

PRESS RELEASE

FOR IMMEDIATE RELEASE

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Stanislaus State and Ridgeline Property Group Engages in Site Exploration of Expanded Academic Presence at Pacific Gateway in South San Joaquin County

San Joaquin County, CA — California State University, Stanislaus and Ridgeline Property Group are proud to announce they are actively exploring an expanded presence in San Joaquin County at Pacific Gateway, a 1,500-acre master-planned, mixed-use development at the crossroads of Interstate 580 and State Highway 132. Together, the two institutions are evaluating the establishment of a Stanislaus State academic site in Tracy — a bold step toward broadening degree access through quality public higher education across San Joaquin County and the Central Valley. The vision for the Tracy academic site is to expand academic opportunities for students, support workforce development and foster public-private partnerships in one of California's fastest-growing counties.

The proposed site would bring Stanislaus State's nationally ranked, exceptional academic programming, workforce development, research initiatives and student support services directly to the Tracy area. A Tracy satellite campus will create new pathways for students and working professionals through hands-on learning, internships and other professional opportunities in collaboration with industry partners. The portfolio of programs will ultimately be designed to address regional needs and provide a differentiated experience from programs offered at Stanislaus State's Stockton Campus, thereby amplifying accessible higher education in one of the fastest growing regions in California. This opportunity will allow Stanislaus State to explore expanding on their strengths in business, agriculture and education and to develop strengths in areas such as cybersecurity and artificial intelligence.

"As one of the top 10 public universities in the country according to the Wall Street Journal's 2025 rankings, Stanislaus State is deeply committed to expanding access and opening doors for the students, families and communities we proudly serve," said Stanislaus State President Britt Rios-Ellis. "Rooted in the heart of the Central Valley, this opportunity to extend the promise of education at Pacific Gateway offers a visionary pathway to strengthen our regional impact and enhance access to higher education. We are grateful to the Sandhu Family and Ridgeline Property Group for honoring Stanislaus State with this opportunity. Establishing an academic site in the Tracy area within this dynamic hub reflects our mission to uplift communities through affordable, high-quality academic offerings that are responsive to local needs. The possibility of expanding to Tracy, with our existing presence in Turlock and Stockton, would provide a three-location solution designed to increase social mobility, fuel economic vitality and cultivate a culturally rich and resilient future for San Joaquin County and beyond."

"Stanislaus State's interest in establishing a campus at Pacific Gateway is a pivotal moment for San Joaquin County. Stanislaus State, recognized as one of the nation's top ten best public colleges, will bring quality, affordable higher education directly to our communities. San Joaquin County is rich in resources and is one of the fastest growing counties in the state. This investment would strengthen our education-to-employment pipeline, create and attract sustainable jobs, and support the long-term quality of life for our families. We look forward to partnering closely with Stanislaus State in the months ahead," said 5th District Supervisor, Robert Rickman.

“We are thoughtfully and thoroughly exploring this opportunity to expand access to a CSU education in alignment with the area’s workforce and educational needs. This important first step reflects our ongoing commitment to serving the Central Valley and preparing the talent that will power the region’s – and California’s – future,” said California State University Chancellor Mildred García.

The Pacific Gateway site exploration aligns with Stanislaus State’s strategic vision to deepen community partnerships, raise educational attainment rates and meet workforce needs in critical industries across the Central Valley and California.

“We are pleased to partner with Stanislaus State to bring a college academic site to Tracy at Pacific Gateway. This collaboration underscores our shared commitment to provide accessible, high-quality education and foster economic growth in the region,” said Ridgeline Property Group Partner Steve Arthur. “Pacific Gateway, together with the generosity of the Sandhu Family, is honored to develop initial critical infrastructure, donate the University’s innovative inaugural building, situated on a 66 acre site to accommodate over 1.25 million square feet of future growth in a campus setting, and further provide a \$20 million commitment for initial operations to establish a permanent educational presence in Tracy that will extend the University’s reach, uplift the region and augment the transformative power of education in the Central Valley for generations to come.”

Pacific Gateway — a center of connectivity, innovation and economic development at the crossroads of key transportation routes and economic hubs — would be anchored by the Stanislaus State Tracy academic site, adding a transformative educational dimension to its master plan. Please visit www.pacificgateway.com.

The University and Ridgeline continue to collaborate with local leaders, business partners and stakeholders to secure the community support necessary to ensure Stanislaus State’s success in Tracy. More details will be shared as exploration of the project progresses. If you’re interested in partnering with the University to support this effort, please contact Vice President for University Advancement Catherine Wooton at (209) 667-3131.

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About Stanislaus State

Stanislaus State, part of the California State University system, serves nearly 10,000 students across its Turlock and Stockton campuses. The University is recognized for its commitment to student success, social and economic mobility, regional engagement and academic excellence. Reflecting that commitment, Stanislaus State has earned national recognition, including being ranked No. 2 for social mobility, No. 10 for best value and No. 24 among the best colleges in the nation by the *Wall Street Journal*. *U.S. News & World Report* ranked Stanislaus State No. 3 in the nation for social mobility and No. 10 among the Best in the West in fall 2024. Earlier this year, the College Futures Foundation and the HEA Group ranked Stanislaus State No. 3 on the California Mobility Index for propelling low-income students into the middle class and beyond.

About Ridgeline Property Group

Ridgeline Property Group (Ridgeline) is a privately held, commercial real estate development and investment company operating throughout the United States. Ridgeline’s regional partners have more than 125 years of combined experience in the commercial real estate industry and have developed over 115 million square feet of space in 30 states. The company serves as a capital deployment vehicle and a third-party operator for investors and users who are focused on institutional investment grade development and acquisition opportunities. The firm is headquartered in Atlanta, GA, with regional offices in California, Northern Virginia / Washington, D.C., Chicago and Dallas. Steve Arthur has resided in Northern California for more than 50 years.

For more information, please contact:

Steve Arthur
Partner
Ridgeline Property Group
(916) 284.3245
sa@ridgelinepg.com
www.ridgelinepg.com
Pacific Gateway
www.pacificgateway.com

Rosalee Rush
Vice President for Strategic Communications and Marketing
Stanislaus State
(209) 667-3916
rbrush@csustan.edu
www.csustan.edu