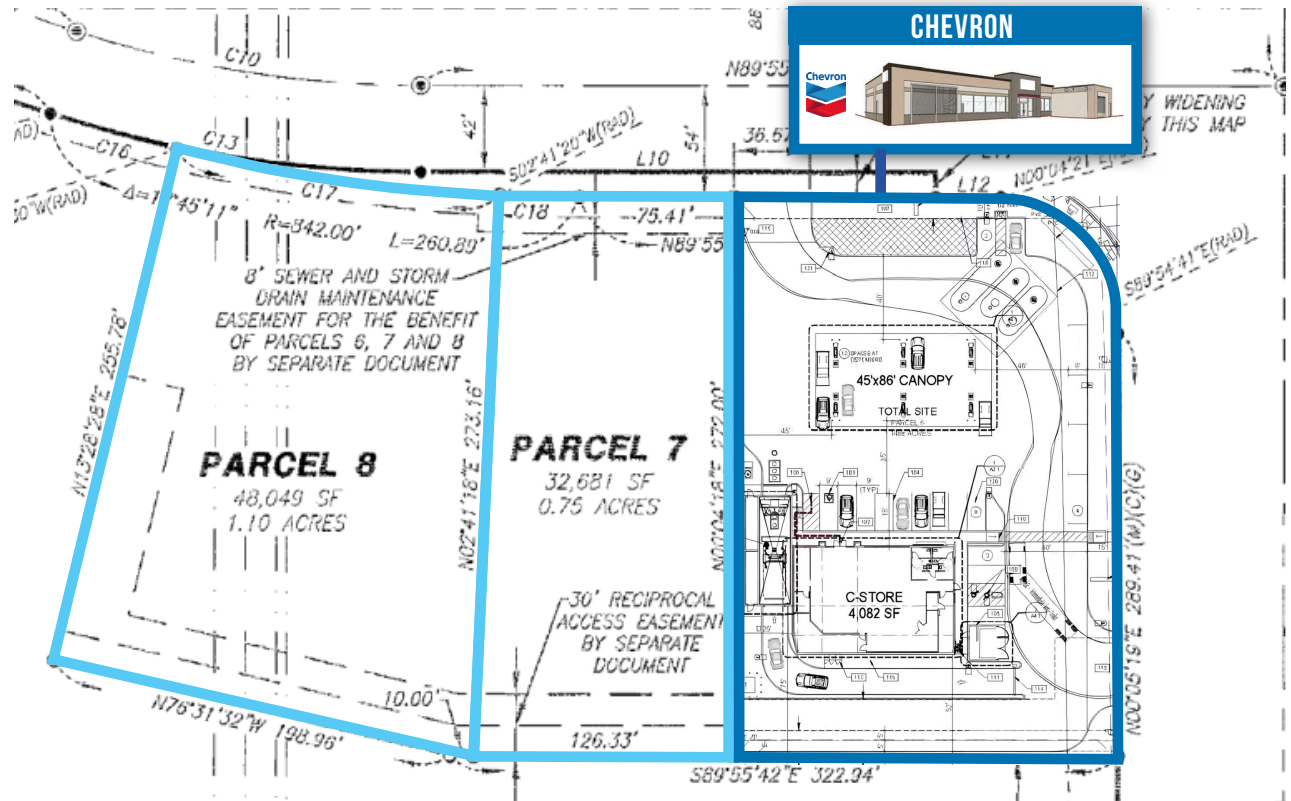


UNION CROSSING SITE MAP

SPACE AVAILABILITY*

PARCEL 7	±0.75 AC
PARCEL 8	±1.10 AC
TOTAL	±1.85 SF

* PARCELS MAY BE COMBINED TO FIT TENANT NEEDS (CONTACT BROKER FOR DETAILS).

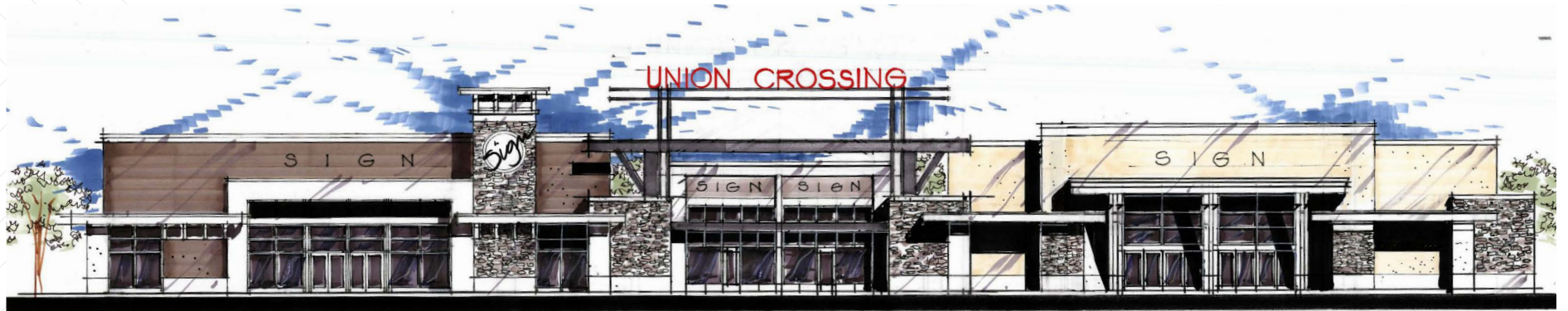


UNION CROSSING SITE MAP



SHOPS A

SHOPS B



MAJOR A

SHOPS C

MAJOR B

PROPOSED BUILDING ELEVATIONS



PAD B

PROPOSED BUILDING ELEVATIONS

HIGHWAY PYLON SIGN 75' X 20'



ADDITIONAL MONUMENT SIGNS



PROPOSED PYLON + MONUMENT SIGNS



AREA MARKET VIEW

RESIDENTIAL

- Under Application
- Entitled Subdivisions
- Finalized Apt. Units
- Under Construction

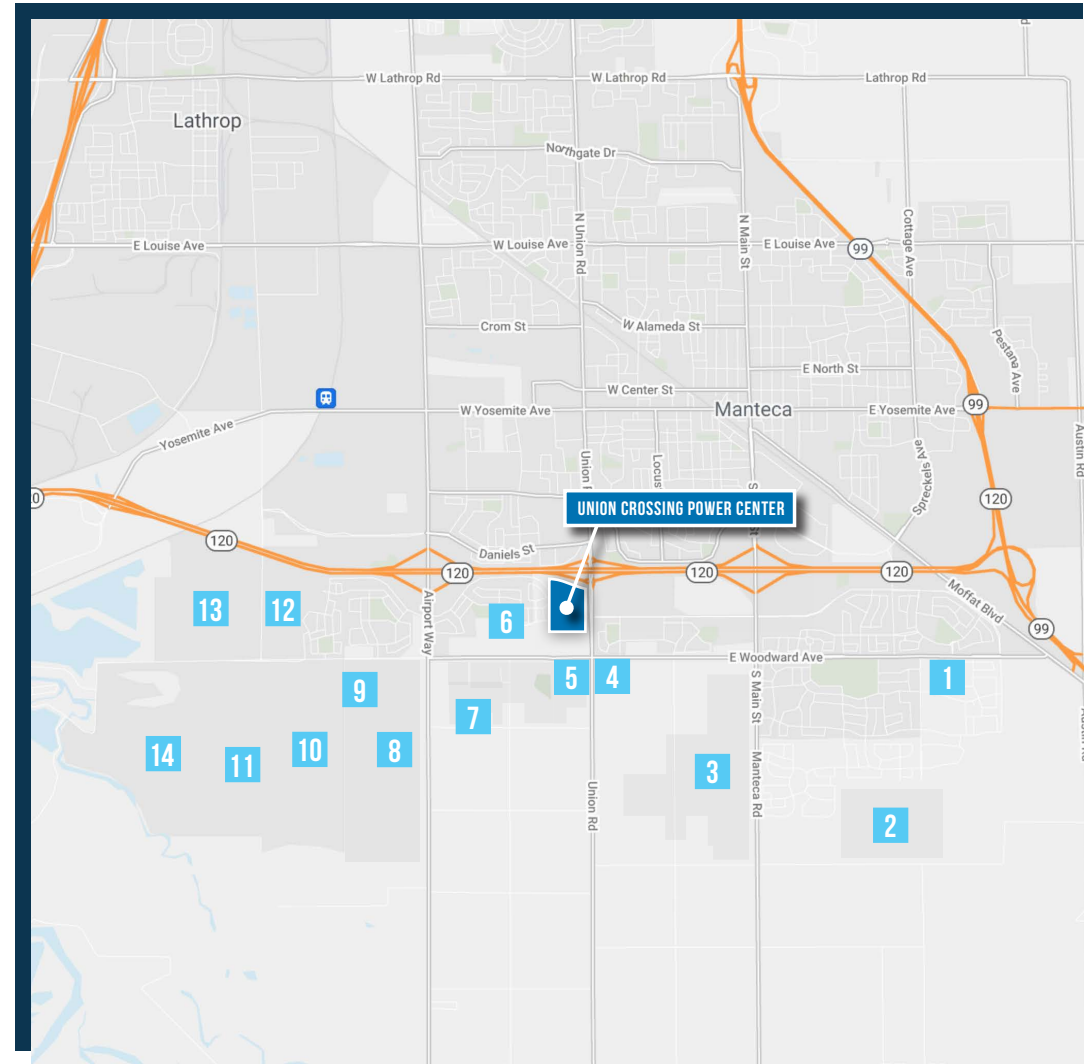
COMMERCIAL

- Retail

ACTIVE SUBDIVISIONS SOUTH OF HWY 120 - MANTECA

1	VINTAGE II	68 LOTS
2	HAT RANCH	740 LOTS
3	GRIFFIN PARK	1,219 LOTS
4	S UNION AND WOODWARD	11 LOTS
5	FARMHOUSE	52 LOTS
6	SUNDANCE	263 LOTS
7	DUTRA	197 LOTS
8	LUMINA AT MACHADO RANCH	827 LOTS
9	LUMINA AT MACHADO RANCH UNIT 1	189 LOTS
10	TERRA RANCH	212 LOTS
11	CERRI	132 LOTS
12	DENALI	315 LOTS
13	OAKWOOD TRAILS	676 LOTS
14	TRAILS OF MANTECA	1,055 LOTS

TOTAL **5,956 NEW HOMES**



NEW HOME DEVELOPMENTS

FINALIZED SUBDIVISION LOTS (Approved Final Map, Pending Plot Plan Approval)

Application Date	Latest Final Map	Expiration Date	Project Name	Total Lots	Remaining Lots*
2/8/2016	N/A	12/20/2021	CERRI UNIT 5	132	33
12/14/2015	12/17/2022	N/A	DENALI UNIT 2	315	248
10/3/2017	9/23/2022	N/A	GRIFFIN PARK UNIT 2	80	27
10/3/2017	8/6/2023	N/A	GRIFFIN PARK UNIT 7	111	53
5/26/2020	9/4/2024	N/A	MACHADO RANCH UNIT 1	189	144
10/13/2013	8/28/2023	N/A	OSKWOOD TRAILS UNIT 3	676	323
4/20/2019	7/17/2024	N/A	S. UNION AND WOODWARD	11	11
6/18/2004	5/28/2019	3/2/2024	SHADOWBROOK NEIGHBORHOOD 1	115	5
6/18/2004	1/31/2022	3/2/2024	SHADOWBROOK NEIGHBORHOOD 2	103	30
6/18/2004	6/28/2019	3/2/2024	SHADOWBROOK NEIGHBORHOOD 3	84	4
6/18/2004	12/29/2021	3/2/2024	SHADOWBROOK NEIGHBORHOOD 4	76	3
6/18/2004	12/29/2021	3/2/2024	SHADOWBROOK NEIGHBORHOOD 6 & 7	98	16
12/22/2004	7/16/2018	N/A	SUNDANCE UNIT 3	134	26
1/22/2004	3/20/2020	10/18/2023	SUNDANCE UNIT 5	129	9
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 2	58	5
4/20/2015	5/25/2018	N/A	TERRA RANCH UNIT 3	52	7
4/20/2015	10/23/2019	N/A	TERRA RANCH UNIT 4	52	3
4/20/2015	10/23/2019	N/A	TERRA RANCH UNIT 5	50	9
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 1	94	20
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 2	69	28
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 3	80	4
3/25/2009	6/10/2022	N/A	THE TRAILS OF MANTECA UNIT 4	56	16
7/14/2014	5/17/2022	N/A	VILLA TICINO WEST UNIT 1	100	46
7/14/2014	5/17/2022	N/A	VILLA TICINO WEST UNIT 2	119	66
1/8/2020	7/23/2024	N/A	VINTAGE II	68	2

FINALIZED APARTMENT UNITS (Approved Site Plan, Ready for Building Permits)

Application Date	Approval Date	Expiration Date	Project Name	Total Units
10/18/2017	12/12/2017	12/12/2019	CYRUS LANE APARTMENTS	9
5/27/2020	9/1/2024	9/1/2023	DIAMOND VILAS	245
1/20/2023	5/4/2023	5/4/2025	JOSHUA ST APARTMENTS	245
10/28/2022	4/28/2023	4/28/2025	PRINCIPIO APARTMENTS	100
2/7/2022	9/1/2024	9/1/2024	PROSE MANTECA APARTMENTS	400
1/26/2022	6/10/2022	2/2/2025	SCAM APARTMENTS	209
10/31/2017	9/25/2018	9/25/2020	STEWART STREET APARTMENTS	12
11/19/2021	10/20/2022	10/20/2024	THE ADDRESS TOWNHOMES	13
2/23/2021	6/16/2022	6/16/2024	UNION CROSSING APARTMENTS	336
8/8/2022	7/18/2024	1/18/2026	WATERFALL APARTMENTS	24
8/30/2021	3/16/2023	3/16/2025	YOSEMITE APARTMENTS	64

ENTITLED SUBDIVISIONS (Approved Tentative Map, Pending Final Map)

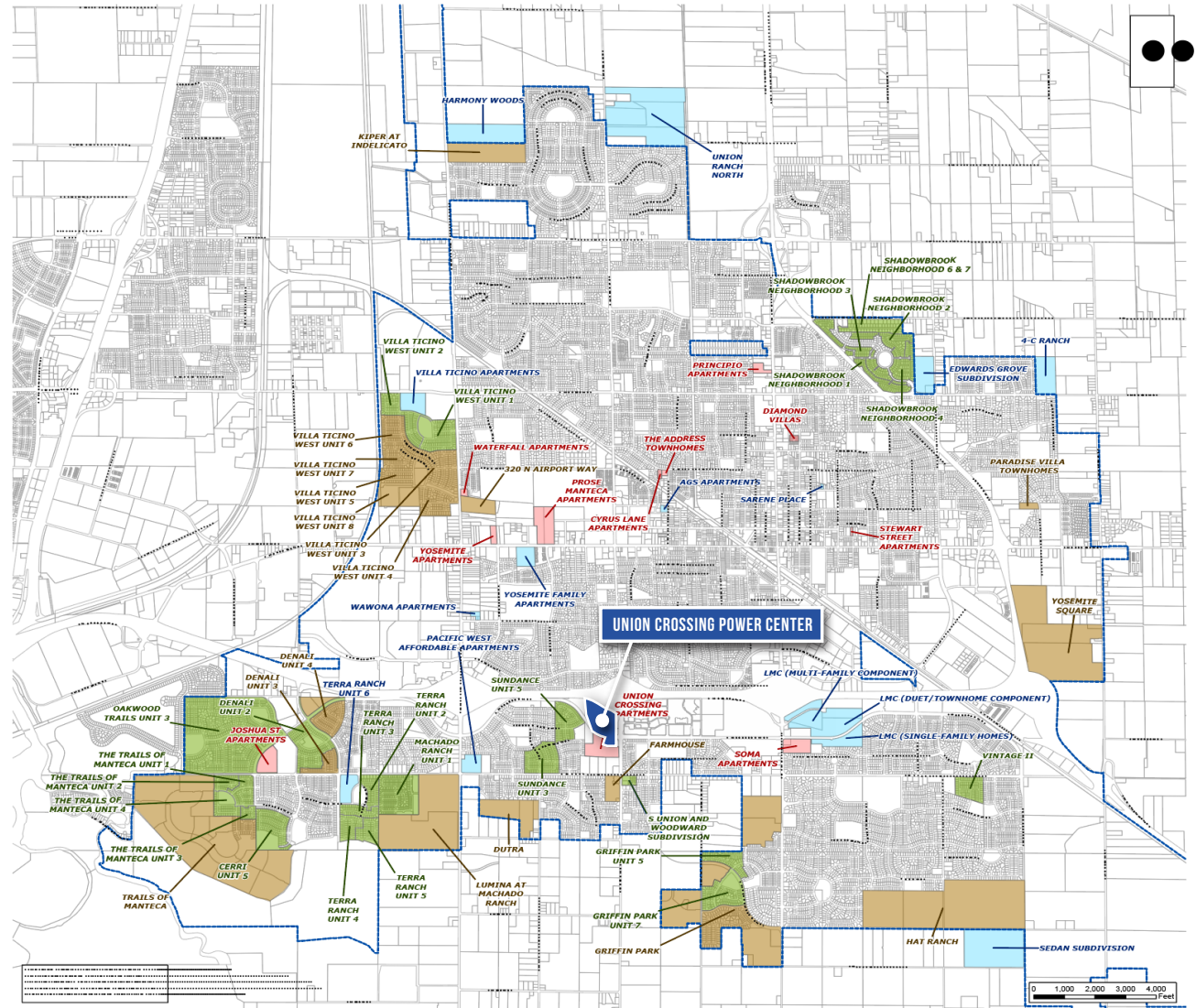
Application Date	Tentative Map	Expiration Date	Project Name	Total Lots
4/27/2021	2/17/2022	2/17/2024	328 N AIRPORT WAY	123
12/14/2015	4/5/2020	4/5/2023	DENALI	315
5/1/2021	10/16/2023	6/16/2024	DUTRA	109
9/20/2020	2/1/2022	2/1/2024	FARMHOUSE	52
10/3/2017	4/9/2019	4/9/2021	GRIFFIN PARK	1219
9/2/2015	AWAITING LARCO		HAT RANCH	740
4/20/2019	4/20/2023	4/20/2026	KIPER AT INDELICATO	173
5/26/2020	6/7/2022	6/7/2023	LUMINA AT MACHADO RANCH	827
10/13/2013	12/15/2015	12/15/2017	OSKWOOD TRAILS UNIT 3	676
10/16/2020	12/21/2021	12/21/2023	PARADISE VILAS TOWNHOMES	59
3/25/2009	2/15/2011	4/1/2025	TRAILS OF MANTECA	1055
7/14/2014	7/21/2015	1/16/2026	VILLA TICINO WEST	541
6/8/2021	3/21/2023	3/21/2025	YOSEMITE SQUARE	979

UNDER APPLICATION (Subdivisions and Apartments)

Application Date	Type	Status	Project Name	Total Lots/Units
3/21/2021	SUBDIVISION	Under Review	4-C RANCH	81
7/13/2023	APARTMENTS	P.C. Approved/Pending CC	4-C APARTMENTS	24
5/2/2024	SUBDIVISION	Under Review	EDWARDS GROVE SUBDIVISION	74
11/6/2024	SUBDIVISION	Under Review	HARMONY WOODS	147
7/21/2023	APARTMENTS	Under Review	LMC (Duet/Townhome Component)	48
7/21/2022	APARTMENTS	Under Review	LMC (Multi-Family Component)	672
7/21/2022	SUBDIVISION	Under Review	LMC (Single Family Homes)	96
12/9/2023	APARTMENTS	Under Review	PACIFIC WEST AFFORDABLE APARTMENTS	264
9/7/2023	APARTMENTS	Under Review	SARENE PLACE	6
5/6/2024	SUBDIVISION	Under Review	SEDAN SUBDIVISION	310
1/18/2022	SUBDIVISION	Under Review	TERRA RANCH UNIT 6	60
4/12/2021	SUBDIVISION	Under Review	UNION RANCH NORTH	417
1/20/2024	APARTMENTS	Under Review	VILLA TICINO APARTMENTS	324
10/7/2024	APARTMENTS	Under Review	WAWONA APARTMENTS	44
12/9/2023	APARTMENTS	Under Review	YOSEMITE FAMILY APARTMENTS	264

TOTALS	
FINALIZED SUBDIVISION LOTS (TOTAL)	2,971
FINALIZED SUBDIVISION LOTS (REMAINING)	4,138
FINALIZED APARTMENT UNITS	1,440
ENTITLED SUBDIVISION LOTS	6,956
UNDER APPLICATION SUBDIVISION LOTS	1,185
UNDER APPLICATION APARTMENT UNITS	1,644
TOTAL FINALIZED LOTS AND UNITS*	2,578
TOTAL UNDER APPLICATION LOTS AND UNITS	2,831
TOTAL FINALIZED AND ENTITLED SUBDIVISION LOTS*	8,094
TOTAL FINALIZED AND UNDER APPLICATION APARTMENT UNITS	3,086
GRAND TOTAL OF ALL UNITS AND LOTS*	12,365

*Remaining Subdivision Lots (awaiting plot plan approval) used for calculation instead of Total Subdivision Lots.



FINISHED, ENTITLED, AND PENDING LOTS/UNITS

CITY OF MANTECA - DECEMBER 2024



SOUTH MANTECA/HWY 120 GROWTH

MANTECA, CALIFORNIA

The City of Manteca, located in San Joaquin County, is at the heart of Northern California's Central Valley. It is often referred to as the Crossroads of California, lying just 76 miles east of San Francisco, 60 Miles south of Sacramento, and 90 Miles west of Yosemite National Park. As of May 2018, the population was estimated approximately 81,345 and in 2023, the population was estimated at approximately 90,917.

The City's size is 21 square miles and housing development is growing rapidly. It is truly a great place to live, work, and locate a business.

AREA DEMOGRAPHICS

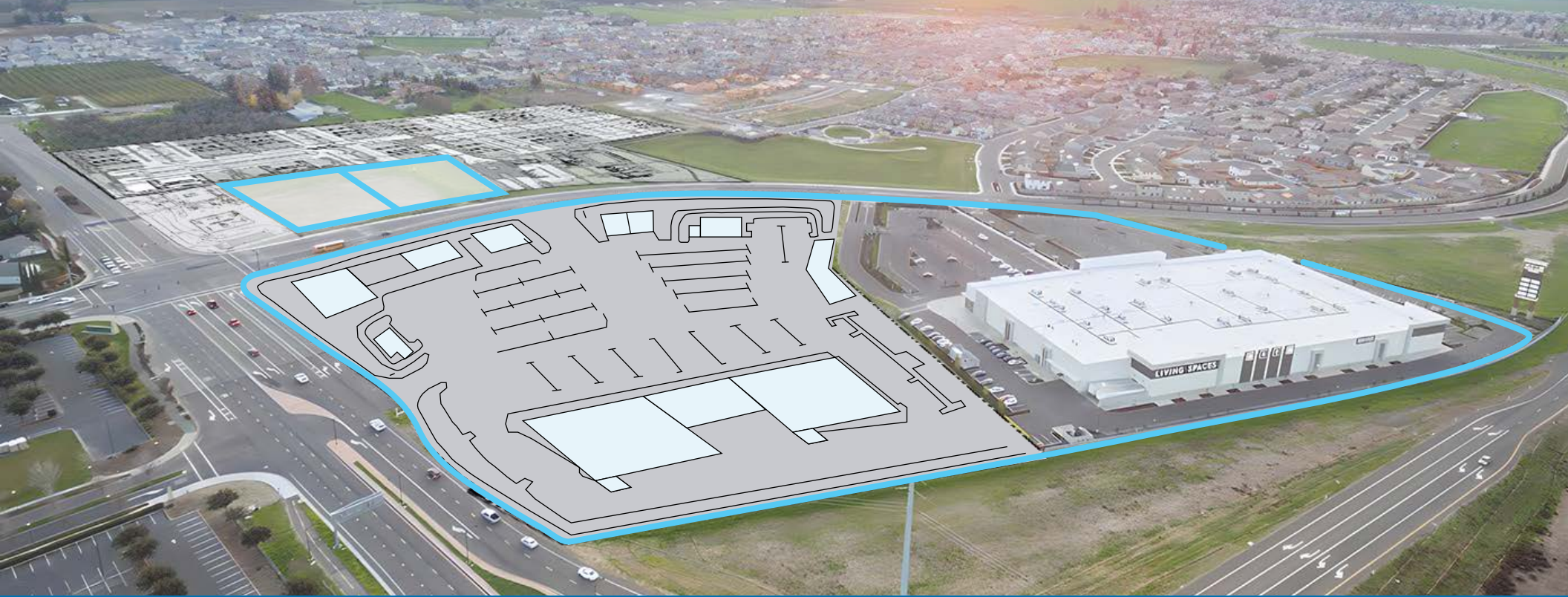
	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	16,603	81,593	126,620
2024-29 POPULATION GROWTH RATE	5.28%	2.12%	1.92%
2024 MEDIAN HOUSEHOLD INCOME	\$113,616	\$97,245	\$102,253
2024 DAYTIME POPULATION	12,678	70,591	106,651
WORKERS	2,883	23,763	32,954
RESIDENTS	9,795	46,828	73,697



FOR LEASE

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