



# Tracy Retail Center

245 East Eleventh Street  
Tracy, CA 95376-4086



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com  
408.331.2308

**Biagini Properties, Inc.**

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

[www.biaginiproperties.com](http://www.biaginiproperties.com)

Rev. February 19, 2025





## Location Description

Tracy Retail offers a prime location for retail tenants seeking a bustling, commercially vibrant community. Nestled in the heart of the city, this area boasts a diverse mix of shopping, dining, and entertainment options, providing an ideal setting for businesses to thrive. With a growing population and a strong local economy, potential customers are plentiful. The nearby West Valley Mall and the historic downtown district provide ample opportunities for foot traffic, while proximity to major highways ensures easy accessibility for shoppers from neighboring areas. The area's energetic atmosphere and dynamic consumer base make it an excellent choice for retail businesses looking to establish a strong presence and

## Offering Summary

Lease Rate:	\$2.95 SF/month
Estimated NNN Charges	99 cents SF/month - 2025
Number Of Units:	4
Available SF:	1,362 SF
Lot Size:	0.48 Acres
Building Size:	5,791 SF



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Attractive single story retail strip center with full height storefront glass, separately metered utilities, separate HVAC units, ample convenient storefront parking and easy access. Co-tenant includes Little Caesar.

The property is ideally positioned within the commercial corridor of the City of Tracy. Located across the street from the subject property is the City of Tracy Administration Offices and Tracy High School. Amazon has opened a new one million square-foot distribution center less than one mile from the subject property. Amazon has provided approximately 1,000 jobs.



- Prime Corner Location Across from Tracy High School & DMV
- Close to Downtown Tracy and City Hall
- Convenient Parking & Access
- Excellent Visibility
- Great Signage



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### Lease Information

Lease Type:	NNN
Total Space:	1,362 SF

Lease Term:	Negotiable
Lease Rate:	\$2.95 SF/month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 245-D E. Eleventh Street	Available	1,362 SF	NNN	\$2.95 SF/month	<p>± 13' 6" W x 65' D (irregular). Currently The Sandwich Spot. Ideal for light food service. End cap unit, plumbing for light food service prep, washable ceiling tiles, marlite walls, walk-in freezer, stainless steel (ss) hand sink, 3 compartment (ss) sink, mop sink, tankless gas water heater, 1 office, 1 ADA restroom, 100% drop t-bar ceiling 10' above finish floor (AFF) with fluorescent lighting, full height storefront glass, rear door, outdoor patio seating area, separate HVAC, separate electrical (205 Amp; 3 PH; 4 W; 120/208V; 42 Circuits), no fire sprinklers.</p> <p>Available May 1, 2025. Please DO NOT disturb the occupant or its employees.</p>



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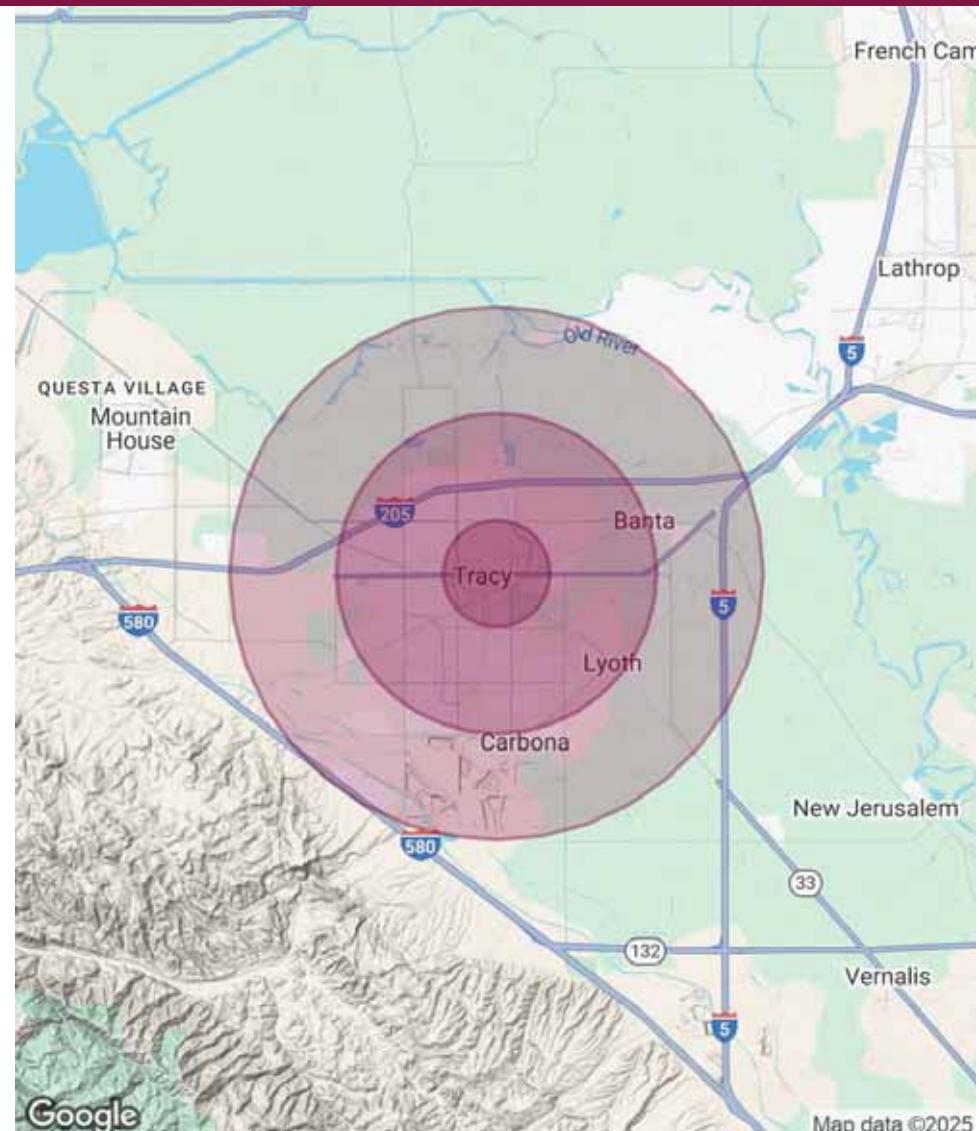
Population	1 Mile	3 Miles	5 Miles
Total Population	16,409	91,859	104,701
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,306	27,354	30,821
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$98,965	\$148,305	\$150,239
Average House Value	\$548,854	\$725,180	\$742,884

Demographics data derived from AlphaMap

### Traffic Counts ADT 24 Hour as of 2016

N. Mac Arthur Drive at 10th Street	8,457
W. 11th Street at East Street E.	12,773
W. 11th Street at Adam Street	18,954
W. 11th Street at West Street E.	20,700
W. 11th Street at N. Mac Arthur Drive	20,715



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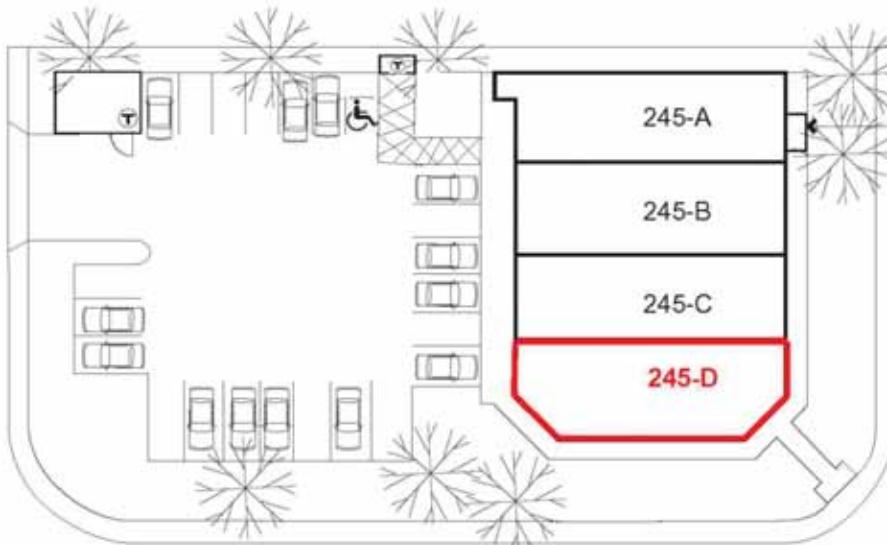
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11th Street

12th Street

East Street



**Tracy Retail**  
**245 East Eleventh Street**  
**Tracy, California 95376**

245-A Sisig Boba Filipino Cuisine

245-B Little Caesar's Pizza

245-C Z Vape N Discount  
Smoke Shop

**245-D 1,362 Square Feet**  
The Sandwich Spot

(T) Trash Enclosure  
(U) Utility Closet



Tracy Union High School

Rev. 02/20/2025

\*Site plan not to scale and subject to change without notice

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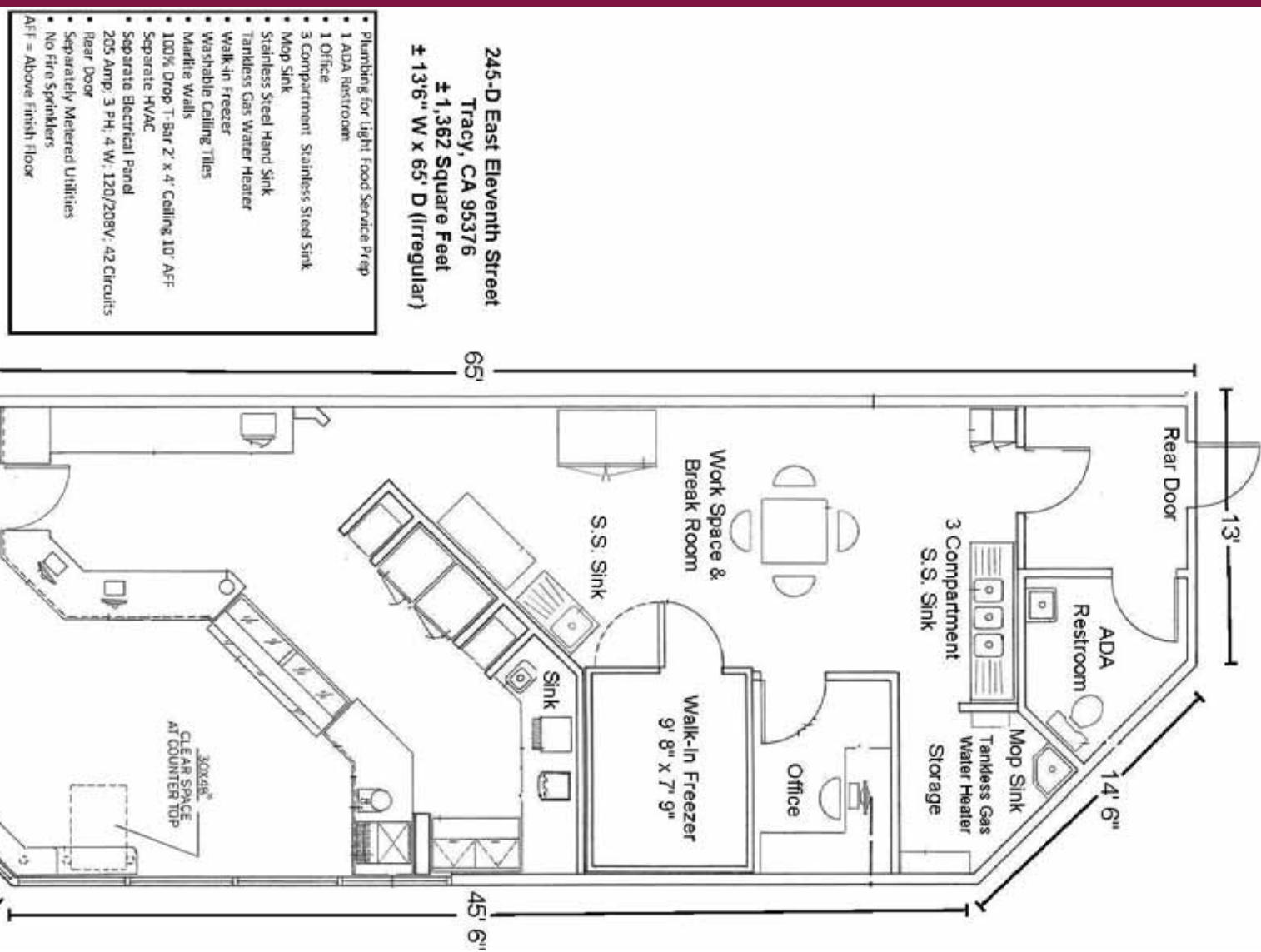
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