

# WESTGATE CENTER FOR LEASE - 3,100± SF

1190 WEST 11TH STREET @ LINCOLN BLVD | TRACY, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## FEATURES:

RARE INLINE SHOP SPACE COMING SOON!

Established neighborhood shopping center anchored by Dollar Tree Store, Auto Zone and many other long term tenants!

Great access, exposure and visibility from 11th Street - ample parking available throughout the Shopping Center.

Signalized intersection in the heart of Tracy!

Nearby retailers include; Savemart, Safeway, McDonalds, Jack in the Box and Walgreens

360° degree trade area - serving a broad surrounding area from all directions.

Strong demographics with a strategic gateway location benefiting from Bay Area spill over population and a growing consumer base with exceptional disposable income.



**PLEASE DO NOT DISTURB EXISTING TENANT**

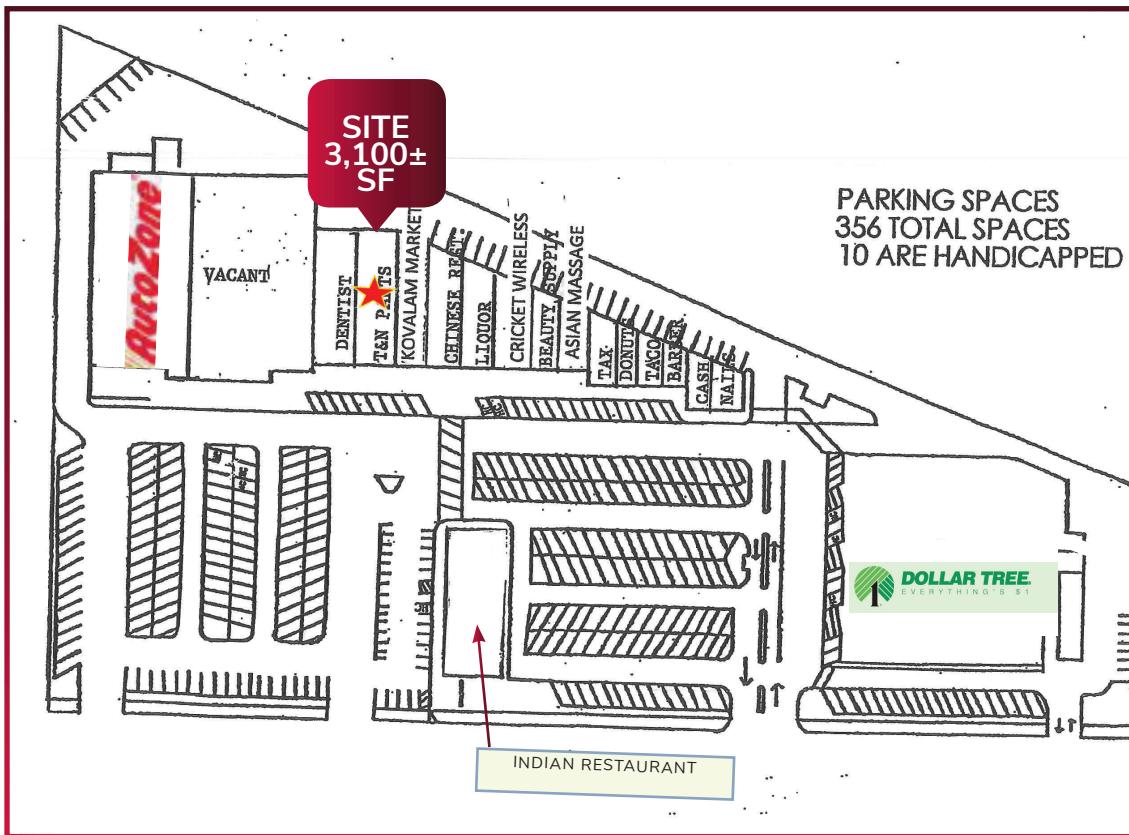
## CONTACT

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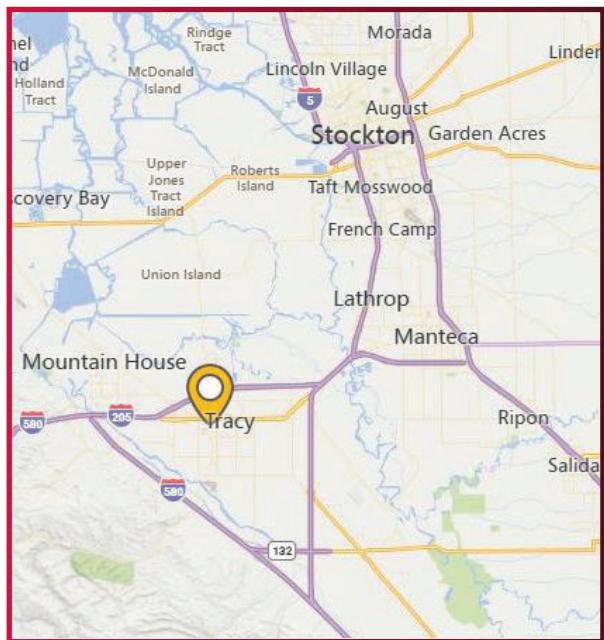
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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	22,509	97,672	100,254
Income:	\$108,088	\$122,066	\$122,016

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