



*±7,411 SF TWO-STORY COMMERCIAL BUILDING FOR SALE*  
*PURCHASE PRICE: \$400,000 (+/- \$54 PER SF)*

**2140 W. GRANT LINE ROAD**

**TRACY, CALIFORNIA**

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**CBRE**





# PROPERTY FEATURES

- Commercial retail/office property
- Constructed in 2007
- Ready for occupancy/above-market standard improvements
- Drive-through lane
- Excellent accessibility to I-205 and major arterial roads: Grant Line Road and Corral Hollow Road
- Close to new restaurants, retail, medical and housing
- Building signage available



# PROPERTY OVERVIEW

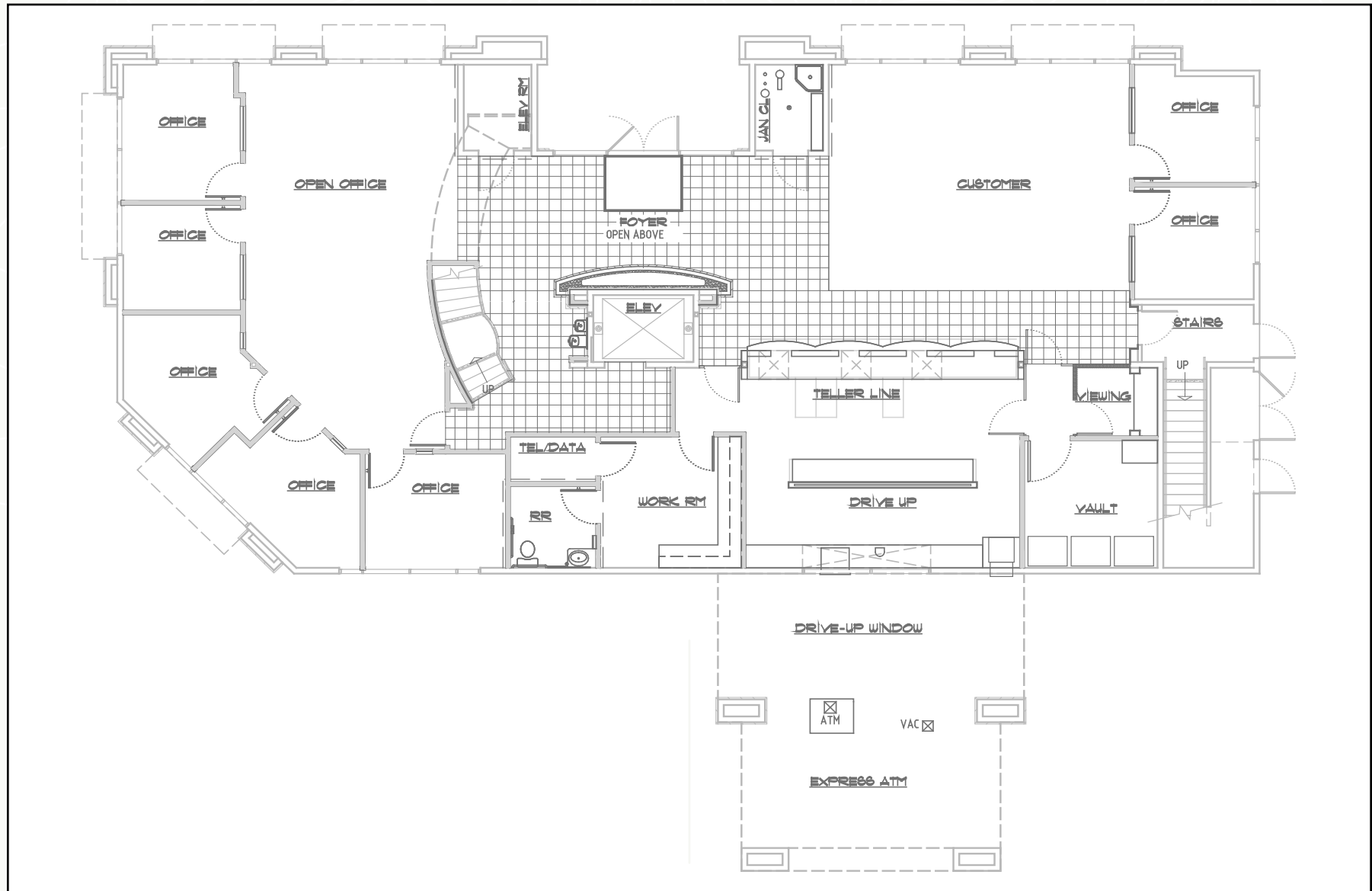
2140 Grant Line Road is a free standing, former community bank. The building is primarily improved as commercial office space and is subject to a ground lease set to expire May 1st, 2027.

Monthly ground rent is +/- \$13,865 per month and the ground lease can be extended with options until May 31st, 2047.



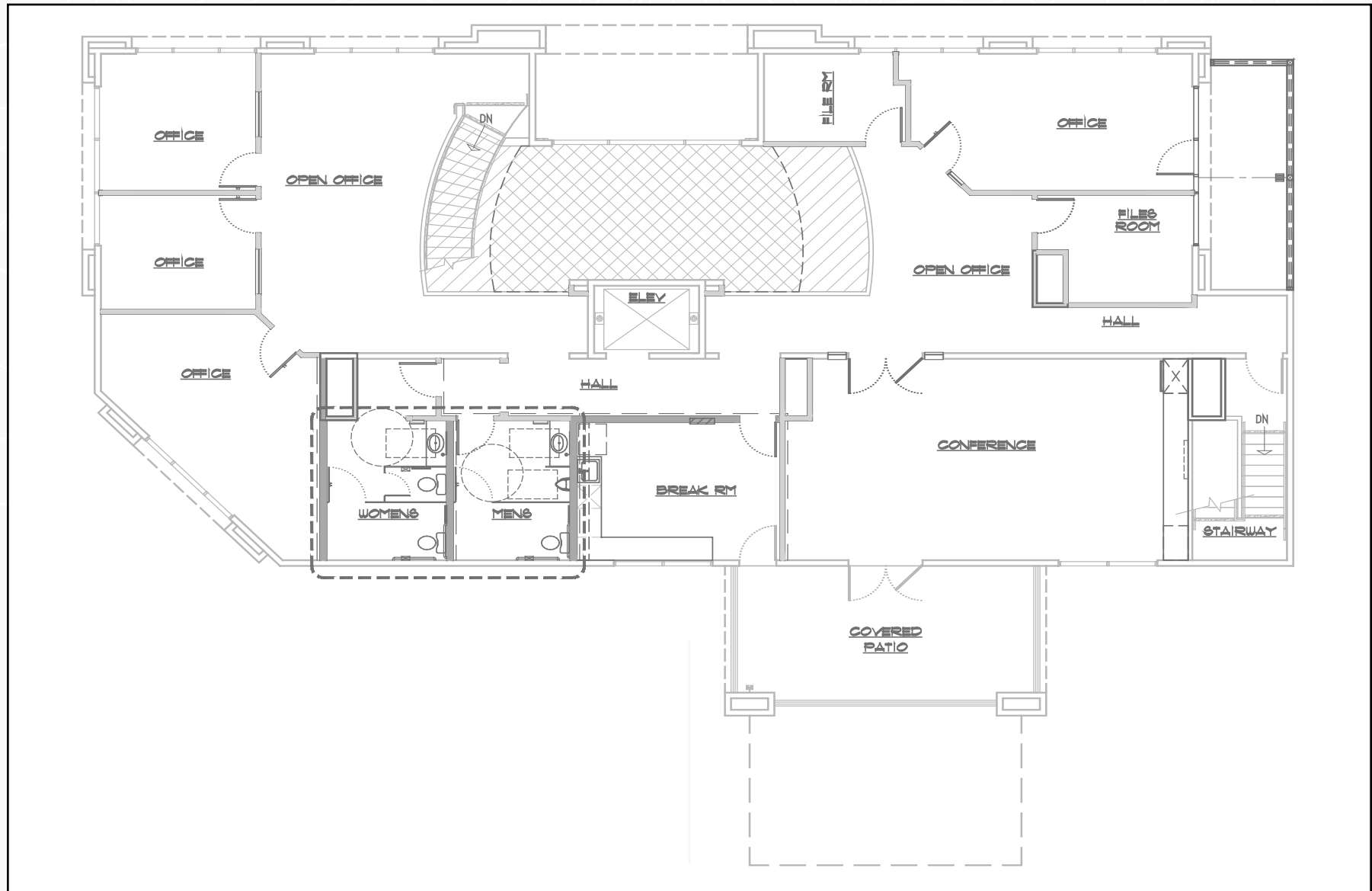
# FLOOR PLAN

## FIRST FLOOR



# FLOOR PLAN

## SECOND FLOOR





# AMENITIES MAP

TRACY, CA

