

Mangano Co., Inc., Portfolio of Projects



Federal Government

12TH & I Street,

Modesto, CA

6-story, 90,000-sq. ft. office building; 5-story parking structure

Leased by US Bankruptcy Court and Stanislaus County

Army/Navy Recruiting Office

Eureka, CA

5,000-sq. ft. stand-alone building as part of a 50,000-sq-ft. shopping center

U.S. Department of Agriculture Service Center

Visalia, CA

10,000-sq-ft. Professional Office



Medical Office

Kaweah Delta District Hospital

Visalia, CA

5-story, 60,000-sq-ft. Support Services Building





General Office

Fresno Pacific University,
Visalia, CA
2-story, 35,500-sq.-ft. campus

Fresno Pacific University
Visalia, CA
10,000-sq.-ft. Satellite Campus

301 Center Street
Visalia, CA
29,000-sq.-ft. Professional Office

Central Valley Regional Center
Visalia CA
30,000-sq.-ft. Professional Office
50,000-sq.-ft. Professional Office

Social Vocational Services
Visalia CA
10,000-sq.-ft. Professional Office

Noble Office,
Visalia, CA
20,000-sq.-ft. Professional Office

Wells Fargo Bank
Visalia, CA
5,000-sq.-ft. branch office

Chicago Title Tulare County Headquarters
Visalia, CA
125,000-sq.-ft. Professional Office

H & R Block
Visalia, CA

Provident Mortgage
Visalia, CA
10,000-sq.-ft. Professional Office

Azimuth Equities, Inc.
Santa Fe Springs, CA



Business Parks and Office Complexes



Caldwell Palms Office Complex

Visalia, CA

4 acres



Plaza Business Park

Visalia, CA

35 acres



Visalia Auto Mall

Visalia, CA

Central Park Office Complex

Visalia, CA

5 acres



Main Street Promenade

Visalia, CA

60 acres



Retail Shopping Centers

Key West Plaza

Visalia, CA
120,000-sq-ft.

Rancho Viejo

Visalia, CA
100,000-sq.-ft
Anchor: Save Mart



Village West Center

Visalia, CA
250,000-sq.-ft.
Varied retail, dining, entertainment

Mary's Vineyard Shopping Center

Visalia, CA
175,000-sq-ft
Anchor: Save Mart



Big 5 Center

Visalia, CA
Anchor: Big 5 Sporting Goods

Victorian Walk Center

Fresno, CA
90,000-sq-ft.

Madera Plaza

Madera, CA
65,000-sq-ft

Timber Hill Center

Visalia, CA
110,000-sq-ft.

Tulare Town Village

Tulare, CA
105,000-sq-ft

Reedley Plaza

Reedley, CA
Anchor: Save Mart



Heritage Place

Tulare, CA
125,000-sq-ft.



Corona Plaza

Corona, CA
Anchor: Vons

Bethard Square

Madera, CA
Anchor: Cornet Stores

Canal Farms Shopping Center

Los Banos, CA
Anchor: Save Mart



Lincoln School Shopping Center

Modesto, CA
Anchor: Save Mart

Galleria Palms

Modesto, CA
Various retail, dining

Valley Square

Livermore, CA
Anchor: Alpha-Beta



Northgate Plaza

Dinuba, CA
Anchor: IGA Supermarket

Mountain View Center

Turlock, CA
Anchor: Save Mart

Sonora Plaza

Sonora, CA
Anchor: Save Mart

Hallmark Town Center

Madera, CA

Lover's Lane Shops

Visalia, CA
Boochy's Restaurant

Caldwell Plaza

Visalia, CA
Scotty's Donuts

Mooney Plaza

Visalia, CA
Computer Land





Residential and Multi-Family

Garden Villas

Visalia, CA
65-unit retirement community

Cypress Cove, Tulare County

Visalia, CA
80-unit retirement community

Riverwood Estates

Visalia, CA
35 lots
Single-family residential

St. Johns Village

Visalia, CA
38 lots
Single-family residential

Charter Oaks Estates II

Visalia, CA
56 lots
Single-family residential

The Lakes I & II

Visalia, CA
79 lots
Private gated community
Custom lot development

St. Johns By the River

Visalia, CA
96 unit-Planned Unit Development
Single detached housing

Heaton Westland Development

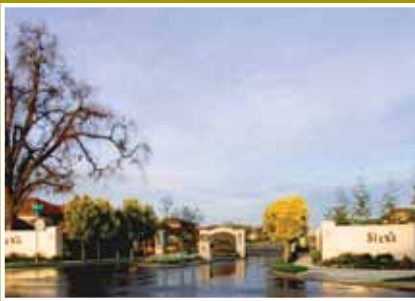
Exeter, CA
97 lots
Single-family residential

Kings Garden

Hanford, CA
30 lots
Single-family residential

Lamplight Estates

Hanford, CA
40 lots
Single-family residential





Westwood Estates

Visalia, CA
101 lots
Single-family residential

Northpointe

Dinuba, CA
87 lots
Single-family residential

Foxglen I

Visalia, CA
75 lots
Single-family residential

Eastgate Phase I & II

Visalia CA
169 lots
Single-family residential

Westpark I & II

Porterville, CA
181 lots
Single-family residential

Cypress Ranch

Visalia, CA
75 lots
Single-family residential

Pinecastle I, II & III

Hanford, CA
128 lots
Single-family residential

The Lakes Phase III, IV & V

Visalia, CA
71 lots
Private gated community
Custom lot development

Copper Creek I, II, III, & IV

Visalia, CA
185 lots
Single-family residential

Copper Creek V

Visalia, CA
72 lots
Single-family residential



Sycamore Creek

Visalia, CA

62 lots

Single-Family Residential

Lisendra Heights

Visalia, CA

441 lots

Single-family residential

Cobblestone Estates I, II, III & IV

Visalia, CA

103 lots

Private gated community

Custom lot development

Shannon Ranch Master Plan

Visalia, CA

680-acre master-planned residential community

Bella Sera Estates

Visalia, CA,

32 lots

Private gated community

40-acre Planned Unit Development

Tulare Villas

Visalia, CA

45-lot senior community

Tulare, CA

Cypress Village

Visalia, CA

60-lot senior community