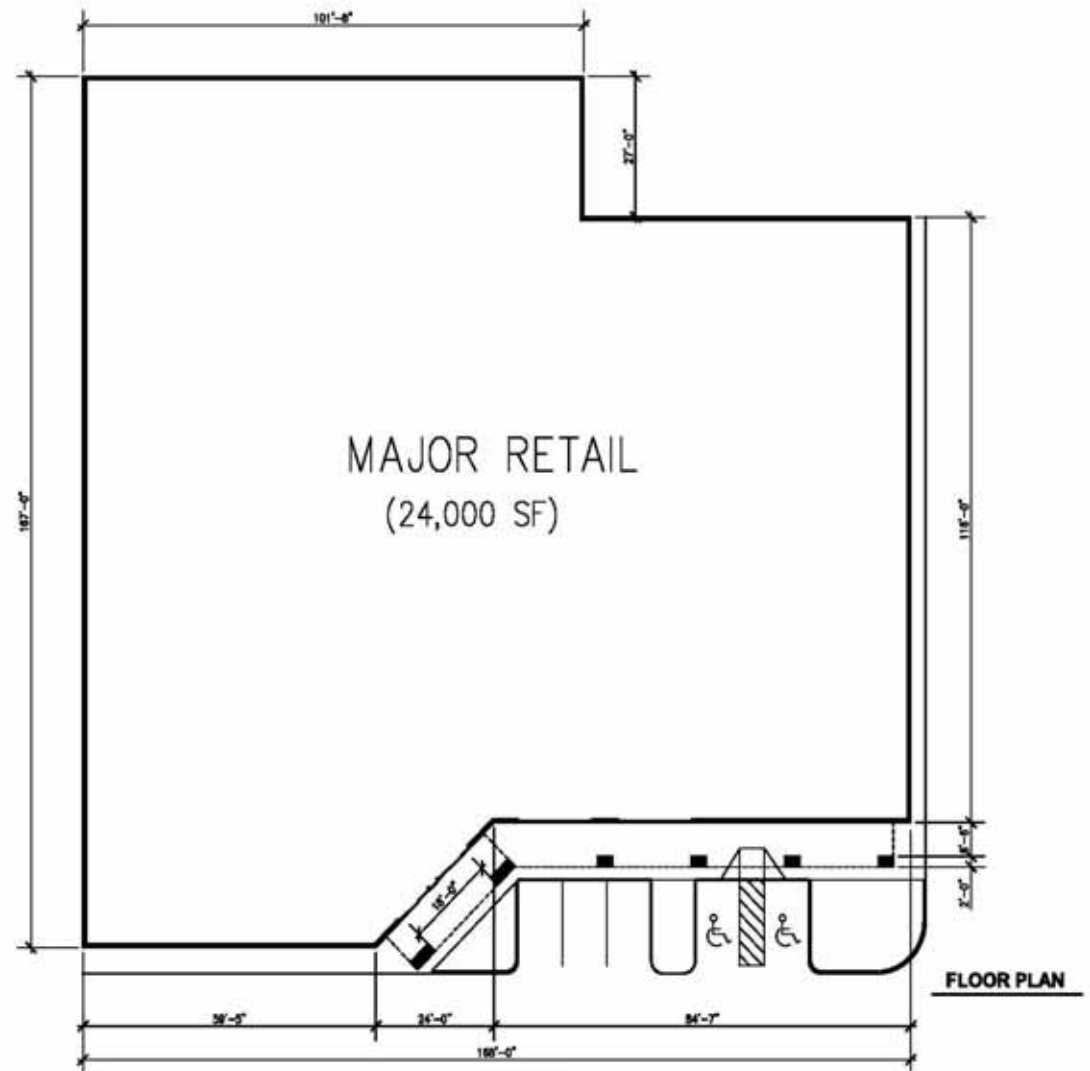




Grant Line Station Shopping Center

1900-1980 W. Grant Line Road
Tracy, CA 95376



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

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Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. September 17, 2025



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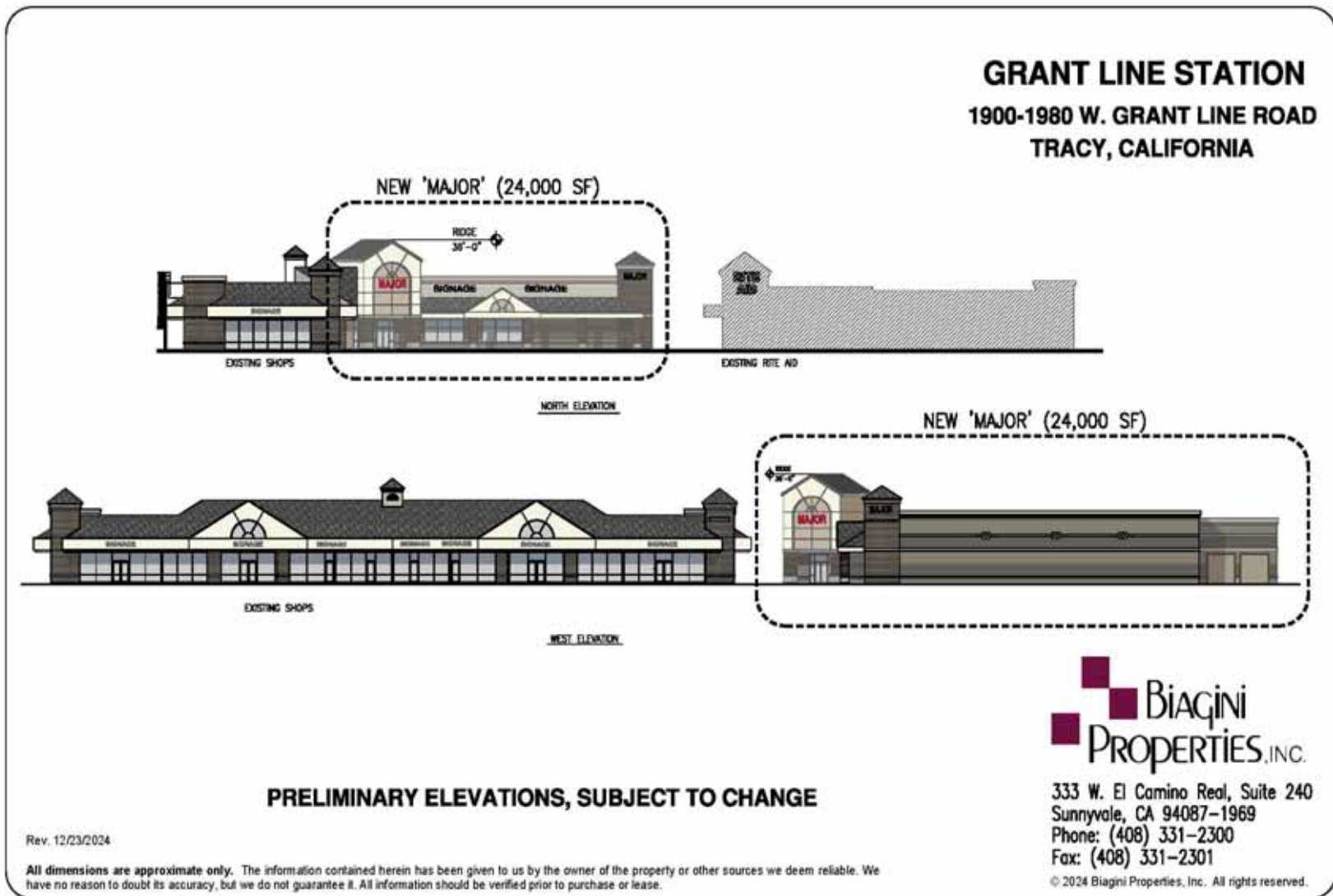
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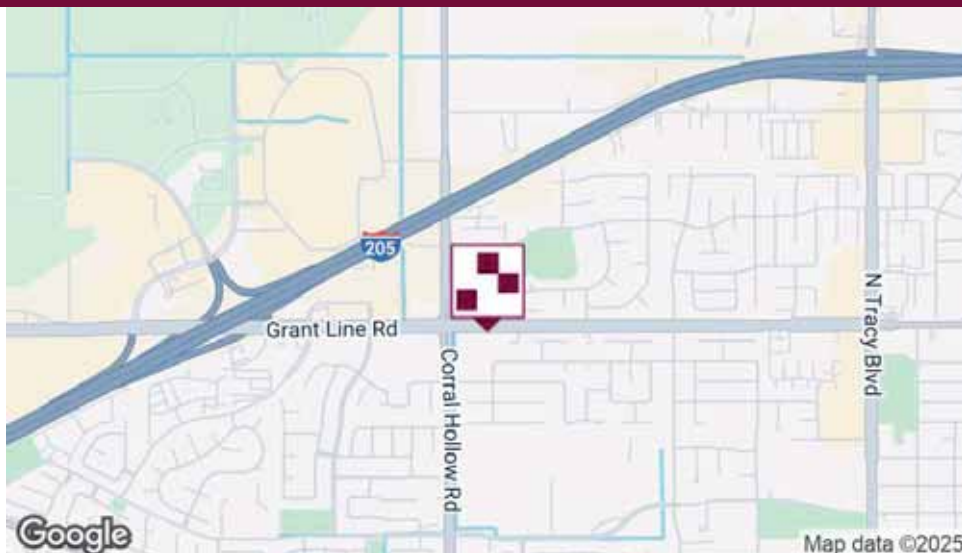
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Property Description

Southeast corner of one of Tracy's busiest intersections. Grant Line Road connects with I-205. Heavy north/south traffic generated along Corral Hollow Road which connects residential area of Tracy with West Valley Mall.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	Contact Agent
Number Of Units:	13
Available SF:	24,000 SF
Lot Size:	3.27 Acres

Property Highlights

- Great Location & Great Visibility
- Signalized Intersection & High Traffic Counts
- **New Energy Efficient LED Parking Lot/Exterior Lighting**
- Lots of Parking & Low NNN Charges
- Monument Signage
- Separately Metered Utilities
- Separate HVAC Units & Separate ADA Restrooms
- Fire Sprinklered Building
-
- **Co-Tenants:** Deccan Morsels Restaurant, Karma Creamery, VibrantCare, Arch Dental, Amazing Nail Salon, Tax Path Financial Perfect Cutz, EuroStar Cafe, Genius Kids, Adam Aqua Pure Water, The Bar Method Personal Fitness
- **Parking:** Over 8.7/1,000 (268 stalls) for Phase I and 4.5/1,000 upon build-out



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	24,000 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2nd Anchor - to be built	Available	24,000 SF	NNN	Negotiable	2nd Anchor (To Be Built): 24,000 Square Feet Land: 4.78 Acres Buildings, Phase I: 35,910 Square Feet Future Phase II: 24,000 Square Feet Call Mark Biagini for rent quote.



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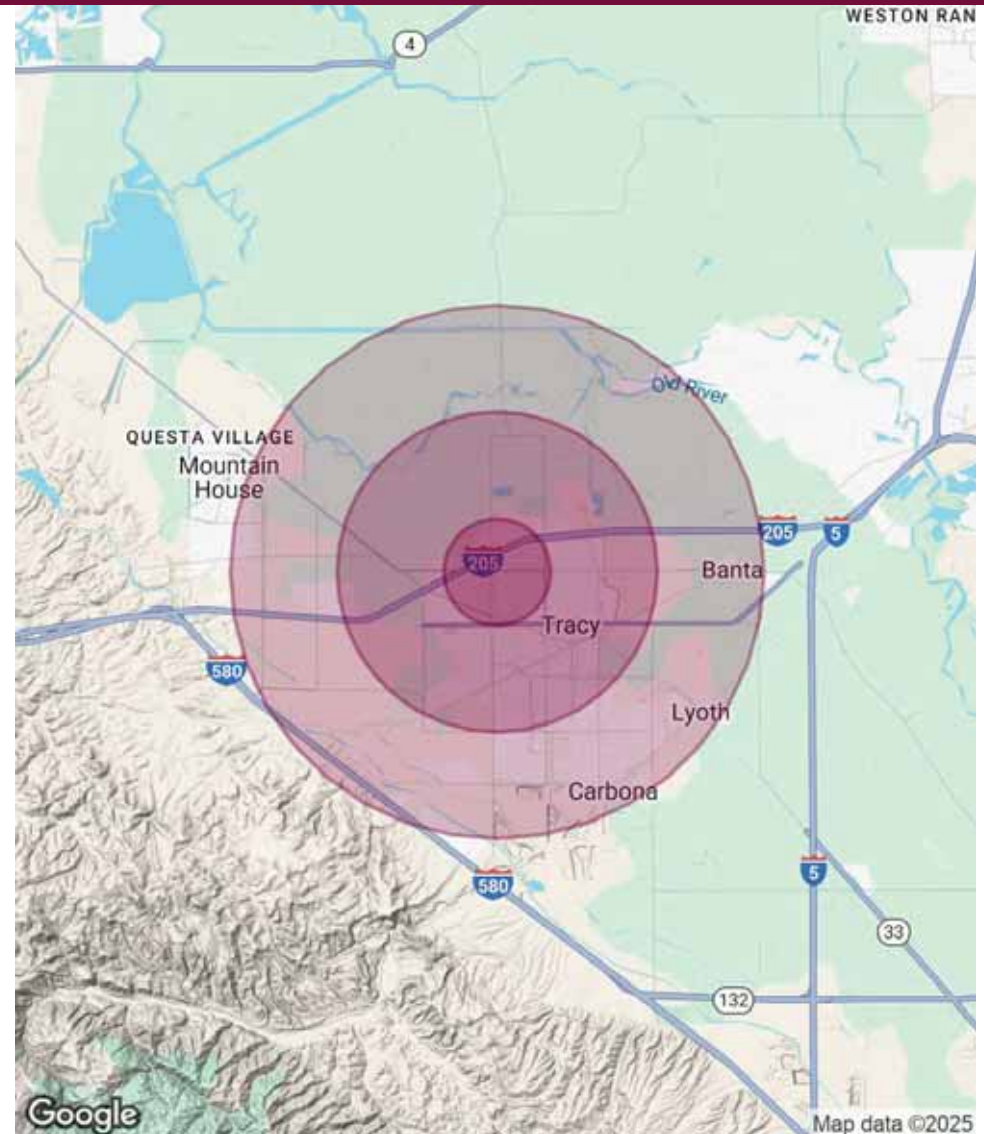
Population	1 Mile	3 Miles	5 Miles
Total Population	17,217	74,913	100,659
Average Age	33.5	34.7	35.0
Average Age (Male)	32.5	34.0	33.9
Average Age (Female)	34.9	35.3	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,974	23,004	30,410
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$102,810	\$103,554	\$111,776
Average House Value	\$449,291	\$449,966	\$487,432

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2017

W. Grant Line at Corral Hollow East	31,344
W. Grant Line at Corral Hollow West	24,022
Corral Hollow Road at Alegre Drive	33,035
I-205 at Corral Hollow Road.	107,000



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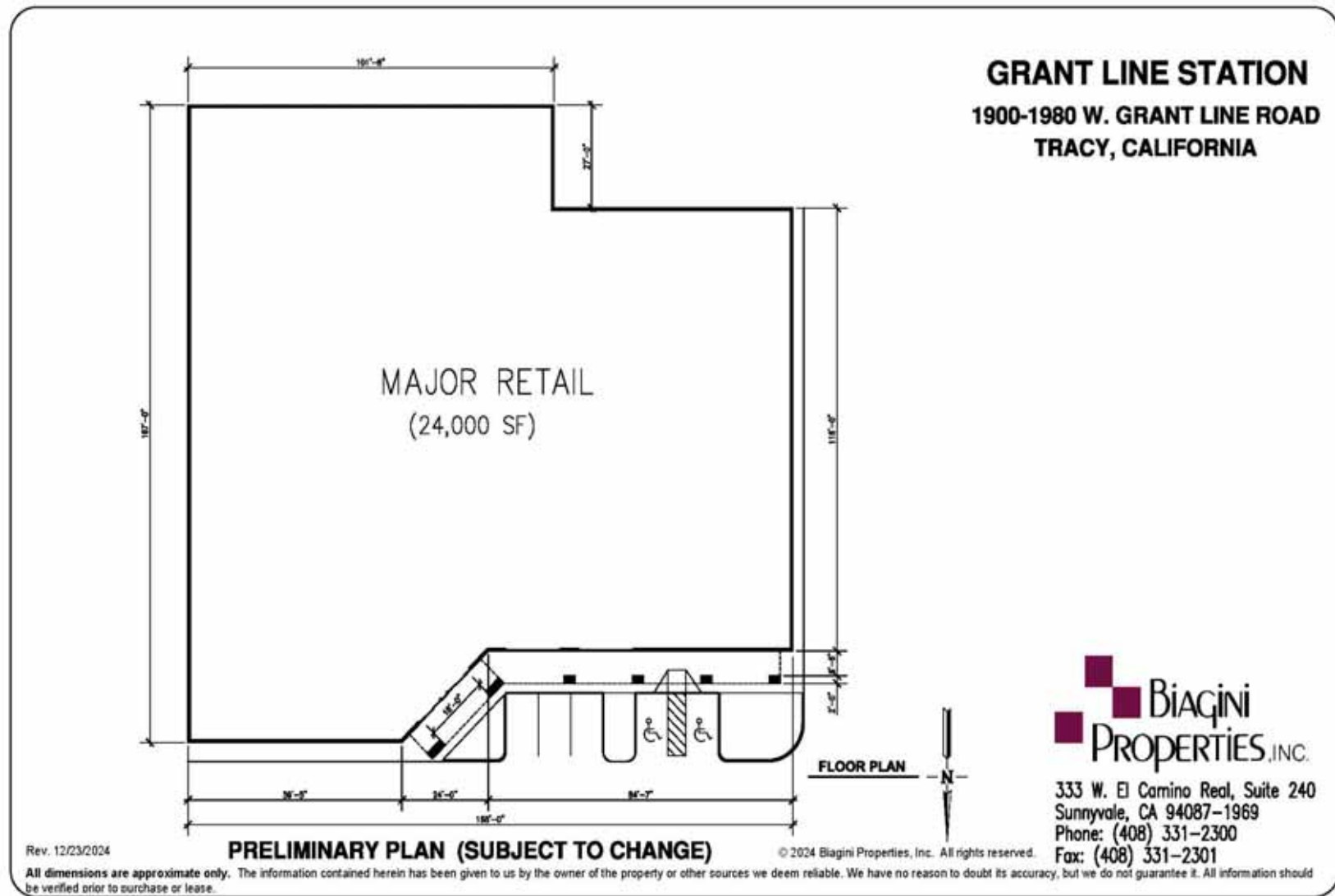
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