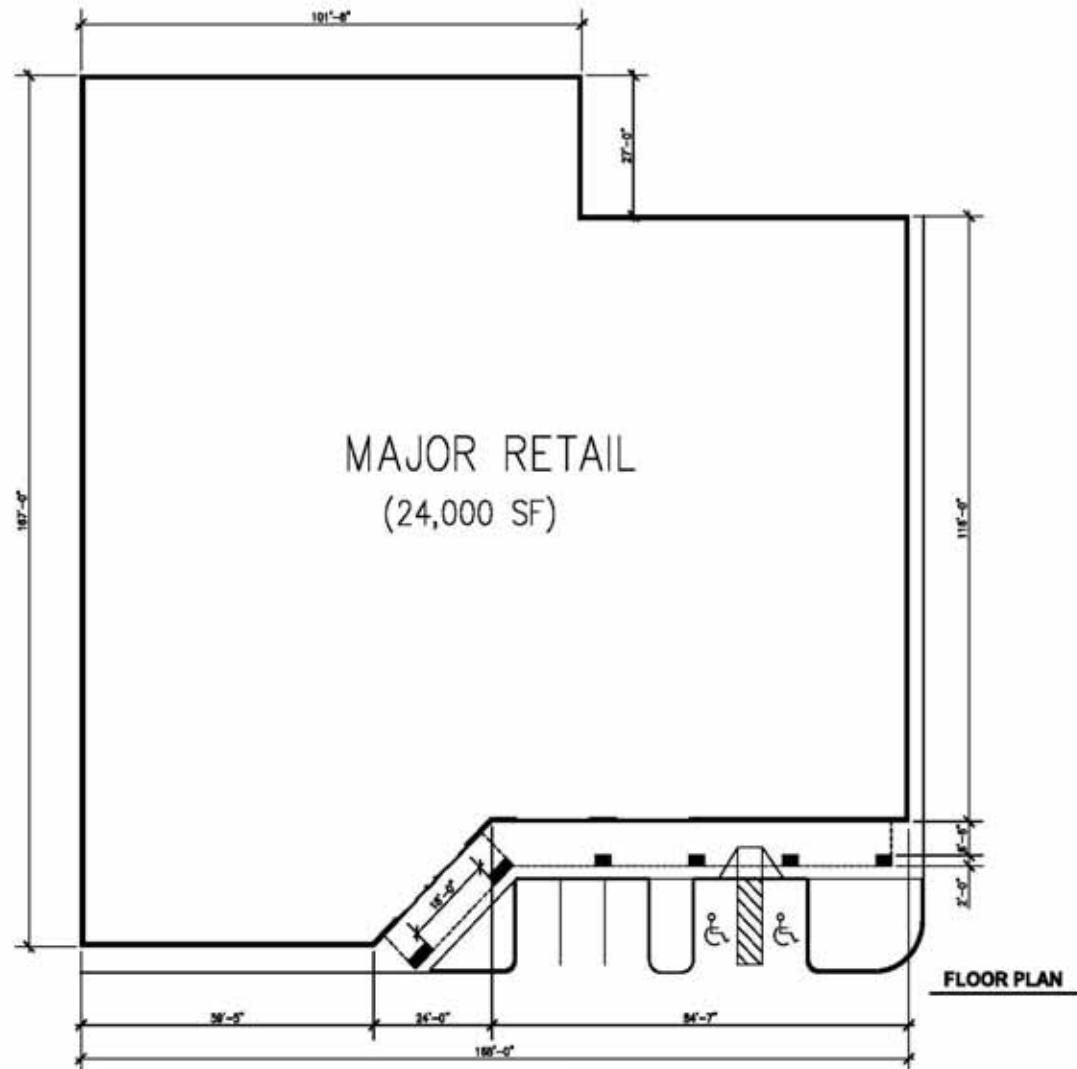




Grant Line Station Shopping Center

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.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

www.biaginiproperties.com

Rev. September 17, 2025

Build To Suit For Lease



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GRANT LINE STATION
1900-1980 W. GRANT LINE ROAD
TRACY, CALIFORNIA



NORTH ELEVATION



WEST ELEVATION

PRELIMINARY ELEVATIONS, SUBJECT TO CHANGE

Rev. 12/23/2024

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GRANT LINE STATION
1900-1980 W. GRANT LINE ROAD
TRACY, CALIFORNIA



PRELIMINARY ELEVATIONS, SUBJECT TO CHANGE

Rev. 12/23/2024

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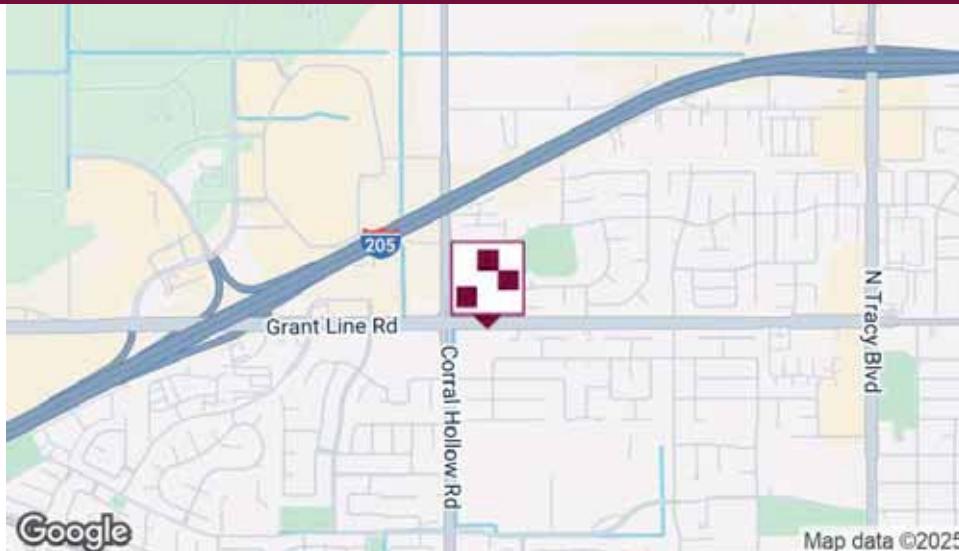
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Property Description

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



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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 Kreamery, 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	<p>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</p> <p>Call Mark Biagini for rent quote.</p>



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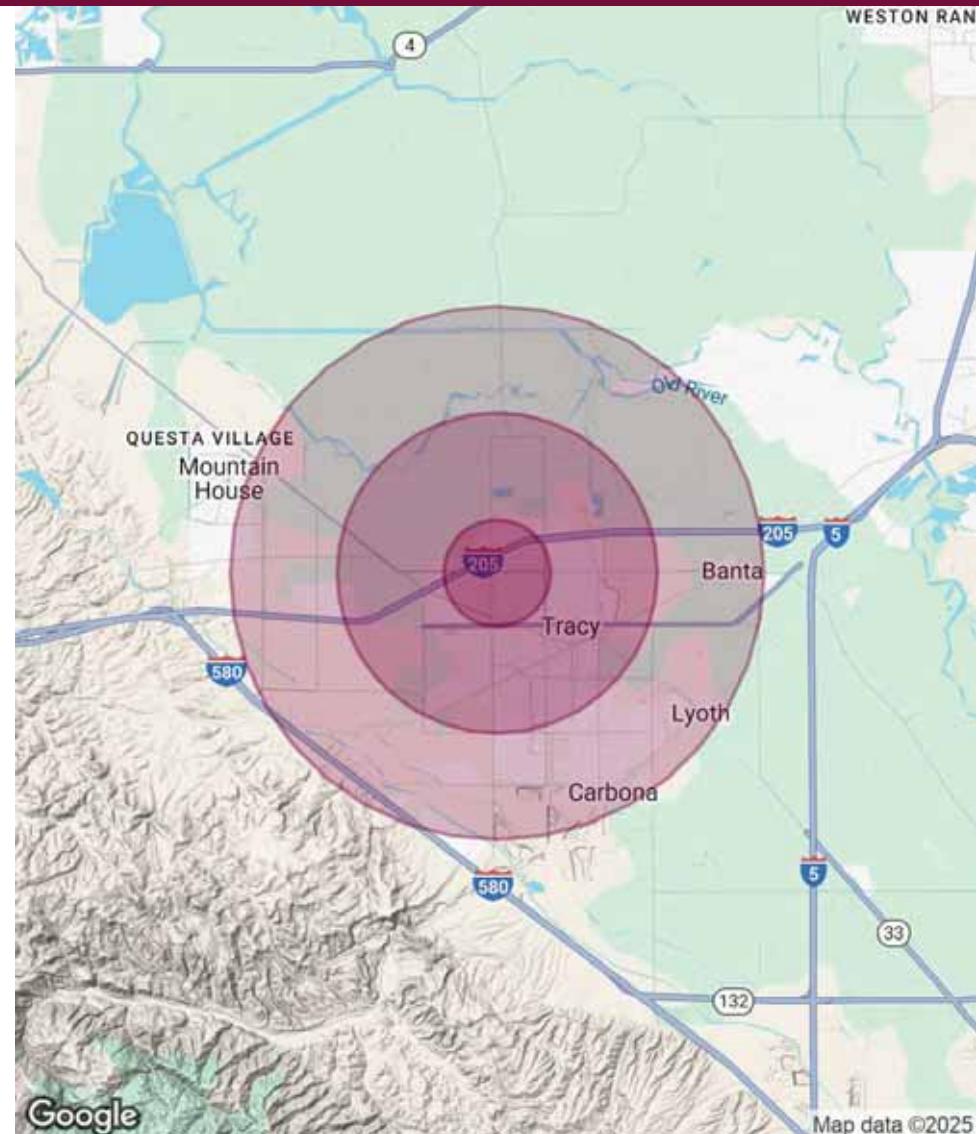
Population	1 Mile	3 Miles	5 Miles
Total Population	17,217	74,913	100,659
Average Age	33.5	34.7	35.0
Average Age (Male)	32.5	34.0	33.9
Average Age (Female)	34.9	35.3	35.8

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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Rev. 9/16/2025

Grant Line Station
1900 - 1980 W. Grant Line Road
Tracy, California 95376

1900 The Bar Method Personal Fitness
1906 Adam Aqua Pure Water
1912 BluPrint Home Loans
1914 Tax Path Financial
1916 Perfect Cutz
1918 EuroStar Cafe
1920 Arch Dental
1922 Amazing Nails Salon
1924 Karma Kreamery
1930 2,328 SF - VibrantCare Rehabilitation Clinic
1960 Genius Kids Learning Center

FOR LEASE
16,753 Square Feet
1970

BUILD TO SUIT
Proposed Future
Major Retail
24,000 Square Feet

Site plan not to scale and subject to change without notice

NORTH

● T Trash Enclosure
● U Utility Closet
● L Loading Dock
— Property Line

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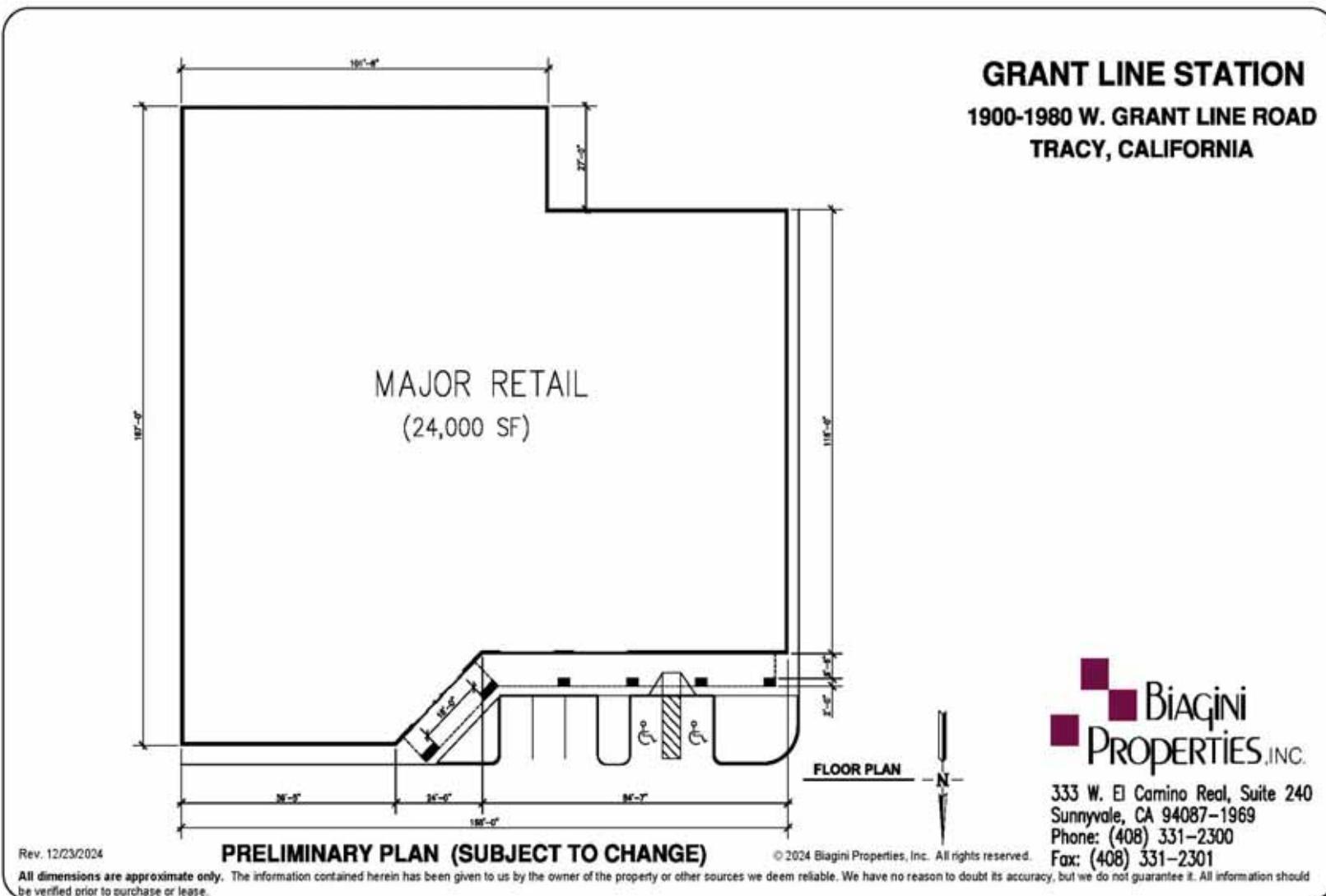
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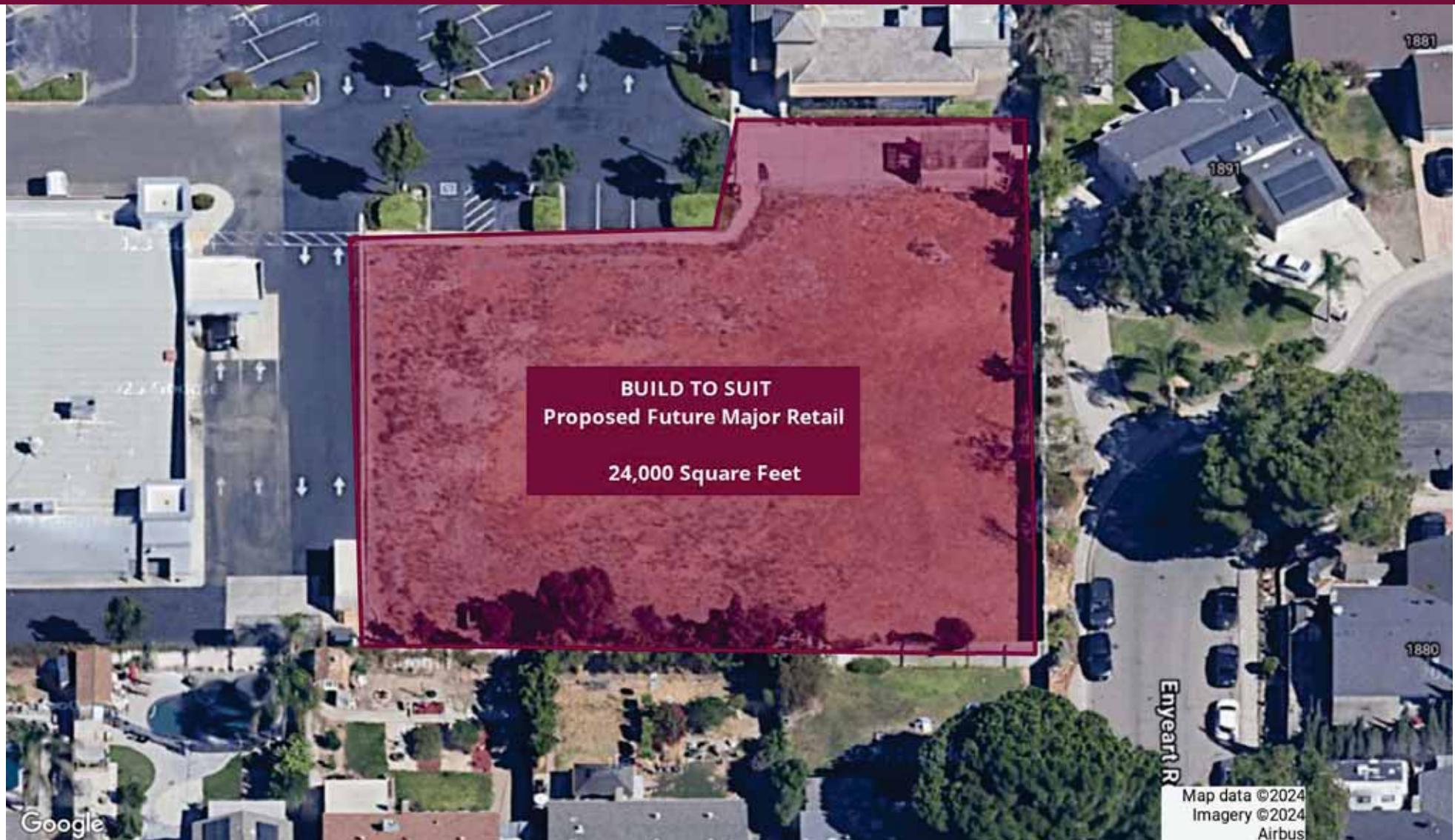
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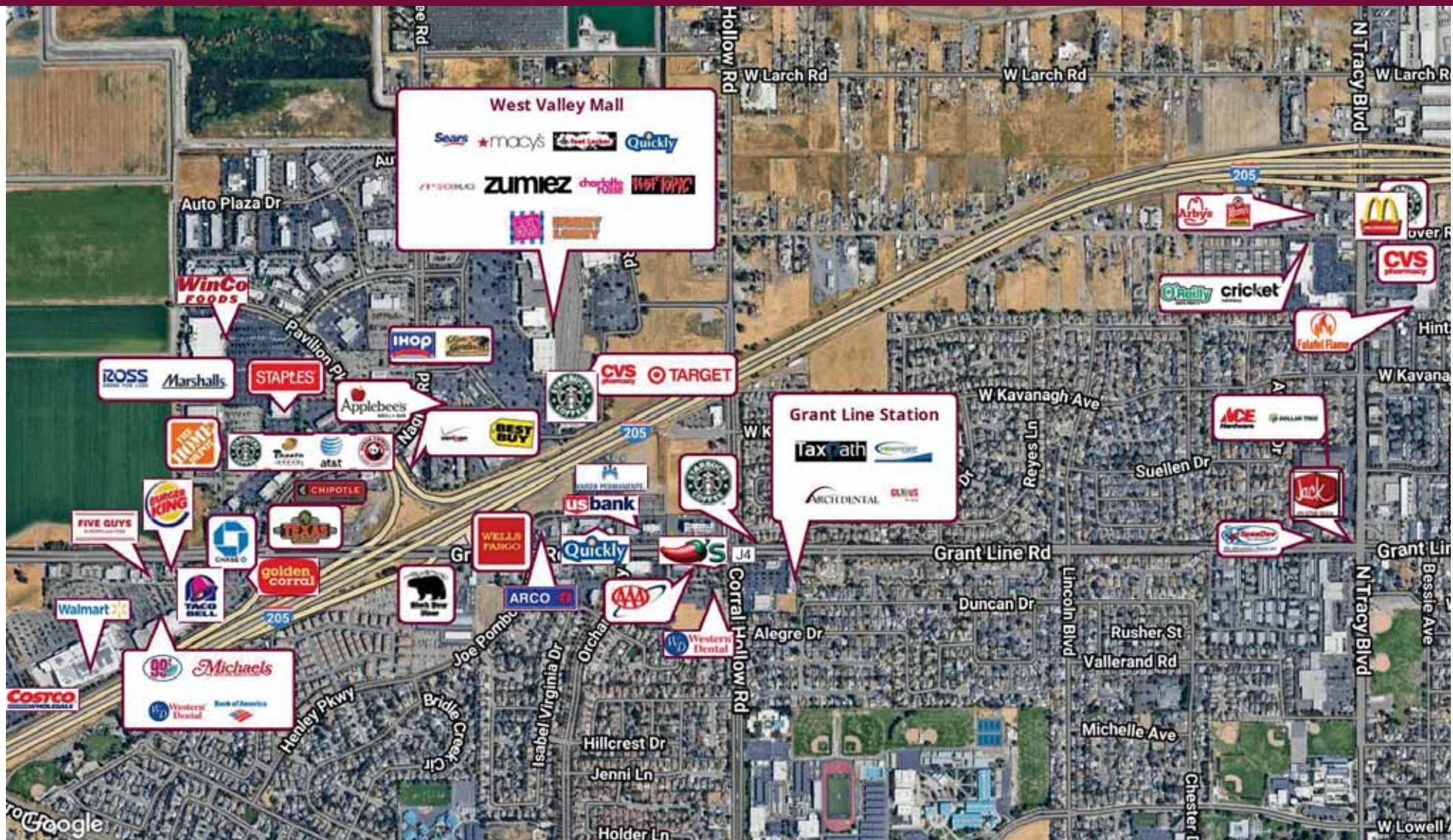
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