

CITY OF MANTECA COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of March 1, 2022

UNDER CONSTRUCTION / READY TO BUILD

Name	Project #	Description	Location	Developer/Builder
BBVA - ATM Install	MPM-21-141	Add new ATM	201 N Main St	KESA / James Spix
Austin Self Storage	SPC-20-094	New 50,820 sqft storage with 1420 sqft office	183 S. Austin Rd	John Pinedo
7 ELEVEN	SPC-20-31	Convenience store and fuel pumps	1110 N MAIN ST	JM Stitt Construction
TRU HOTEL	SPC-19-045	4 story hotel with 78 rooms	180 Northwoods Ave	SPJ Construction
STAYBRIDGE SUITES	SPC-18-126	4 story hotel with 101 rooms	1878 Daniels St	SPJ Construction
NUR AL-HUDA ACADEMY	SPC-18-054	29,420 sqft building classrooms only	1085 S Union	Nur Al-Huda Academy Corp

ENTITLED/NOT YET UNDER CONSTRUCTION

Name	Project #	Description	Location	Developer/Builder
U-Haul Storage	UPJ-21-090	Conversion of K-Mart to U-Haul moving and storage	255 Northgate Dr	U-Haul / Chris Trudell
CenterPoint DA	DDA-16-151	Consider amendment to the CenterPoint Agreement	S Roth Rd and W Airport Way	William Lu/CenterPoint Properties Trust
Pinkberry	SPC-21-084	Drive-thru yogurt store	603 E Yosemite Ave	Magallon Construction co / Manuel Magallon
Rotten Robbie	SPC-19-109	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

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Chevron/Extra Mile	SPC-20-129	Fueling station w/ convenience store and car wash	1495 S. Union Rd	Philip King
CenterPoint South	SPC-19-155	Two concrete tilt-up wall warehouse buildings	2205 N. Airport Way	MCR Engineering/Shawn Samaniego
B.E.S.T. Office Building	SPC-21-021	9660 sqft office building w/ 1800 sqft storage	398 W Lathrop Rd	Jeff Sales
Container Yard 2 Revision	SPN-19-162	Modification to previously approved site plan	2205 N. Airport Way	MCR Engineering/Shawn Samaniego
Raymus Development Office Building SPC	SPC-21-074	Warehouse/office building	617 W Yosemite Ave	Jag Construction
Funsten Fence	MPM-22-017	Fence construction border of property	105 Industrial Park Dr	Gary Burkert
E Wetmore Office and Warehouse	SPC-21-127	Office and warehouse	470 E Wetmore St	Ken Fong
Kaiser Emergency Dept. Ext. Canopy	MPM-21-069	Emergency room canopy	1777 W Yosemite Ave	Teter, LLP
ST ANTHONY'S CHURCH PARKING EXPANSION	MPM-20-054	Parking lot expansion	427 & 443 E North St	St Anthony's Church
ARCO EXPANSION	SPC-20-003	17 new storage bldgs	1654 n Main St	Krystina Uribes
Manteca Medical Building	LLA-22-002	Lot line adjustment	2077 W Yosemite Ave	MPVCA Manteca LLC/Indrajit Obeysekere
Industrial Yard	SPC-19-151	Proposed container and/or trailer storage yard	578 Industrial Park Dr	Scott Singer
Warehouse Remodel & Conversion	MPM-21-62	Remodel existing storage warehouse.	400 Industrial Park	Zacharia Chemanooru
Manteca Assisted Living	SPC-18-092	Assisted living facility, 88 beds	1852 W Yosemite Ave	Sandip Patel
AT&T Cell Tower CVL00841	UPJ-22-003	Install new cell tower	815 W Lathrop Rd	New Cingular Wireless / Carl Jones

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IN APPLICATION / UNDER REVIEW				
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226-100-20 Annexation	ANX-21-172	Annex existing home site parcel into the City	7189 E Sedan Ave	NorthStar Engineering Group
Crossroads Plaza	GPA-22-004	Convenience store w/ fuel pumps	2064 N Union Rd	Merced 18, LLC
SR120/McKinley Interchange LLA	LLA-21-038	Lot line adjustment	2819 & 2881 Bronzan Rd	City of Manteca
36&48 Lot Line Dilip Dr (Griffin Park)	LLA-22-001	Lot line adjustment	2392 Dilip Drive	Griffin Park Development Co/Toni Raymus
Griffin Park Unit 2 LLA	LLA-22-010	Lot line adjustment	1374 Oleander & 1450 S Airport	Pillsbury Road Partners
Griffin Park Phase D Lots 19 & 20	LLA-22-026	Lot line adjustment	2565 & 2559 Tinnin Rd	Demitri Filios
Warehouse Remodel & Conversion	MPM-20-090	Remodel existing storage warehouse	221 Oak St	Zacharia Chemanooru
American Modular Systems	MPM-21-158	3963 sqft office expansion	787 Spreckles Ave	Loren Aiton
Prologis/Spreckels Distribution Center	SPC-17-011	305,000 sqft dist center	407 Spreckels Av	Amanda Criscione
Sunny Valley Meats Expansion	SPC-21-061	87,071 sqft meat products processing facility	2427 W Yosemite Ave	Sunny Valley Meats
Maverik Service Station SPC	SPC-21-064	6130 sqft convenience store w/ 15 fuel pumps	1527 S Airport Way	Maverik, Inc.
Lathrop Diesel Fueling Canopy	SPC-21-120	Diesel fuel canopy	2064 Crestwood Ave	ASP Petroleum Inc/ Sarvjit Singh
GBX at CenterPoint	SPC-21-136	Construct 280,983 sqft dist warehouse	2205 N Airport Way	Lone Oak / Pehr Peterson
147 & 165 Commerce Ave	SPC-21-162	Retail strip building	147 & 165 Commerce Ave	Kunba Enterprise LLC

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Loma Brewing	SPC-22-009	Beer garden and brewery	1077 Milo Candini Dr	Loma Brewing / Kevin Youkilis
AT&T Cell Tower CVL00836	UPJ-21-166	Install new cell tower	1125 N Union Rd	New Cingular Wireless / Carl Jones
Manteca Marriott Courtyard	PCD-22-019	117 guestroom hotel	2303 W Atherton Dr	Atherton Hospitality
Walmart Expsion Store #1840	MPM-22-028	2843 sqft expansionfor grocery pickup	1205 S Main St	WD Partners
Market Place at Main (Savemart)	SPC-21-153	110,000 SF retail center	Southwest corner of Atherton and Main	Cal Gold
Standard Plumbing Supply	MPM-22-038	4560 sq ft warehouse addition	105 Northgate	Skarphol/Frank Associates
Spreckles Retail	SPC-22-039	7560sf single story commercial building	130 Spreckles Ave	Ashley Investments, LLC
Cabral-Jeep Dealership Renovation	PST-22-040	Renovate existing dealership building.	1115 W Yosemite Ave	Cabral Chrysler Dodge
Deaf Puppy Comedy Club	UPJ-22-043	Renovate 4,000 sf existing space for a comedy club	127 N Main Street	Chris Teicheira
Airport Business Centre (North)	SPC-22-045	360,000sf distribution building	3045,3123 & 3157 N Airport Way	Greenlaw Development, LLC
Grace Motors	PST-22-048	Expand dealership to adjacent lots 816 & 820 W Yosemite	816 & 820 W Yosemite	Gurinder S. Sahi