

FOR SALE

150 W 10TH STREET
TRACY, CA



Positioned in the heart of Downtown Tracy, this well-maintained office building offers a rare opportunity in one of the city's most desirable and vibrant commercial districts. Surrounded by a dynamic mix of retail, dining, professional services, and community amenities, the property combines excellent visibility with the charm and accessibility that define Downtown Tracy.

The building is ideally suited for a variety of professional office or service-oriented users seeking a central location with convenient access to Interstate 205, Interstate 580, and major commuter routes throughout the Central Valley and Bay Area. Its strategic location provides strong connectivity for both employees and clients while benefiting from the continued growth and development occurring throughout the Tracy market.

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PURCHASE PRICE: \$1,495,000

FREESTANDING BUILDING IN DOWNTOWN TRACY, CA FOR SALE

150 W. 10TH STREET, TRACY, CA 95376

LISTING DATA:

- 3,550± SF - FORMER BANK BUILDING WITH DRIVE THROUGH OPPORTUNITY - BUILT IN 1968
- CURRENTLY LEASED BY OLD REPUBLIC TITLE THROUGH OCTOBER 2026.
- SITUATED ON 0.37± ACRES
- LAND LIES WITHIN THE BOUNDARIES OF THE DOWNTOWN TRACY COMMUNITY BENEFIT DISTRICT ("DTCBD")
- ZONING: CBD, CENTRAL BUSINESS DISTRICT
- CURRENT OWNER USER OR INVESTMENT OPPORTUNITY
- 18 ON SITE PARKING FOR STAFF AND CLIENTELE, 5/1,000 SF RATIO
- BUILDING SIGNAGE AVAILABLE
- APN: 235-054-02



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PROPERTY CHARACTERISTICS:

- **CONSTRUCTION:** C-BRICK
- **FOUNDATION:** CONCRETE SLAB ON GRAD
- **WALL HEIGHT:** 15'
- **GBA:** 3,550± SF
- **INTERIOR FLOORS:** CARPET/LINOLEUM
- **INTERIOR WALLS:** PAINTED DRYWALL
- **CEILING:** FINISHED W/FLUORESCENT LIGHTS
- **HEATING/AC:** CENTRAL
- **RESTROOMS:** TWO LAVATORIES WITH LINOLEUM FLOORING
- **UTILITIES:** ELECTRICITY AND NATURAL GAS - POWERED BY PG&E
WATER AND SEWER - CITY OF TRACY
FIRE AND POLICE - CITY OF TRACY
GARBAGE SERVICE - CITY OF TRACY

INTERIOR IMPROVEMENTS:

- RECEPTION AREA
- FIVE OFFICES
- CONFERENCE ROOM
- TWO RESTROOMS
- BREAK ROOM
- BULL-PEN/OPEN SPACE



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LEASE INFORMATION:

**PROPERTY IS CURRENTLY LEASED 100% TO OLD REPUBLIC TITLE COMPANY. SALIENT
LEASE TERMS:**

- LEASE EXPIRES ON 10.31.2026
- TENANT WILL VACATE ON OR BEFORE EXPIRATION DATE
- CURRENT RENT IS \$6,381.00 PER MONTH
- CURRENT NNN CHARGES ARE \$1,452.56 PER MONTH

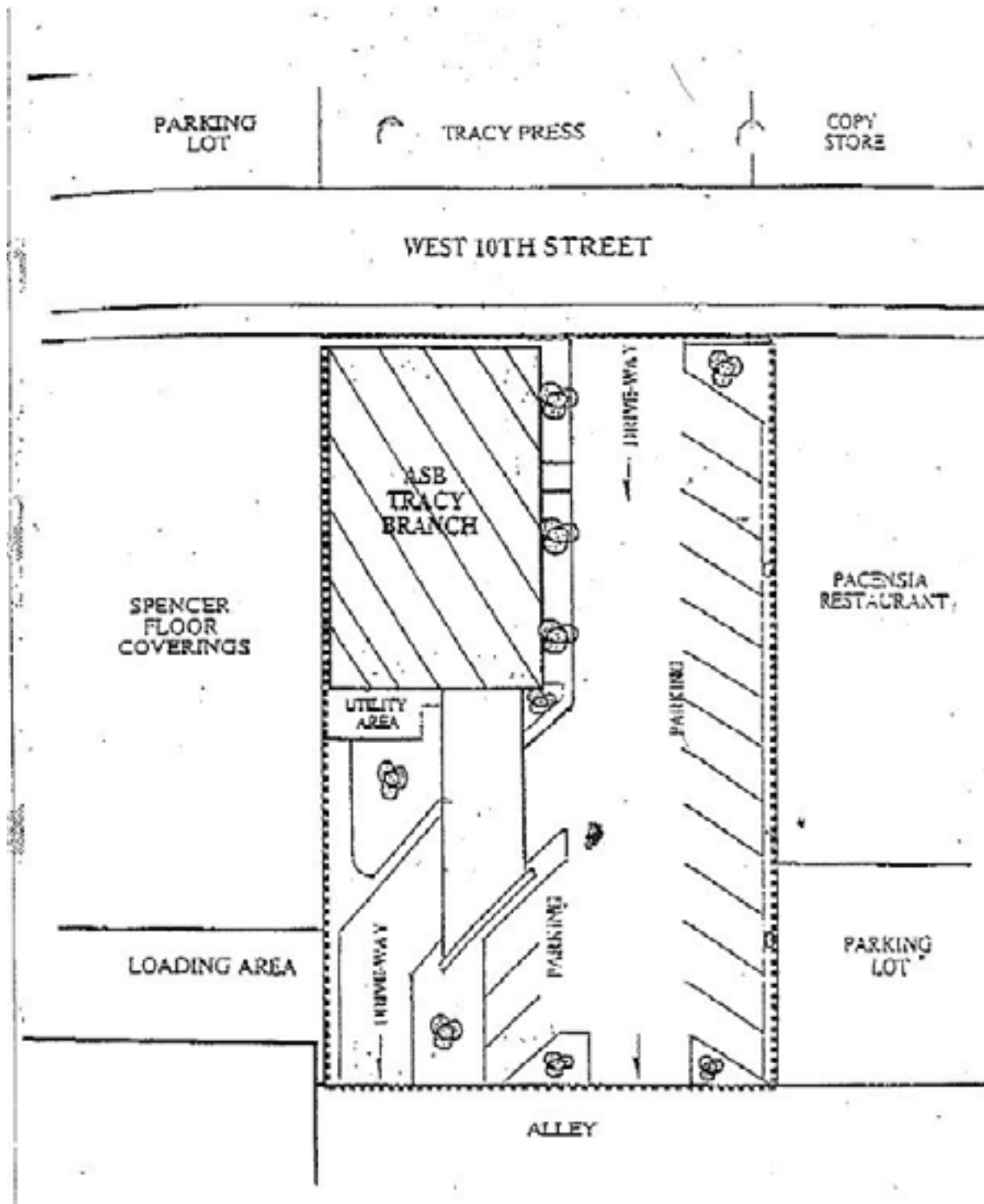


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SITE PLAN

150 W. 10TH STREET
TRACY, CA



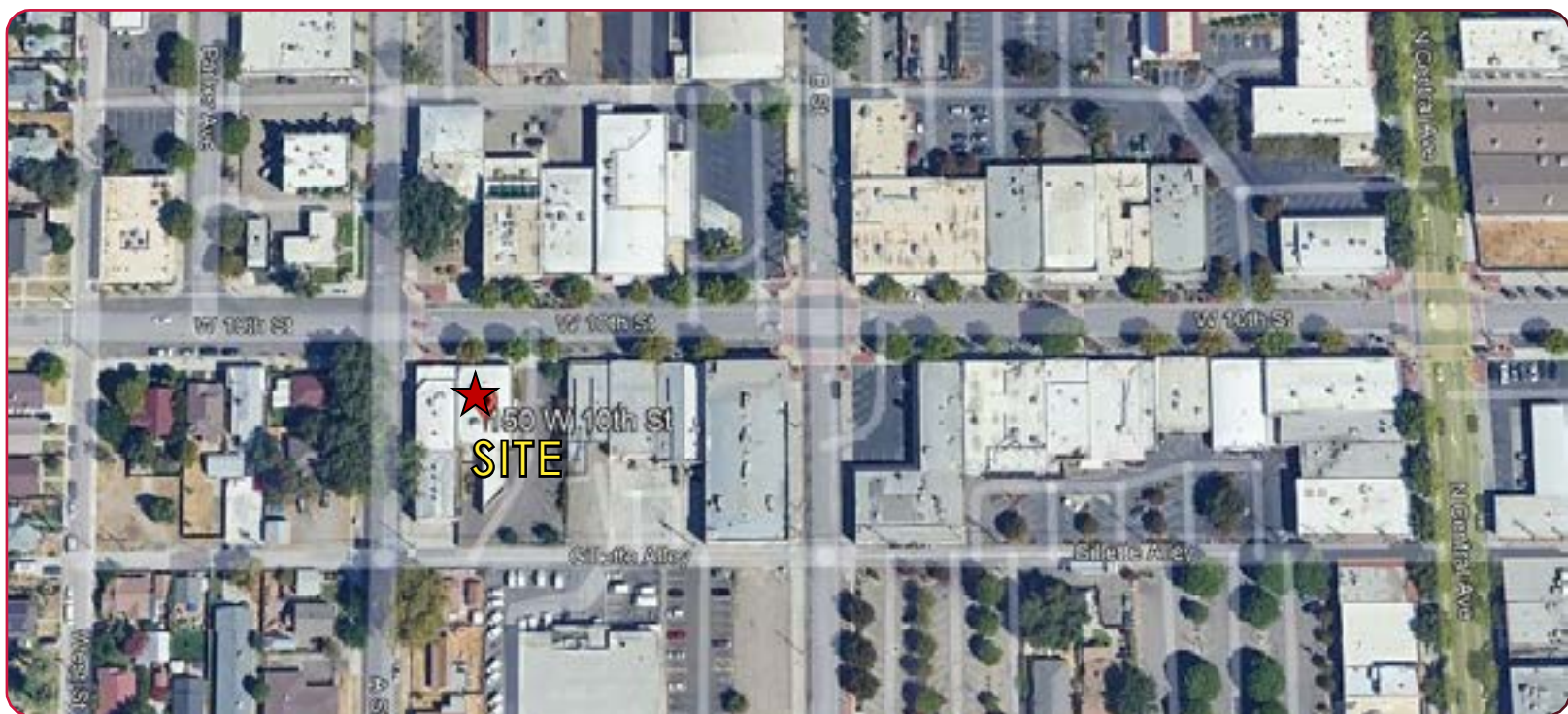
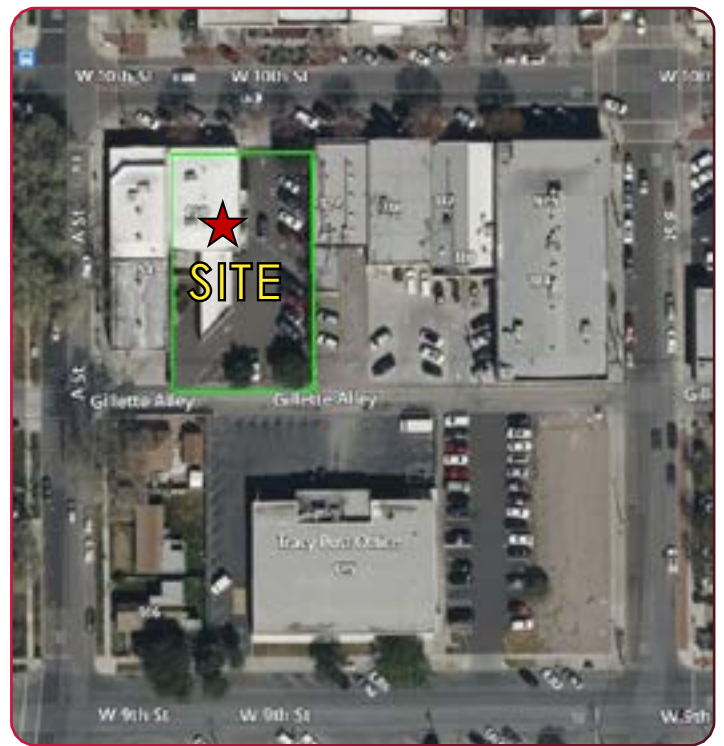
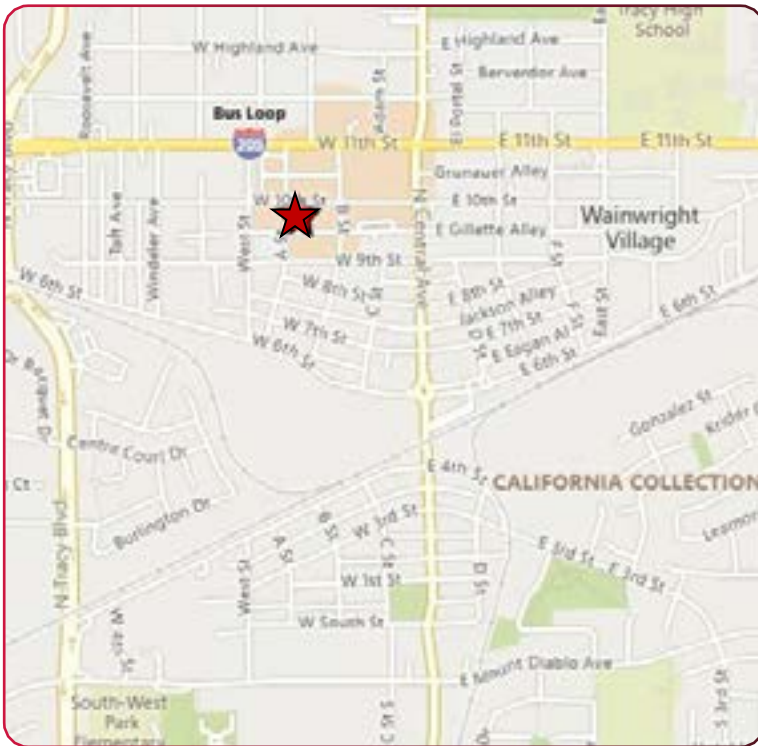
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