

CITY OF TRACY
NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT
PIPELINE REPORT

Status as of August 2026

BUILDING PERMIT ISSUED AND UNDER CONSTRUCTION

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	Planner
Marriott Hotel (108 Rooms) EXP 2019	D16-0022	Comm.	I-205 SP	58,800	2.69	3550 N. MacArthur Dr.	2/21/2017	Reza Kabul/ Arvind Iyer	Christina Delgadillo (209) 831-6433
Central Green (Cordes Ranch)	D20-0015	Private Park	CRSP	1,350,360	31.00	Cordes Ranch	1/20/2022	Prologis/ David Babcock	Martin E. Vargas (209) 831-6438
Renewable Energy Power Plant	D21-0032	Industrial	M-1		1.71	9251 W Arbor Ave	4/12/2022	City of Tracy/ Frank Schubert	Kenny Lipich (209) 831-6443
Carbon Dioxide Removal Facility	D22-0039	Industrial	M-1	14,252	2.20	4750 Holly Dr	12/14/22	Heirloom Carbon Technologies & TRE, LLC.	Kenny Lipich (209) 831-6443
La Quinta Hotel (87 Rooms)	PUD18-0004 D18-0033	Comm.	PUD	48,845	1.91	565 Clover Rd.	7/7/2020	Skyline Hospitality, Inc./Ajaypal Sidhu	Genevieve Federighi (209) 831-6435
IPC 20 (Cordes Ranch Building 20) - 1,300,256 sqft bldg.	D24-0018	Industrial	CRSP	1,300,256	66.06	Hopkins Road & Bud Lyons Way	11/6/2024	Prologis, LP / HPA, Inc.	Martin E. Vargas (209) 831-6438
Gas Station, Car Wash, Retail and QSRs (Triangle Plaza)	D21-0006	Comm.	HS	18,035	1.91	3788 N. Tracy Blvd.	06/28/23	3788 Tracy LLC/Tecta Associates	Genevieve Federighi (209) 831-6435
Montessori Building Addition	D24-0011 CUP24-0005	Comm.	ISP	4,753	0.70	120 Murrieta Way	12/4/2024	TR 120 LLC / Grow Builders Inc. C/O Jeff Antrim	Martin E. Vargas (209) 831-6438
2 Industrial Buildings (Costco Annexation)	A/P19-0001 D19-0014	Industrial	Not yet	1,812,279	103.00	16000 W. Schulte Rd.	N/A	Costco Wholesale Corporation	Genevieve Federighi (209) 831-6435
Leprino Foods	D24-0024	Comm.	GHC	0	2.59	2301 N. Mac Arthur	N/A	Leprino Foods Company Corp / Jose Quezada	Christina Delgadillo (209) 831-6433
Ellis Village Center South	EPBC25-0002	Comm.	ESP	46,614	6.45	2030 Ellis Town Dr.	5/28/2025	Michelle Rooney - Regency Centers LLC / ELLIS VILLAGE LLC	Martin E. Vargas (209) 831-6438
Ellis Village Center South (SS4 Building)	EPBC25-0003	Comm.	ESP	4,517	6.45	2030 Ellis Town Dr.	12/3/2025	Michelle Rooney - Regency Centers LLC / ELLIS VILLAGE LLC	Martin E. Vargas (209) 831-6438
Total				4,658,711	226.67				

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DEVELOPMENT APPLICATION APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	Planner
Commercial Building Shell	D19-0021 CUP21-0003	Comm.	I-205 SP	27,336	1.87	Auto Plaza Dr. west of Naglee Rd.	10/26/22	Tracy Auto Plaza Investors PTP/Masood Feroz	Genevieve Federighi (209) 831-6435
3-Story Retail and Office Building	D22-0024 D23-0012	Comm.	CBD	12,512	0.15	28 W 8th Street	4/25/24	Indus Capital Management Group LLC / Schack & Company, Inc.	Kenny Lipich (209) 831-6443
4-Story Hotel (Tru by Hilton) (78 Rooms)	D22-0018 GPA22-0004	Comm.	PUD	40,190	1.96	2605 N. Corral Hollow Rd.	09/19/23	Hemkunt Group LLC / Anand Kotecha	Martin E. Vargas (209) 831-6438
Seefried LI Building (NEI)	D22-0045	Industrial	NEI	335,157	19.30	1651 E Grant Line Rd	3/5/2024	Linda Massone, Trustee / Seefried Industrial Properties	Christina Delgadillo (209) 831-6433
Cordes Ranch Building 28	D22-0002	Industrial	CRSP	524,081	26.50	5390 Promontory Pkwy	3/5/2024	Prologis, LP	Martin E. Vargas (209) 831-6438
Tracy Toyota Service Center Expansion	D23-0018	Comm.	I-205 SP	35,562	6.23	2895 Naglee Rd.	5/8/2024	Tracy Autoland LLC/Devcon Constructin Inc.	Martin E. Vargas (209) 831-6438
Island Gourmet Market and Deli	D24-0016	Comm.	GHC	4,868	0.50	1450 W. 11th Street	9/24/2024	Virgilio Escobar, Jr. & Eleanor Escobar / Schack & Company	Martin E. Vargas (209) 831-6438
Eastgate Business Park Phase 2	D24-0001	Industrial	M-1	26,019	1.35	1398 Mariani Court	10/16/2024	Horizon Tracy, LLC	Genevieve Federighi (209) 831-6435
Chevron CNG	D24-0012	Comm.	PUD	3,952	3.95	3940 N. Tracy Blvd and W. Larch	9/24/2024	H&S Energy LLC / Robert Picard C/O Stantec Architecture Inc.	Martin E. Vargas (209) 831-6438
Birla Mixed-Use Center	D24-0002	Comm.	CBD	46,554.00	1.07	160 & 306 W Sixth Street	N/A	Sai Properties Tracy 306, LLC / Schack & Company, Inc.	Genevieve Federighi (209) 831-6435
St Paul Lutheran Church Two Modular Building Additions	D24-0006 CUP24-0002	Comm.	LDR	2,880.00	5.34	1635 Chester Drive	8/28/2024	St. Paul's Evangelical Lutheran Church / Rod Thompson	Martin E. Vargas (209) 831-6438
NEI Building 21	D24-0009	Industrial	NEI	246,470	12.60	Paradise Rd. & Grant Line Rd.	2/27/2025	Prologis, LP / HPA, Inc.	Martin E. Vargas (209) 831-6438
Corral Hollow Car Wash	D22-0044 CUP24-0006	Comm.	NS	4,455	1.29	4600 S Corral Hollow Rd	N/A	Harpreet Singh & Varinder Pal Singh / API Architecture Plus	Genevieve Federighi (209) 831-6435
New Creation Bible Fellowship Modular Addition	D24-0027 CUP24-0013	Comm.	LDR	960	1.61	500 N Corral Hollow Rd	N/A	New Creation Bible Church	Christina Delgadillo (209) 831-6433
Verizon Monopole	D24-0023 CUP24-0007	Industrial	M-2		0.04	724 E. Grant Line Rd	N/A	Anderson Enterprises LLC/The Derna Group	Kenny Lipich (209) 831-6443
Tracy Community Church Modular Additions	D24-0025 CUP24-0011	Comm.	LDR	4,016	8.13	1790 Sequoia Blvd	N/A	Tracy Community Chruch	Kenny Lipich (209) 831-6443
Ducky's Carwash at Chevron - 755 S. Tracy Blvd.	D25-0007	Comm.	NS	3,085	0.88	755 S. Tracy Blvd.	8/27/2025	Pepper Lane Monterey Road LLC	Martin E. Vargas (209) 831-6438
Ducky's Carwash at Chevron - 1960 W. 11th Street	D25-0005	Comm.	GHC	1,664	0.92	1960 W. 11th Street	8/27/2025	Pacific Bowie Tracy / Ducky's USA LLC	Martin E. Vargas (209) 831-6438
IPC BLDG 11	D25-0012	Industrial	CRSP	1,700,150	106.25	24007 Hansen	8/27/2025	Prologics LP / HPA INC.,-Tyneise Beyer	Martin E. Vargas (209) 831-6438

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Tracy Hills Commerce Center	SPA21-0004 D21-0012	Industrial	THSP	1,690,000	97.53	29592 S. Corral Hollow Rd.	N/A	Amanjit Sandu and Gurcharan Takar/ Ridgeline Property Group	Kenny Lipich (209) 831-6443
Schulte Warehouse/Annexation	A/P21-0001 D21-0020	Industrial	Not yet	217,466	20.92	16286 W. Schulte Rd.	N/A	D & D Pombo LLC/PDC Sacramento LPIV, LLC	Kellie Jones (209) 831-6432
Dual Hotels (Avid Hotel & Candlewood Suites Hilton Garden Inn) (107 Rooms Avid & Candlewood) (70 Rooms Hilton Garden Inn)	D22-0021 SPA23-0001	Comm.	PUD	110,512	3.17	3095 N Corral Hollow Rd	N/A	Manteca Hospitality Inc / Arvind S Iyer	Kenny Lipich (209) 831-6443
Cambria Hotel and Event Center (90 Rooms)	D23-0010	Comm.	HS	18,062	1.77	747 W Larch Rd.	11/19/2025	Navdeep Grewal	Martin E. Vargas (209) 831-6438
NEW 10,000 SQ FT WAREHOUSE	D25-0001 SPA25-0001	Industrial	NEI	10,000	0.52	1485 E Grant Line Rd	N/A	Chansareena Grewal ETAL / Shack & Company	Kenny Lipich (209) 831-6443
Parkway Plaza Panda Express	D25-0002	Comm.	CRSP	2,700	1.13	1296 International Pkwy	N/A	R & B Delta II LLC / Ruben Rodela	Christina Delgadillo (209) 831-6433
Heirloom Facility Expansion	D25-0004	Comm.	M-1	5,000	250.28	4750 Holly Dr	N/A	City of Tracy / Heirloom Carbon Tech. & Tree, LLC	Kenny Lipich (209) 831-6443
Self Storage Facility - Joe Pombo PKWY	D25-0009 CUP25-0003	Comm.	GHC	130,000	2.35	Joe Pombo PKWY	N/A	Kitchell Dev. Co/ Tiger Tracy LLC	Genevieve Federighi (209) 831-6435
Dutch Bros.	D25-0024	Comm.	CBD	986	91.72	Holly & 11th St	5/27/2026	Levand, Louis A TR ETAL / Liz Koerner-Core Staties Group	Martin E. Vargas (209) 831-6438
Big Bear Car Wash	D22-0022	Comm.	GHC	4,500	0.85	430 W 11th Street	5/21/2026	Big Bear Acquisitions Inc / Alan Mok	Martin E. Vargas (209) 831-6438
IPC 8 (1,152, 807 sf shell building)	D26-0001	Industrial	CRSP	1,152, 807	378.88	6551 Schulte	6/4/2026	HPA INC./ PROLOGIS LP	Martin E. Vargas (209)831-6438
Total				5,209,137	1049.06				

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UNDER CITY REVIEW (NOT YET APPROVED)

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	
Cordes Ranch Building 18	D21-0037	Industrial	CRSP	1,319,092	63.90	5070 Promontory Pkwy	N/A	Prologis, LP	Genevieve Federighi (209)831-6435
Hollingsworth Trailer Lot and Guardhouse	D22-0014	Industrial	NEI	260	11.30	2259 E. Grant Line Rd	N/A	Matt Sims / Jun Lee	Martin E. Vargas (209)831-6438
Martin's Paving Inc. New Building	D23-0002	Comm.	M-1	6,438	1.34	3880 Holly Dr	N/A	Martin's Paving Inc- Maritin Soto / Artifex West Studio - Nader Rahmanian	Kenny Lipich (209)831-6443
T-Mobile Cell Site - Tracy Sports Complex	D24-0004 CUP24-0001	Comm.	PUD	255.00	27.02	955 Crossroads Drive	N/A	City of Tracy / T-Mobile	Martin E. Vargas (209)831-6438
Costco Cold Distribution Center	AP24-0001 D24-0005	Industrial	AG-40	557,488.00	12.79	26301 S. Hansen Road	N/A	Costco Wholesale Corporation	Genevieve Federighi (209)831-6435
ZEV (Truck) Hub	D24-0008 CUP24-0003	Industrial	CRSP	1,440	4.36	9752 Hopkins Road	N/A	Prologis LP/HPA Inc.	Genevieve Federighi (209)831-6435
Tracy Northeast Business Park	D24-0013 AP24-0002 SPA24-0001	Industrial	Not yet	1,811,259	93.10	6103, 3281, 6301 & 6599 Grant Line Rd.	N/A	Tracy Land Partners Holdco LLC & Suvik Farms LLC / Dermody Properties	Genevieve Federighi (209)831-6435
Morgan Auto Repair	CUP22-0005 D22-0011	Comm.	M-1	4,940	1.50	115 W Larch Rd	N/A	Mike West	Kenny Lipich (209)831-6443
Dutch Bros. Coffee w/Drive Thru	D25-0003	Comm.	CS	1,265	19432.00	2695 N Tracy Blvd	N/A	McCorduck Prop LLC / Brianna Uy-BCE	Kellie Jones (209)831-6432
Paradise Pointe Business Park	D22-0038	Industrial	NEI	718,165	52.01	3601 Pescadero	N/A	Ridge Tracy Land Partners No. 2, LLC. /	Genevieve Federighi (209)831-6435
Tracy Commons - Hotel, Restaurant & Retail	D25-0010	Comm.	PUD	63,483	3.00	3140 Grant Line	N/A	Rurka Capital, LLC / Dave Sargent	Kellie Jones (209)831-6432
Tracy 13-89 SFD's/ 2 Commercial Parcels	D25-0021 TSM25-0007	Comm.	M-1		15.50		N/A	Rurka Capital LLC / Dave Sargent	Genevieve Federighi (209)831-6435
Sutter Service Yard Improvement & Tank Replacement	D26-0002	Industrial	MO	N/A	3.77	1420 N Tracy Blvd	N/A	Sutter Valley Hospitals / Lan T. Ly	Christina Delgadillo (209)831-6433
Corral Hollow Retail & Restaurant Shell	D26-0003	Comm.	NS	4,763	2.23	4600 Corral Hollow	N/A	Singh Harpreet ETAL / API-Lauren Proctor	Christina Delgadillo (209)831-6433
Truck Service Bldg & Operations Office and Warehouse	D26-0004	Industrial	NEI	22,900	5.35	South side of Pescadero Ave. between MacArthur Dr. and Chrisman Rd.	N/A	GSK Holdings Inc / Alan Mok	Martin E. Vargas (209)831-6438
Ellis Village Center North	EPBC26-0001	Comm.	ESP	30,501	5.35	N/A	N/A	Michelle Rooney - Regency Centers LLC / ELLIS VILLAGE LLC	Martin E. Vargas (209)831-6438
Total				4,542,249	19734.52				