

2140 W GRANT LINE RD

Tracy, CA 95377



PROPERTY DESCRIPTION

Well-maintained freestanding office building available for sale or lease in one of Tracy's most established commercial corridors. The property is currently vacant and offers immediate occupancy potential for an owner-user or tenant seeking a high-quality professional environment. Located along Grant Line Road with convenient access to Interstate 205, the building features an efficient two-story layout, attractive curb appeal, abundant on-site parking, and strong regional connectivity. The property is well suited for corporate headquarters, medical, financial, educational, and other professional office users.

OFFERING SUMMARY

Sale Price:	\$2,950,000
Lease Rate:	\$33 SF/yr (NNN)
Available SF:	7,411 SF
Lot Size:	28,268 SF
Building Size:	7,411 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,731	22,478	31,549
Total Population	16,171	75,811	108,570
Average HH Income	\$139,106	\$136,532	\$148,844

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BILL JOHNSON

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KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

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PROPERTY INFORMATION

LOCATION INFORMATION

Street Address	2140 W Grant Line Rd
City, State, Zip	Tracy, CA 95377
County	San Joaquin

BUILDING INFORMATION

Building Size	7,411 SF
Building Class	B
Tenancy	Single
Number of Floors	2
Year Built	2007
Gross Leasable Area	7,411 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	GHC
Lot Size	28,268 SF
APN #	23819020

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	105

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes

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PROPERTY HIGHLIGHTS

- One of the Few Freestanding Office Buildings Available in Tracy
- Excellent Owner-User Opportunity
- Available for Sale or Lease
- High-Quality, Professionally Improved Interior
- Flexible Layout Suitable for Office, Medical & Professional Users
- Prominent Grant Line Road Location
- Excellent Access to Interstate 205, I-5 & I-580
- Surrounded by National Retailers, Restaurants & Business Amenities



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FLOOR PLAN



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CONFERENCE ROOM



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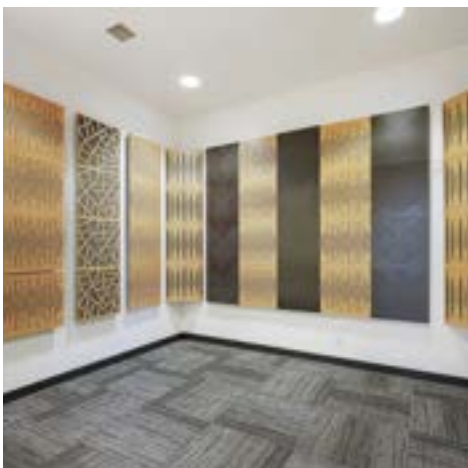
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INTERIOR PHOTOS



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AERIAL PHOTOS



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EXTERIOR PHOTOS



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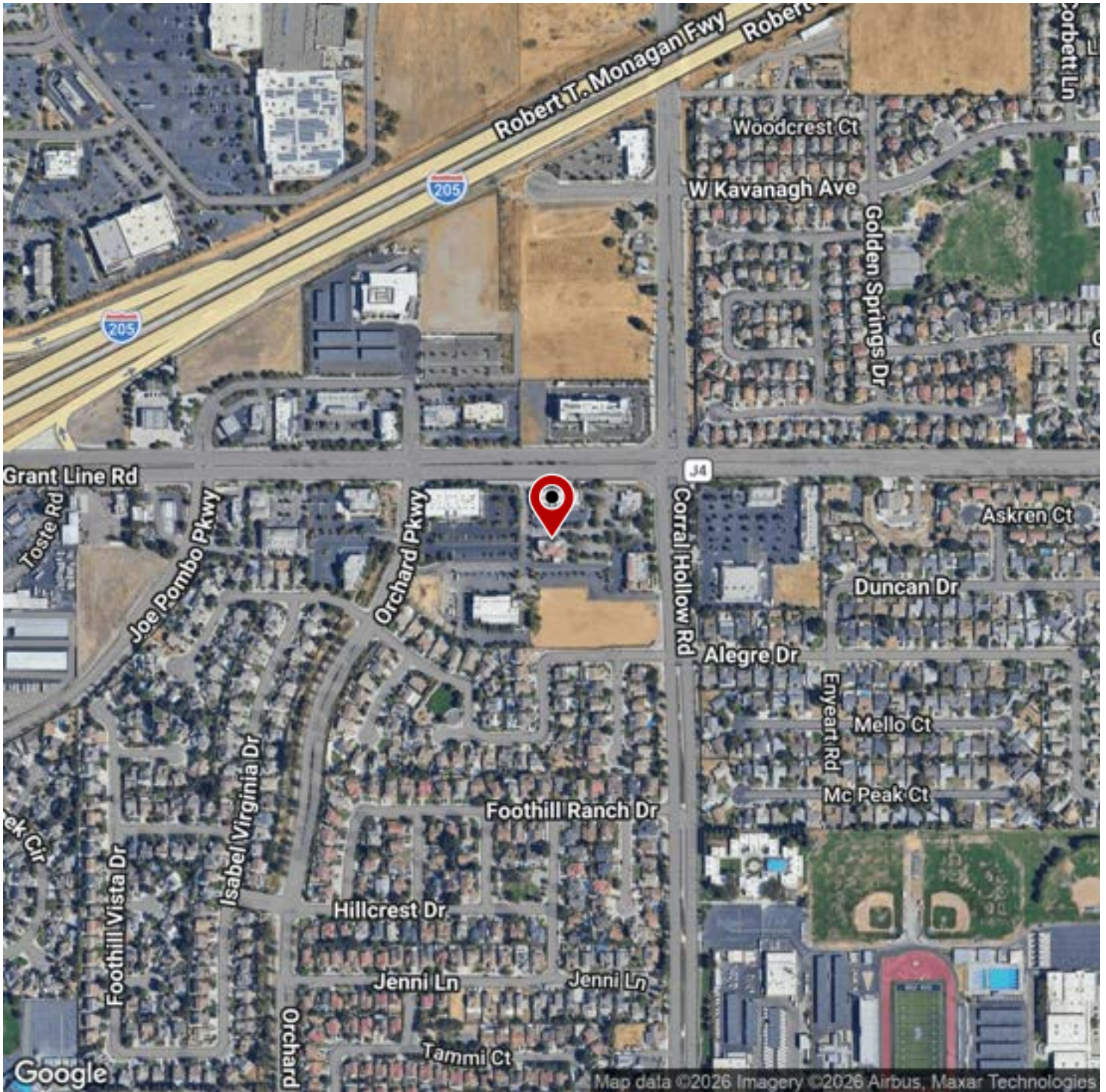
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LOCATION MAP



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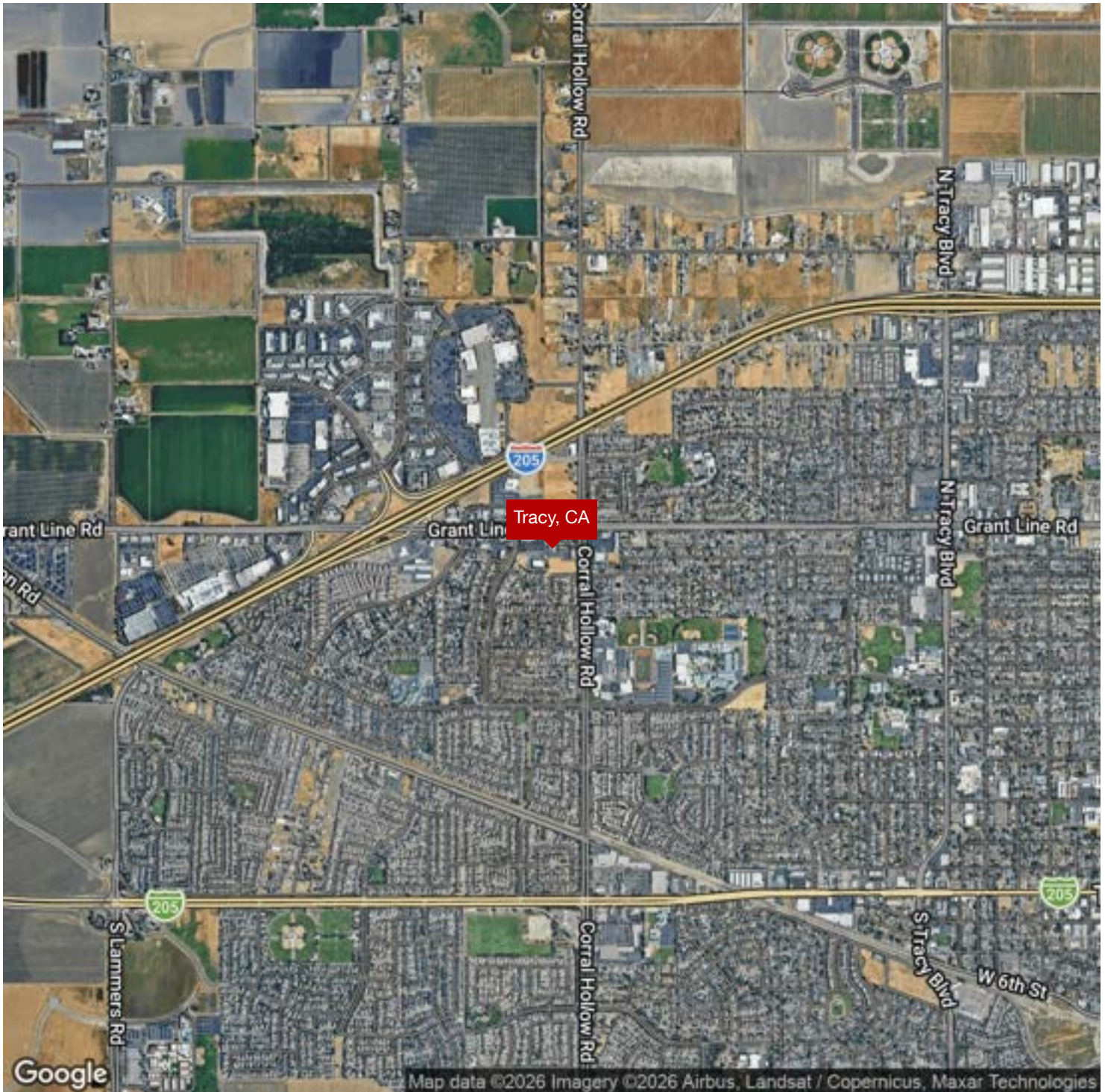
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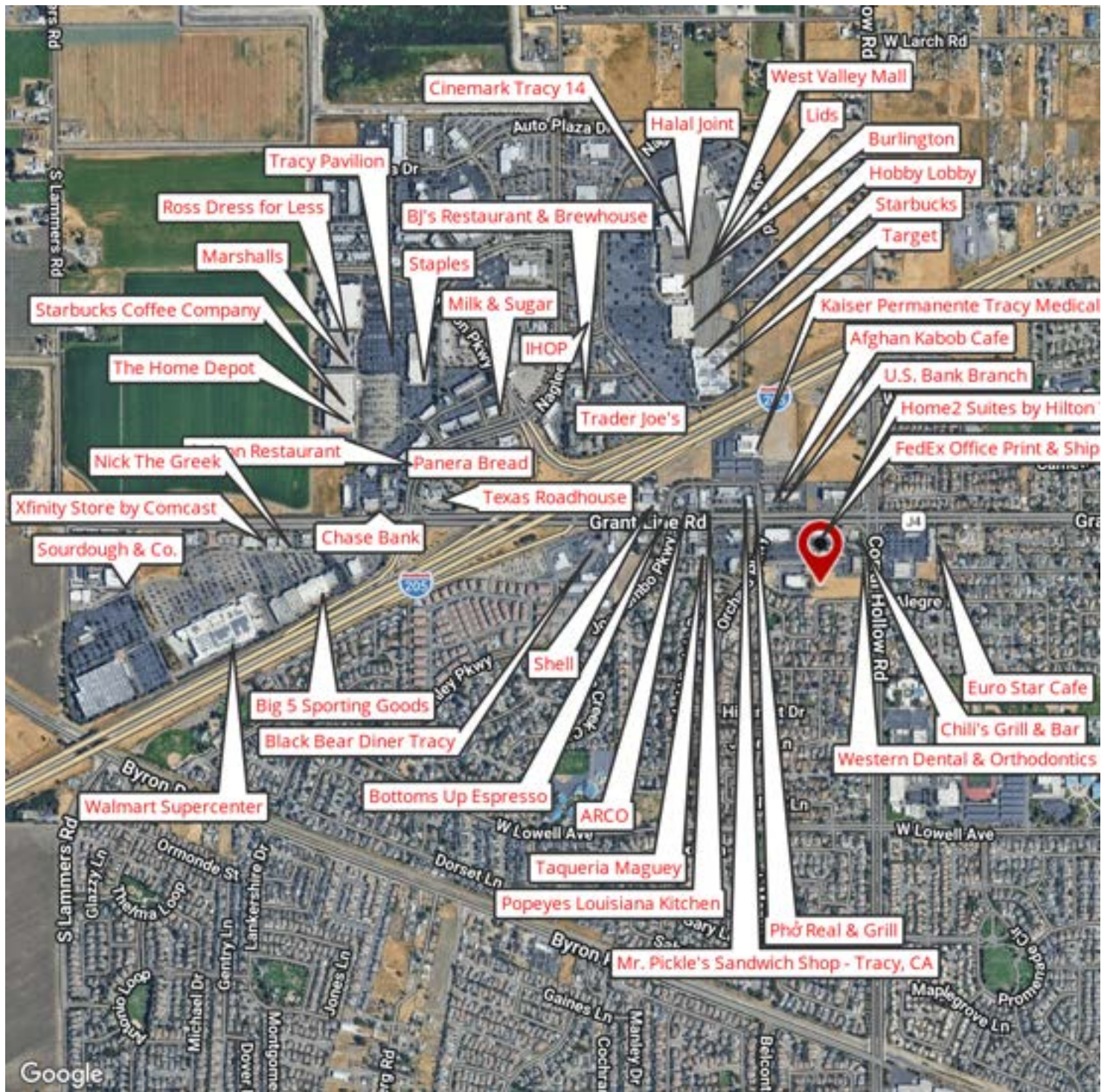
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RETAILER MAP



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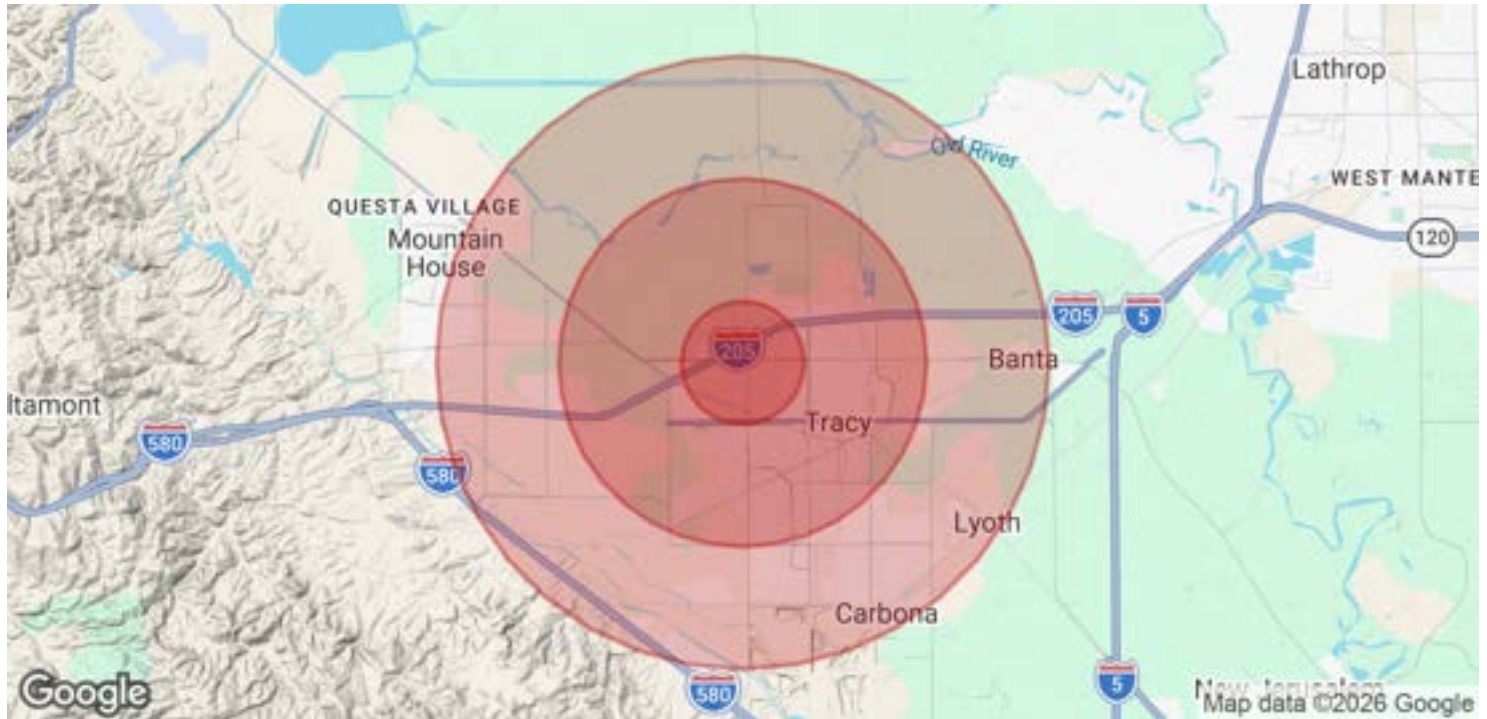
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Total Population	16,171	75,811	108,570
Average Age	34.9	35.2	35.7
Average Age (Male)	33.6	33.8	34.0
Average Age (Female)	37.1	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,731	22,478	31,549
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$139,106	\$136,532	\$148,844
Average House Value	\$681,548	\$654,183	\$756,116

2023 American Community Survey (ACS)

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