

# FOR SALE OR LEASE

# RETAIL

10344 Twin Cities Rd, Galt, CA 95632

Turnkey Auto Shop in Raley's-Anchored Center Off Hwy 99



EXCLUSIVELY LISTED BY  
**NAI**Northgate

**XAVIER SANTANA**  
Managing Director, Broker  
925.226.2455  
[xcs@ngcip.com](mailto:xcs@ngcip.com)  
Lic #01317296





## HIGHLIGHTS

Freestanding retail building configured for automotive uses. The building spans roughly 2,324 square feet and was built in 2011. Located in a Walmart & Raley's anchored shopping center with immediate access to Highway 99, the property is very accessible and visible.

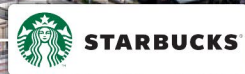
- Walmart & Raley's Anchored.
- Built in 2011.
- Can be converted to storefront retail.

## PROPERTY OVERVIEW

ADDRESS	10344 Twin Cities Rd, Galt, CA 95632	
PROPERTY TYPE	Retail Single-Tenant	
PRICE	Contact Broker	
LEASE TYPE	NNN	
BUILDING SIZE	2,324 sq ft	
PARCEL SIZE	0.44 acres	
ZONING	Highway Commercial (HC)	
APN	148-0940-025-0000	
TRAFFIC	Twin Cities Rd (Hwy 104)	± 13,378 ADT
	Stockton Blvd	± 6,857 ADT
	Hwy 99	± 70,363 ADT



# MARKET OVERVIEW



Hwy 104 / Twin Cities Rd:  $\pm 13,378$  ADT

Stockton Blvd:  $\pm 6,857$  ADT

Hwy 99:  $\pm 70,363$  ADT

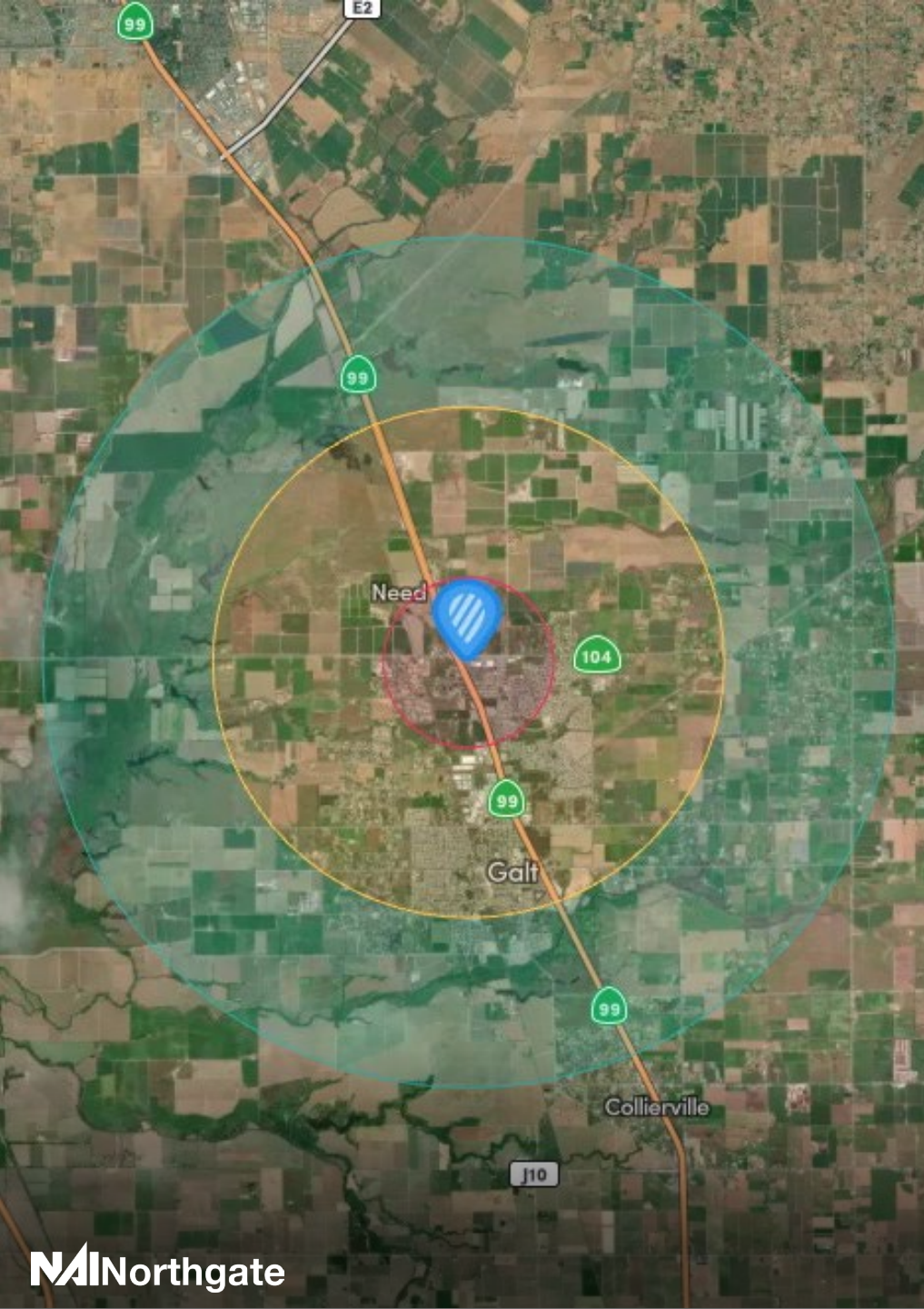




AERIAL VIEW



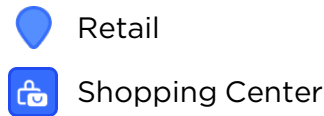




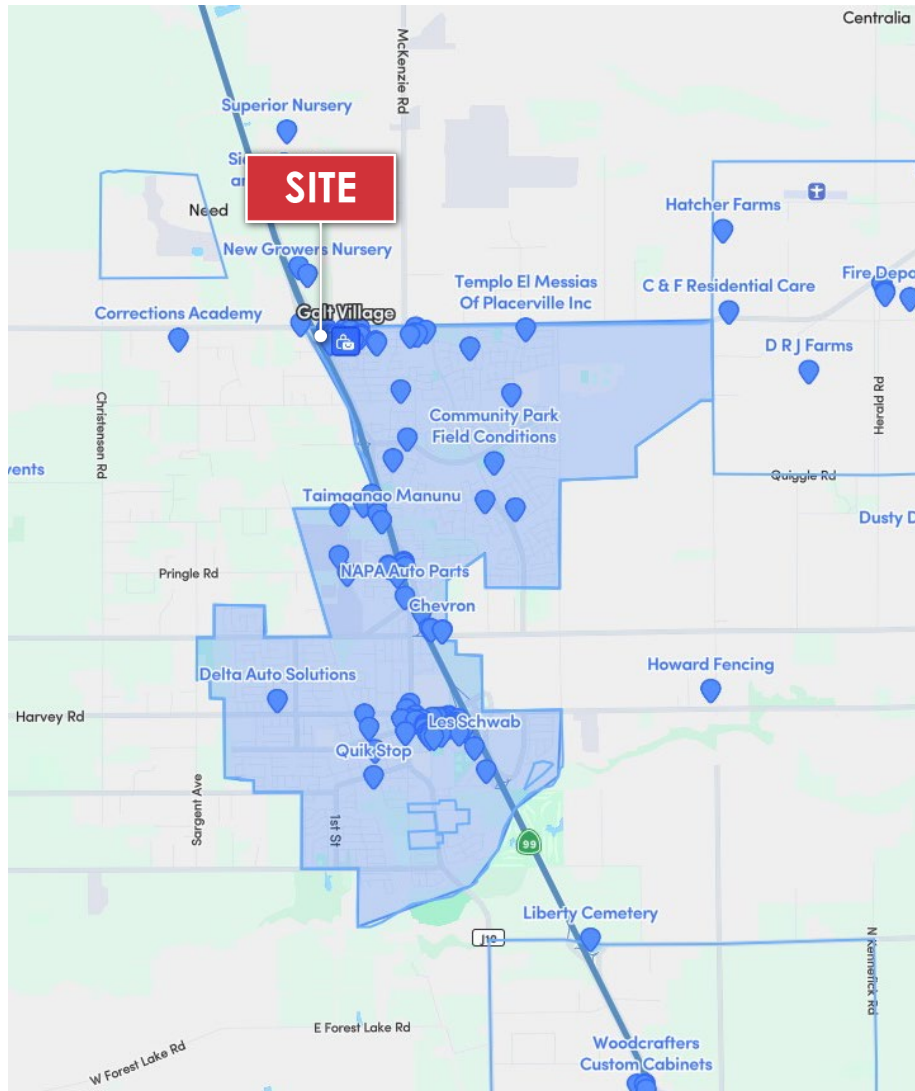
## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	4,968	25,624	31,995
Projected Population (5 Yr)	5,154	26,285	32,796
Average Age	40	39	39
Households	1,651	8,250	10,235
White Population	2,353	12,015	14,957
Black Population	118	615	781
Am Indian Population	57	433	544
Asian Population	304	1,334	1,589
Other Population	2,136	11,227	14,124
Hispanic Population	47.97%	48.02%	48.38%
Average HH Income	\$114.5k	\$118.8k	\$117.4k
High School Graduates	2,886	14,291	17,850
College Graduates	1,101	5,439	6,579
Total Employees	2,516	11,850	14,504

## CITY OVERVIEW



GALT, CA



### Small-Town Character

Located in the heart of California's Central Valley, Galt offers a welcoming small-town atmosphere with a strong sense of community, ideal for families and local businesses.

### Steady Economic Base

Galt's economy is anchored by agriculture, light industrial businesses, and small enterprises, supporting consistent growth and opportunities for local investment.

### Community-Focused Education

The city is served by Galt Joint Union School District and nearby colleges, providing access to quality K-12 education and continuing learning opportunities in the region.

### Rural Charm & Open Space

Surrounded by farmland and open landscapes, Galt offers access to parks, nature preserves, and outdoor amenities that promote a relaxed and active lifestyle.

### Easy Regional Access

Galt is strategically located along Highway 99, offering convenient access to Sacramento, Lodi, and the greater Central Valley for commuters and regional travel.

### Local Culture & Events

Known for its farmers markets, car shows, and annual events like the Strawberry Festival, Galt embraces its agricultural roots and vibrant local traditions.



Investment Sales | Leasing | Asset Management | Property Management



**XAVIER C SANTANA**

*CEO, Managing Director*

P: 925.226.2455

[xcs@ngcip.com](mailto:xcs@ngcip.com)

Lic #01317296

DRE: #01910787

@ 2024 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.