

**CITY OF LATHROP COMMERCIAL - INDUSTRIAL DEVELOPMENT PIPELINE REPORT**

\* For informational purposes only

Status as of March 19, 2024

**APPROVED AND UNDER CONSTRUCTION**

Name	Project #	Description	Location	Developer/Builder/Applicant
CHEVRON GAS STATION AND BLUE RAIN CAR WASH (PHASE 1) & EVERGREEN (PHASE 2)	SPR-20-108	DEVELOPMENT OF A 5,934K SQ. FT. GAS STATION, 3,479K SQ. FT. CAR WASH, 2 QUICK SERVICE RESTAURANTS (WENDY'S & ONO HAWAIIAN BBQ)	16460, 16446, 16434, & 16412 GOLDEN VALLEY PARKWAY (APNs: 192-040-47, -48, -49, & -50)	RIVER ISLAND CHEVRON AND BLUE RAIN CAR WASH & EVERGREEN
PHELAN LATHROP GATEWAY	SPA-18-71 & SPR-18-40	DEVELOPMENT OF REMAINING 6 CONCRETE TILT-UP BUILDINGS TOTALING APPROXIMATELY 1.2 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	APN's: 241-400-09 THRU -13, 241-400-29 THRU -33, & 241-280-12 (11 PARCELS TOTAL)	PHELAN DEVELOPMENT COMPANY
SOUTH LATHROP COMMERCE CENTER	SPA-18-51 & SPR-18-47	DEVELOPMENT OF REMAINING 5 BUILDINGS TOTALING APPROXIMATELY 2 MIL. SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	APN's: 241-410-03, -06, & -07	CHI DEVELOPMENT GP, LLC
NORTH CROSSROADS BUSINESS CENTER	SPR-18-17 & TPM-18-18	DEVELOPMENT OF REMAINING 2 BUILDINGS TOTALING APPROXIMATELY 145K SQ. FT. OF INDUSTRIAL WAREHOUSE SPACE	500 EAST LOUISE AVENUE (APN's: 198-120-08 & 198-140-16)	REYNOLDS & BROWN
MAVERIK CONVENIENCE STORE & FUELING FACILITY	SPR-21-42	COMMERCIAL PROJECT CONSISTING OF 5,951 ST. FT. CONVENIENCE STORE, 7 GASOLINE DISPENSERS, & 5 DIESEL DISPENSERS	980 EAST LOUISE AVENUE (APN: 198-120-11)	MAVERIK, INC.