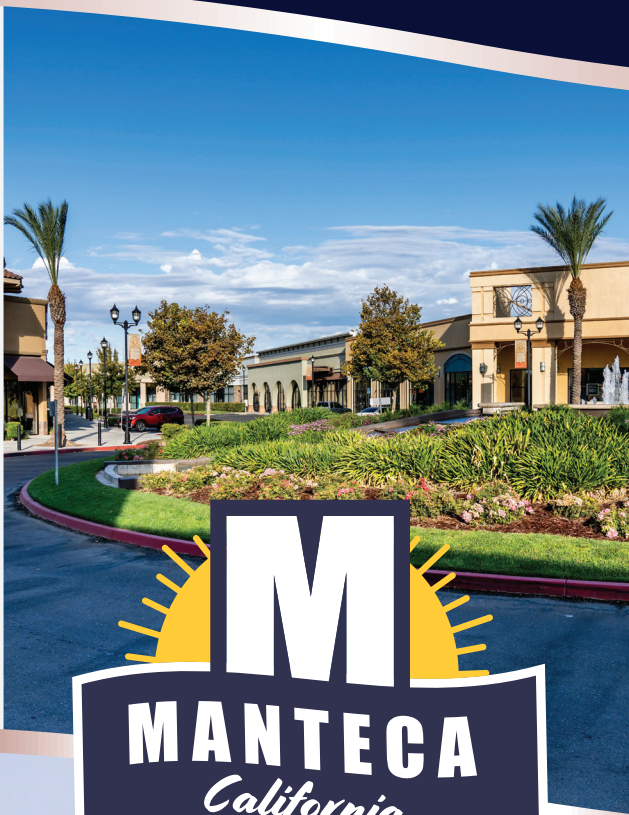


...the family city



**ECONOMIC DEVELOPMENT
& OPPORTUNITY**



GROWING COMMUNITY | STRATEGIC LOCATION | ENDLESS OPPORTUNITY



ABOUT

In the heart of California, Manteca is alive with opportunities. This family-friendly city, San Joaquin County's third largest, is quickly approaching 90,000 residents and is the state's 6th fastest growing city. Manteca is thriving on multiple fronts with key infrastructure, commercial, residential, and recreational developments.



Manteca's "Open for Business" culture, along with our growing workforce and strategic location, provide the optimal environment for new and expanding businesses. Located along HWY 120 between Interstate 5 and HWY 99, Manteca is in the heart of California. Situated approximately 75 miles east of San Francisco, 60 miles south of Sacramento, and 90 miles west of Yosemite National Park, residents can relish in the beauty of the California coast, scenic mountains, and award-winning wineries every weekend!

Economic growth and prosperity are evident throughout the region. Located within 10 miles and 65 miles from the Ports of Stockton and Oakland respectively, and within 78 miles of four international airports, Manteca is helping drive job growth in San Joaquin County, providing manufacturers and distributors a central location for their operations. With a growth rate of 24.4% between 2010-2020, and more than 9,413 single and multi-family housing units in our residential pipeline, Manteca is ready to provide the workforce these expanding industry's needs.

"The City of Manteca has been a great partner to Great Wolf Lodge. We are very pleased and proud of our relationship with the various departments within the city, such as, the Economic Development Division, Police, Fire, and Emergency Services."

— Keith Furnas
General Manager, Great Wolf Lodge, Manteca

A new HWY 120 interchange to be completed in early 2024 will provide easy access to Manteca's Family Entertainment Zone (FEZ), a 140-acre, city-owned master-planned development envisioned to attract regional family entertainment venues and support the entire Northern San Joaquin Valley. Already in the FEZ is Big League Dreams Sports Park, with six replica major league baseball fields, a 20,000sf indoor pavilion and a stadium club restaurant bringing nearly 760,000 visits to the FEZ annually. Great Wolf Lodge, a family resort encompassing a 500-room hotel with a 95,000sf indoor water park and conference center, brings more than 638,000 visits to the area each year. We encourage you to learn more about our growing city. Please reach out to our Economic Development team to learn more and request a city tour.



DEMOGRAPHICS



POPULATION: **88,772**

Trade Area Population

1.7M

(45-min drive-time)

Population Growth

24.4%

2010–2020



18.5 miles to Port of Stockton

66 miles to Port of Oakland

Total Households

28,454

Avg. Household Income

\$118,814



HOUSING UNITS IN DEVELOPMENT: 9,413



AVERAGE HOUSEHOLD SIZE: 3.10

527 Active Park Acres! Including a Big League Dreams Baseball park and a 101-acre Golf Course!

4 International airports within 77 miles

EDUCATIONAL ATTAINMENT: 30.9% degree completion

COLLEGE/UNIVERSITY	CITY	DISTANCE
California State University—Stanislaus	Stockton	15 Miles
Modesto Junior College	Modesto	15 Miles
University of the Pacific	Stockton	19 Miles
San Joaquin Delta College	Stockton	21 Miles
San Joaquin Delta College	Mountain House	22 Miles
California State University—Stanislaus	Turlock	28 Miles
Las Positas College	Livermore	35 Miles





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