



# FOR SALE | Hotel & Retail Development Site

10722-10792 W LARCH RD. TRACY, CA 95304



[NAINORCAL.COM](http://NAINORCAL.COM)

**Joshua Keller**  
Senior Investment Advisor  
[jkeller@nainorcal.com](mailto:jkeller@nainorcal.com)  
415.582.0001  
CalDRE #02187126

**Alex Barker**  
Vice President  
[abarker@nainorcal.com](mailto:abarker@nainorcal.com)  
707.480.2591  
CalDRE #01961924

**Diamon Simpson**  
Investment Advisor  
[dsimpson@nainorcal.com](mailto:dsimpson@nainorcal.com)  
510.626.3538  
CalDRE ##02232393

# Executive Summary

SALE PRICE  
**\$9,850,000**

PROPERTY SIZE  
**8.35 acres**

## Other Details

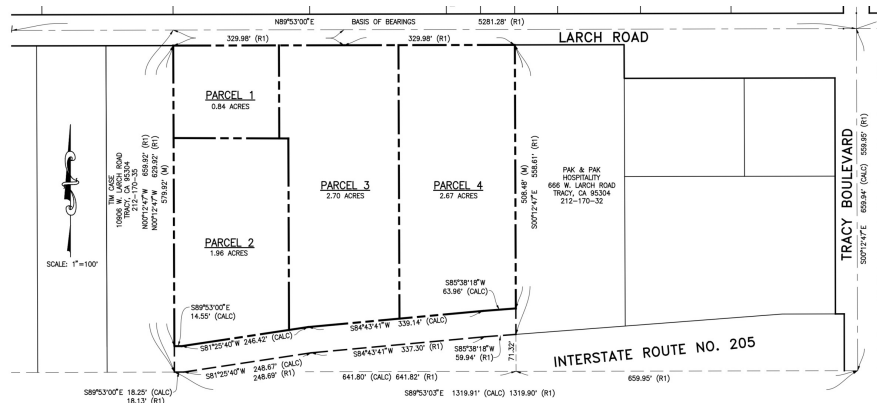
|                 |             |
|-----------------|-------------|
| Offering Price: | \$9,850,000 |
| Lot Size:       | 363,726 SF  |

## Property Highlights

- Zoned CRS for commercial recreational services including hotels, restaurants, and fuel stations
- 80,000 - 100,000 vehicles per day
- 1.81 acres at **\$2,750,000**
- 8.35-acre lot offering prime development opportunities
- 726 ft of total highway visibility for maximum exposure along I-205
- Contiguous to Tracy Blvd on/off ramp for seamless access
- Adjacent to Holiday Inn Express and planned hotel developments
- Located near high-traffic commercial and hospitality zones
- Ideal for hospitality, retail, and service-oriented businesses
- 4-Story hotel and event center to be built on Larch
- Annexed to the City of Tracy for commercial expansion
- Future-ready site for long-term investment success



# Property Description



Prime Development Opportunity – Freeway Frontage Commercial Land - Planning commission approval of five lot split. 1.81 acres at **\$2,750,000**

This 8.35-acre CRS-zoned commercial property in Tracy, CA, offers an exceptional investment opportunity with up to 726 feet total of I-205 freeway frontage and direct access to the Tracy Blvd on/off ramp. Ideally situated next to the Holiday Inn Express and two upcoming hotel developments, the site is perfect for hotels, restaurants, fuel stations, and other highway services.

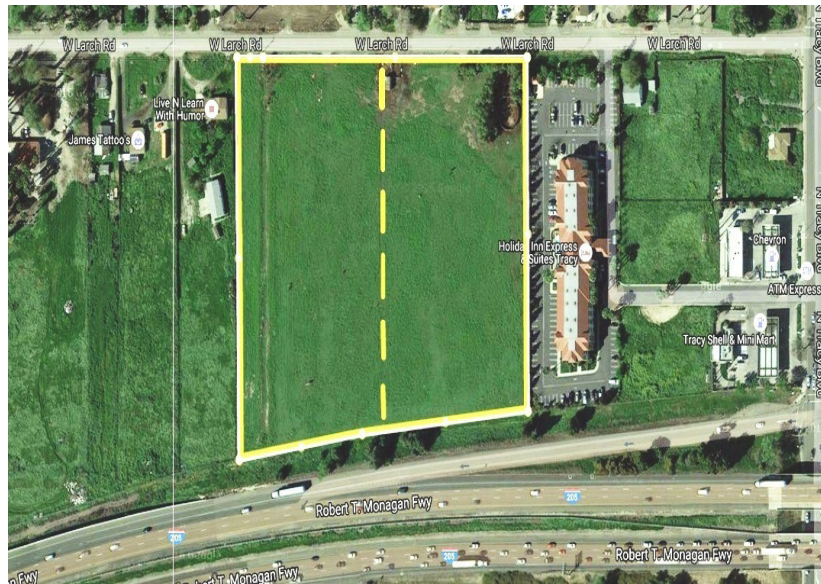
## Key features include:

726 feet of total highway frontage

Proximity to the 166-acre Legacy Fields sports park (300 yards away)

Easy access to major logistics hubs, including two Amazon Fulfillment Centers and the 1,783-acre Prologis business park

Hotel parceling approved and rapid commercial growth in the area, this property presents a rare opportunity for investors seeking high-visibility, freeway-adjacent development potential.



## Location Description

Tracy, CA, is a thriving hub for commerce and development in San Joaquin County, strategically positioned along key transportation routes, including Interstates 205, 580, and 5. The city benefits from its proximity to the Bay Area, making it an attractive location for businesses and developers.

The area consists of strong retail and hospitality sector, with major shopping destinations such as the West Valley Mall and large retailers like Costco, Home Depot, and Walmart. Tracy's economic growth is fueled by a rapidly increasing population, a pro-business environment, and ongoing infrastructure improvements.

Tracy presents significant opportunities due to its growing demand for retail, hospitality, and mixed-use developments. With strong consumer spending and continuous expansion, this location is well-positioned for long-term investment success.



# Retailer Map

