

COMING SOON - UNION CROSSING POWER CENTER

SWC Union & HWY 120 • Manteca, CA 95337



CONTACT AGENT FOR PRICING

Highway 120: 85,572 ADT

Sundance:
514 Homes
Planned



Union Street: 3,358 ADT



FOR FURTHER INFORMATION, PLEASE CONTACT:

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PROPERTY FEATURES:

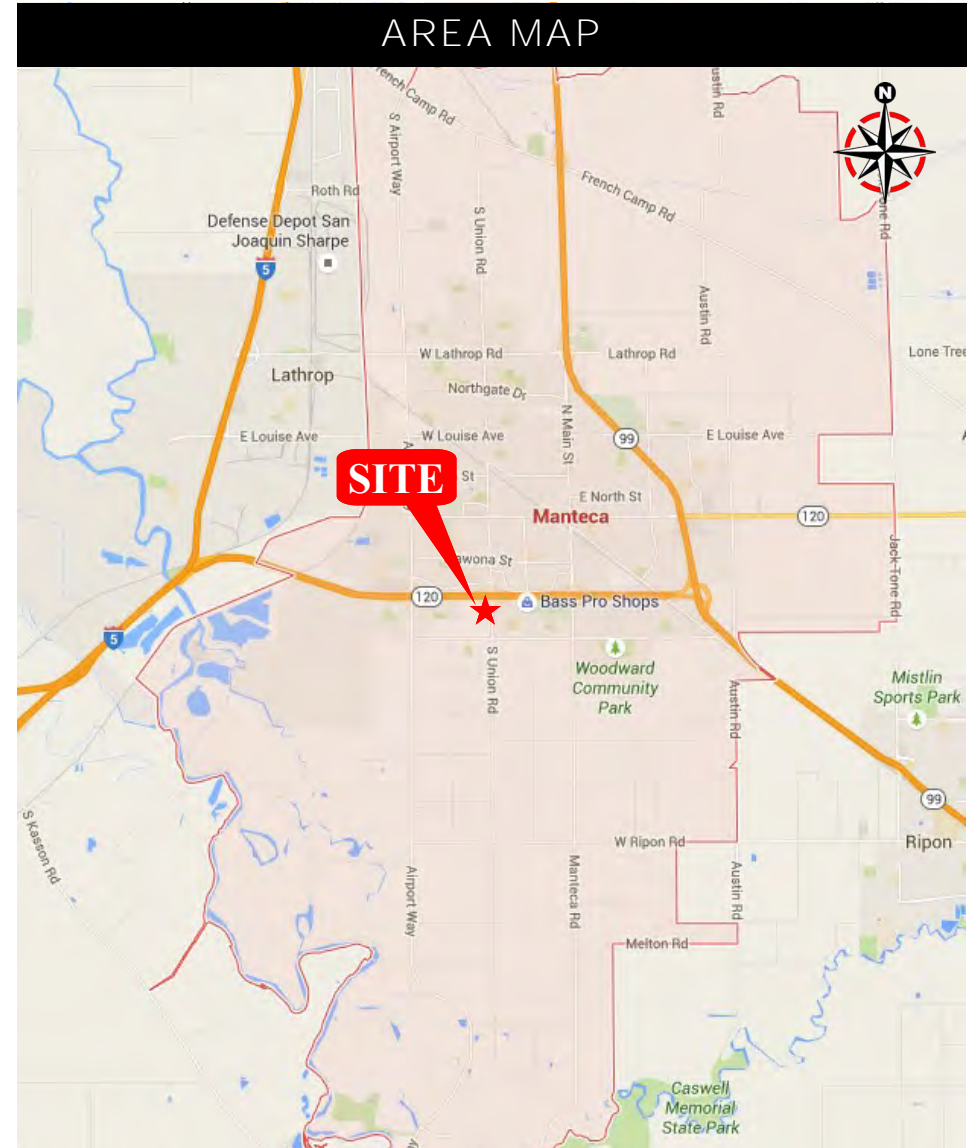
- > Union Crossing is located at the main entrance to an explosion of residential growth and is situated directly adjacent to Highway 120.
- > Across from the Orchard Valley lifestyle center anchored by JC Penney and a ±130,000 square foot Bass Pro Shops.
- > By the year 2025, 60% of Manteca's population will be located South of Highway 120.

2017 DEMOGRAPHIC SUMMARY :

POPULATION	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2022 Projection	13,641	75,346	108,814
2017 Estimate	12,735	70,828	101,812
Growth 2000 – 2010	3.88%	29.98%	35.07%
HOUSEHOLDS & INCOME	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2022 Projection	4,038	23,711	33,400
2017 Estimate	3,783	22,393	31,398
2017 Est. Average HH Income	\$85,428	\$78,797	\$79,606

COMBINED TRAFFIC (CITY OF MANTECA- 2014)

Highway 120	85,572 ADT
Union Street	3,358 ADT



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FINISHED, ENTITLED, MASTER PLAN AND PENDING LOTS/UNITS

As of April 1, 2016

FINISHED LOTS (Approved Final Map, Ready To Build)

Application Date	Latest Final Map	Expiration Date	Project Name	Remaining Lots
4/3/2013	3/21/2016	N/A	Atherton Homes at Woodward Park I Unit No. 1	101
2/22/2005	8/27/2014	N/A	Blossom Grove (Silva Estates)	88
4/19/2004	4/13/2015	N/A	Crivello Estates Unit No. 1	1
2/1/2010	3/24/2014	N/A	Dutra Estates Unit No. 5	23
10/28/2004	2/23/2016	N/A	Evans Estates Unit No. 2	139
10/23/2013	2/11/2015	N/A	Milner Terrace Unit No. 2	76
5/29/2013	3/22/2016	N/A	Monte Bello Estates Unit No. 2	109
4/19/2005	12/18/2013	N/A	Oleander Estates Unit No. 1	7
4/19/2005	10/21/2015	N/A	Oleander Estates Unit No. 3	119
3/3/2005	3/5/2013	N/A	Pillsbury Estates Unit No. 1	3
3/3/2005	4/4/2014	N/A	Pillsbury Estates Unit No. 2	1
3/4/2005	12/23/2014	N/A	Pillsbury Estates Unit No. 3	8
3/5/2005	12/23/2014	N/A	Pillsbury Estates Unit No. 4	5
3/2/2005	12/18/2012	N/A	Union Ranch Units No. 1-3(Pulte)	15
3/2/2005	10/20/2014	N/A	Union Ranch Unit No. 6 (Pulte)	3
3/2/2005	11/6/2012	N/A	Union Ranch Unit No. 8 (Pulte)	35
SUBTOTAL				692

FINISHED APT. UNITS (Approved Site Plan, Ready to Build)

Application Date	Approval Date	Expiration Date	Project Name	Remaining Units
9/13/2013	9/1/2015	9/1/2017	Alma Apts	184
4/24/2013	12/22/2015	12/22/2017	Senior Housing Apt.	38
4/21/2015	8/11/2015	8/11/2017	Terra Ranch Apts	200
12/13/2006	8/18/2008	N/A	Tesoro Apts	148
10/6/2014	10/27/2015	10/27/2017	Vista Verde Apts	19
10/6/2014	9/22/2015	9/22/2017	Villa Capri Apts	8
6/11/2014	12/9/2014	12/9/2016	Woodbridge Apts	175
SUBTOTAL				779
TOTAL FINISHED LOTS AND UNITS				1,411

ENTITLED LOTS (Approved Tentative Map, Pending Final Map)

Application Date	Tentative Map	Expiration Date	Project Name	Remaining Lots
4/18/2004	5/16/2009	6/16/2016	Crivello Estates Unit 2	33
5/28/2015	3/1/2015	3/1/2017	DeJong Estates	352
10/28/2004	2/2/2010	2/2/2016	Evans Estates	439
6/10/2005	8/7/2006	12/17/2019	Lundborn	16
4/18/2005	10/19/2010	4/18/2024	Oleander Estates	364
6/18/2004	1/19/2016	3/2/2024	Shadowbrook	492
12/22/2004	1/23/2007	10/18/2023	Sundance	514
3/11/2009	6/21/2011	6/21/2017	Terra Ranch	212
3/25/2009	2/15/2011	4/3/2025	Trails at Manteca	1,163
3/2/2005	8/1/2005	9/14/2019	Union Ranch	171
9/25/2000	11/10/2004	12/8/2023	Villa Ticino West	760
4/3/2013	5/5/2015	5/19/2025	Atherton Homes at Woodward Park I (One)	70
4/3/2013	5/5/2015	5/19/2025	Atherton Homes at Woodward Park II (Two)	185
6/12/2013	2/8/2014	2/8/2016	Woodward Estates	72
TOTAL ENTITLED LOTS				4,752

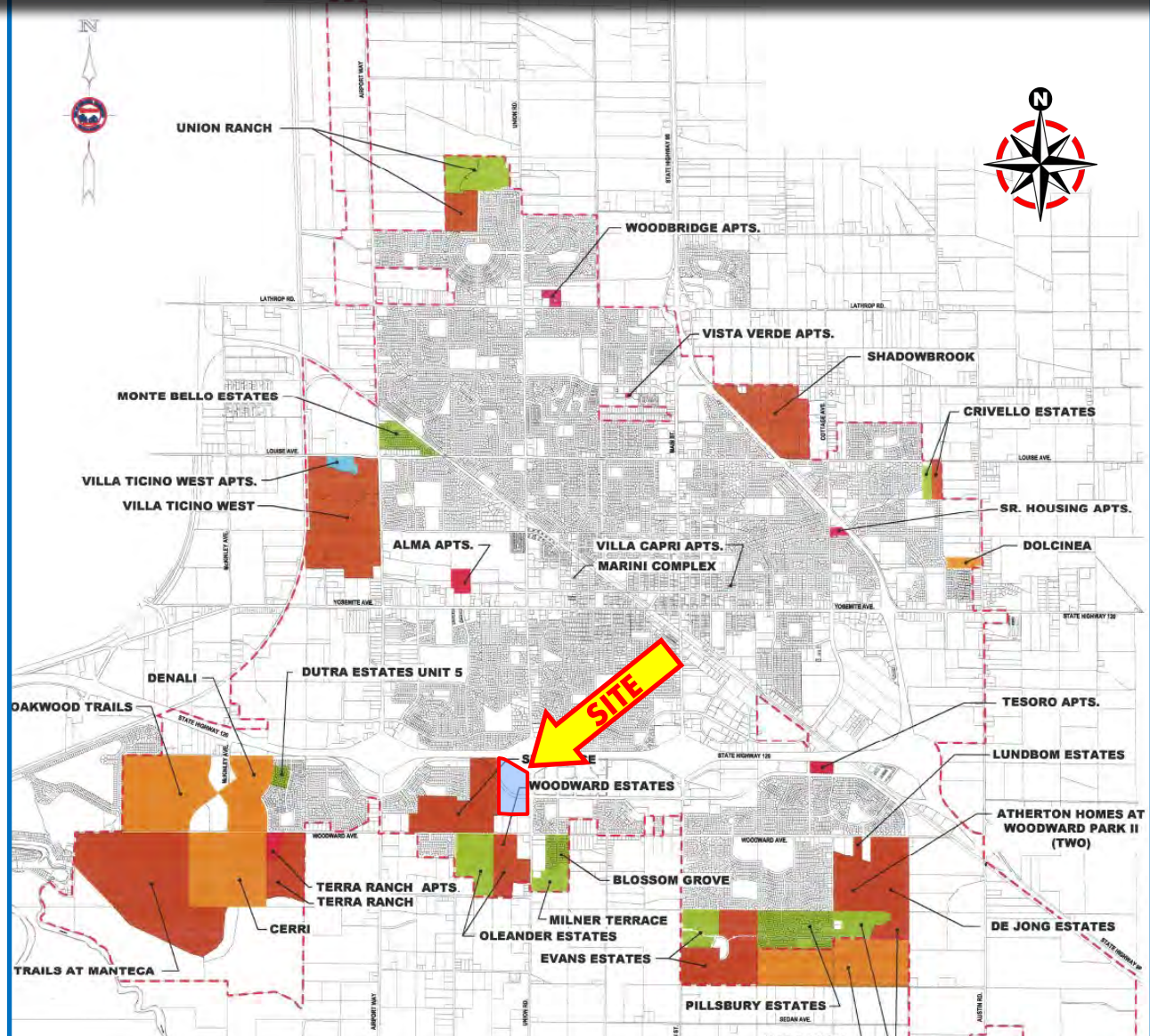
SUBDIVISION PROJECTS UNDER APPLICATION

Application Date	Status	Project Name	Lots
2/8/2016	Tent. Map	Cerri	645
12/14/2015	Tent. Map	Denali	315
1/12/2016	Tent. Map	Dolcinea	40
5/6/2013	Tent. Map & Annex. Under Review	Hat Ranch	800
10/31/2013	Tent. Map	ed	678
SUBTOTAL			7,487

APARTMENT UNITS UNDER APPLICATION

Application Date	Status	Project Name	Units
1/13/2015	Needs Site Plan Approval	Marini Complex	6
SUBTOTAL			6
TOTAL PENDING LOTS AND UNITS			7,493

TOTAL FINISHED+ENTITLED SINGLE FAMILY LOTS	5,384
TOTAL FINISHED+ENTITLED+MASTER PLAN+PENDING SINGLE FAMILY LOTS	#REF!
TOTAL FINISHED+MASTER PLAN+PENDING APARTMENT UNITS	#REF!
GRAND TOTAL OF ALL UNITS AND LOTS	#REF!



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