



January 6, 2026

City Council Meeting

**Recommendation to adopt a resolution
approving a Purchase and Sale
Agreement between the City of Manteca
and Steve Lewis for the acquisition of
103, 107, and 115 W. Yosemite Avenue
(APNs 217-210-49, 217-210-48, and 217-
210-47).**

**Presented by: Vanessa Carrera, Interim Deputy
Director of Economic Development**



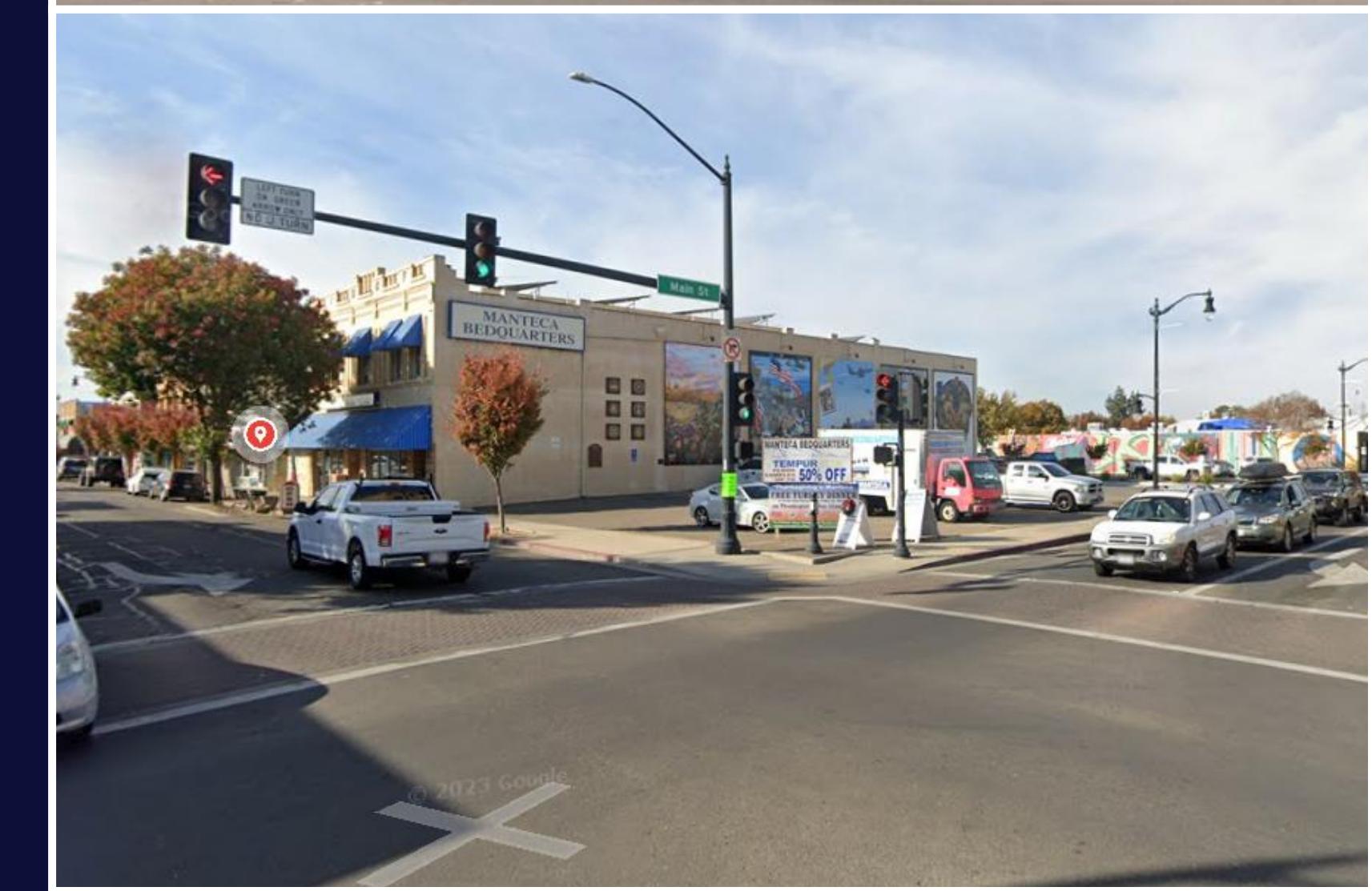
OVERVIEW

- Background
- Purchase and Sale Agreement
- Community Benefits
- Downtown Specific Plan Integration
- Sample Concepts
- Moving Forward
- Council Discussion



BACKGROUND

- This item was introduced to the City Council in closed session.
- Council directed staff to negotiate the purchase of the Manteca Bedquarters building and adjacent parking lot as a catalyst for downtown revitalization.
- Staff toured the building thereafter and entered into negotiations.
- Staff is recommending that the City Council approve the purchase of the Manteca Bedquarters building and adjacent parking lot.



PURCHASE & SALE AGREEMENT OVERVIEW

- Purchase Price: \$1,200,000
- Deposit: \$50,000
- 90-day feasibility period for City inspections
- Property to be purchased as-is
- Seller is required to repair and update the parking lot prior to closing, per agreed-upon specifications
- Closing anticipated within 180 days following completion of the feasibility period
- Vacancy & Transition:
 - Seller will have up to six months to vacate the building
 - City will work cooperatively with the Seller
 - City will assist the nonprofit tenant on the second floor with identifying relocation opportunities within Manteca



A CATALYST FOR DOWNTOWN

THE FIRST FULLY RENOVATED BUILDING DOWNTOWN – LED BY THE CITY

Transformation is happening now, and the City is investing in Downtown's future.

CONTROL OVER DESIGN & TENANT MIX – CREATING A RIPPLE EFFECT

With ownership, we shape the look, feel, and uses of this space, setting the tone for the revitalization that will follow.

A STRONG ANCHOR AT OUR DOWNTOWN GATEWAY

A welcoming, vibrant entry point at Main Street and Yosemite that draws people in and encourages them to stay.

HONORING MANTECA'S HISTORY WHILE BRINGING THE EXPERIENCES OUR COMMUNITY IS ASKING FOR

Thoughtful preservation paired with new places to dine, gather, shop, enjoy the outdoors, and spend time with family and friends.

ECONOMIC DRIVER TO START CHANGE

Investment from public sector will drive investment from private sector.

DOWNTOWN SPECIFIC PLAN

REQUEST FOR QUALIFICATIONS

ISSUED DATE:
AUGUST 18, 2025

DEADLINE TO SUBMIT:
OCTOBER 16, 2025

EMAIL SUBMITTAL ONLY TO:
DRUBY@MANTECA.GOV

WWW.MANTECA.GOV/PLANNING/DSP

CITY OF MANTeca, CALIFORNIA
Manteca
the friendly city
INCORPORATED MARCH 26, 1908

DOWNTOWN SPECIFIC PLAN

- Staff has narrowed the consultant shortlist and will return to Council with a contract for approval.
- The Downtown Specific Plan (DSP) will assess existing conditions/ uses and establish a clear vision for revitalization.
- The DSP will support uses that make Downtown a vibrant place to shop, dine, connect, and have fun.
- The purchase of the Bedquarters building aligns with this effort and its design and future use will be incorporated into the DSP.

SAMPLE CONCEPTS



OXBOW PUBLIC MARKET

NAPA, CA



LUKE'S LOCAL MARKET SAN FRANCISCO, CA



RODEO 72 WHITTIER, CA



PACKING HOUSE ANAHEIM, CA



SKY DECK SAN DIEGO, CA



HARVEST HALL GRAPEVINE, TX



BOTTLING DEPT SAN ANTONIO, TX



PULLMAN MARKET SAN ANTONIO, TX



WHAT OTHER NEARBY CITIES ARE DOING NOW

BLACKSMITH SQUARE EXPANSION LIVERMORE, CA



THE FOUNDRY WALNUT CREEK, CA



OLD TOWN PLAZA & DUST BOWL BREWERY ELK GROVE, CA



TENTATIVE PLAN IF APPROVED

PLAN A

- **City issues an RFP for a private development partner to help finance, design, and/or operate the building while maintaining some level of City control.**
 - Brings private expertise and investment, shares risk.
- **Make general improvements to the facade at the same time.**
- **Activate parking space.**

PLAN B

- **If no strong responses to the RFP, the City can hire a design firm first, develops plans, then goes out to bid for construction separately.**
- **Make general improvements to the facade at the same time.**
- **Activate parking space.**

*** 1+ year before you see movement on the project**



STAFF RECOMMENDATION

That the City Council adopt a resolution approving a Purchase and Sale Agreement between the City of Manteca and Steve Lewis for the acquisition of 103, 107, and 115 W. Yosemite Avenue (APNs 217-210-49, 217-210-48, and 217-210-47).





COUNCIL DISCUSSION