

HISTORICAL DOWNTOWN COMMERCIAL /OFFICE BUILDING - FOR SALE/LEASE
PRIVATE/ON-SITE PARKING
15 & 17 W 8TH STREET | TRACY | CA



LISTING DATA:

BUILDING SIZE: 5,500± SF
LAND SIZE: 0.28± Acres (2 parcels)
APNs: 235-067-040 & 050
ZONING: CBD - Central Business District

COMMENTS:

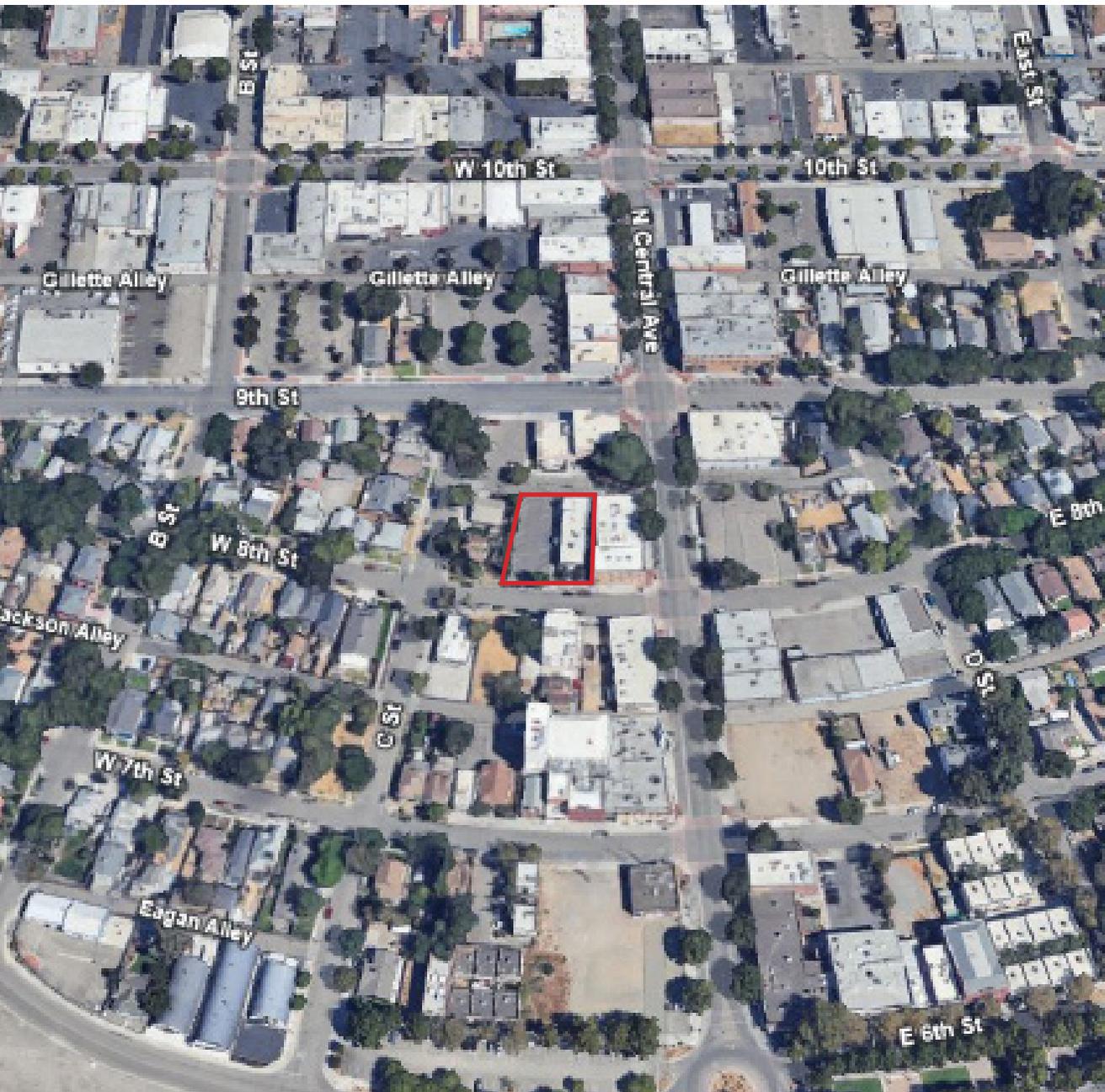
- Located in the heart of Downtown Tracy within walking distance of dining, shopping and banking amenities
- High profile Historical landmark property known as the Tracy Hall of Justice
- Completely remodeled interior and exterior, including roof, heating/air, paint and flooring
- Currently leased month to month to five (5) tenants, generating \$8,400 per month making this both an income or owner/user opportunity
- Private paved/striped on-site parking (16) stalls
- The City of Tracy is conveniently situated an hour from Sacramento, San Francisco and San Jose and just a few hours from Los Angeles. Tracy is also convenient to the Bay Delta, Yosemite, Tahoe, and the San Francisco Bay

FOR MORE INFORMATION CONTACT:

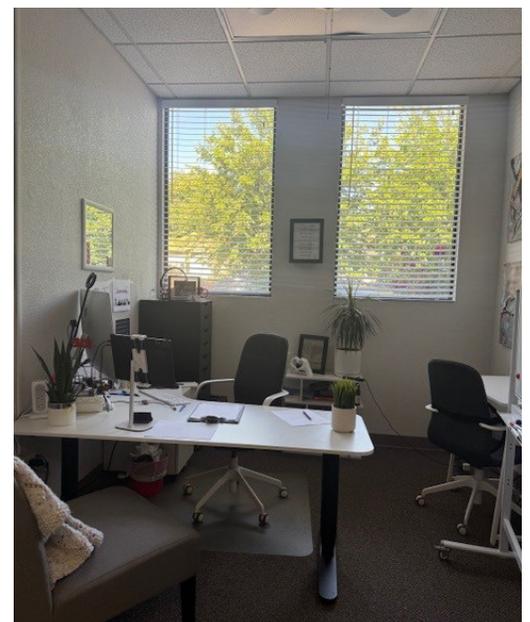
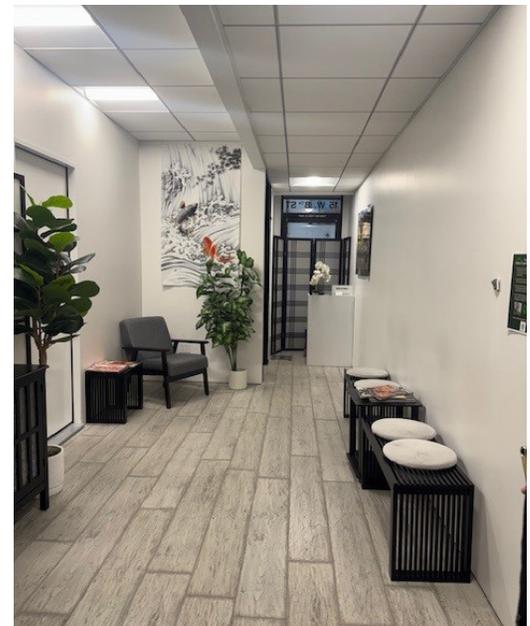
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ECONOMIC DATA:

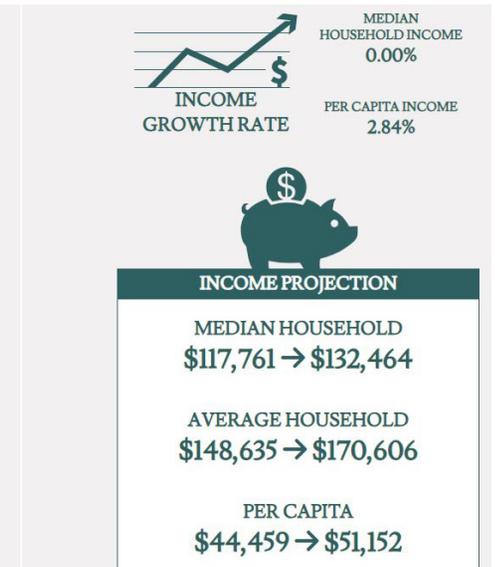
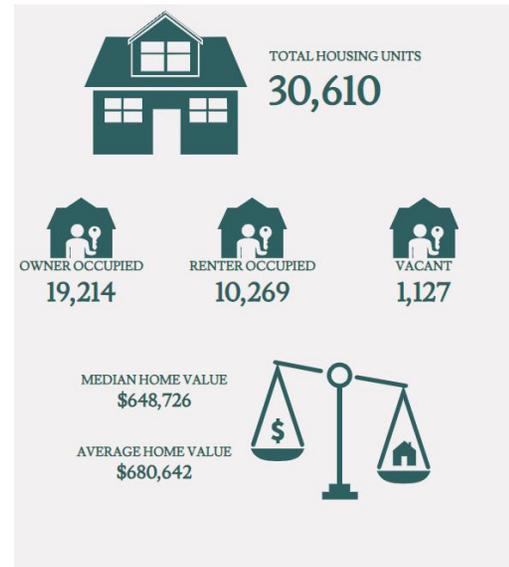
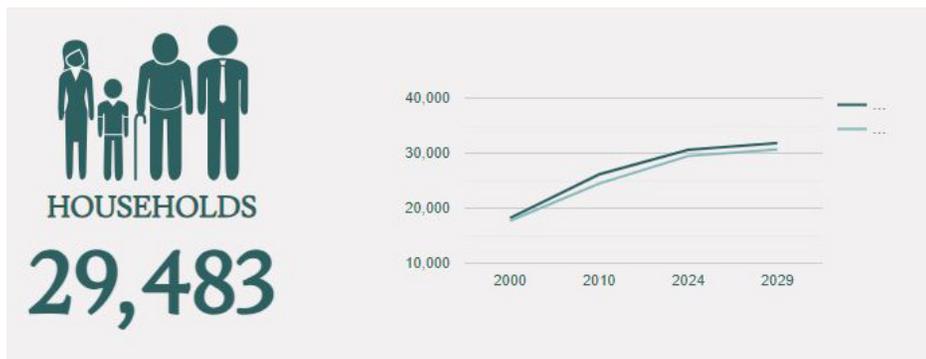
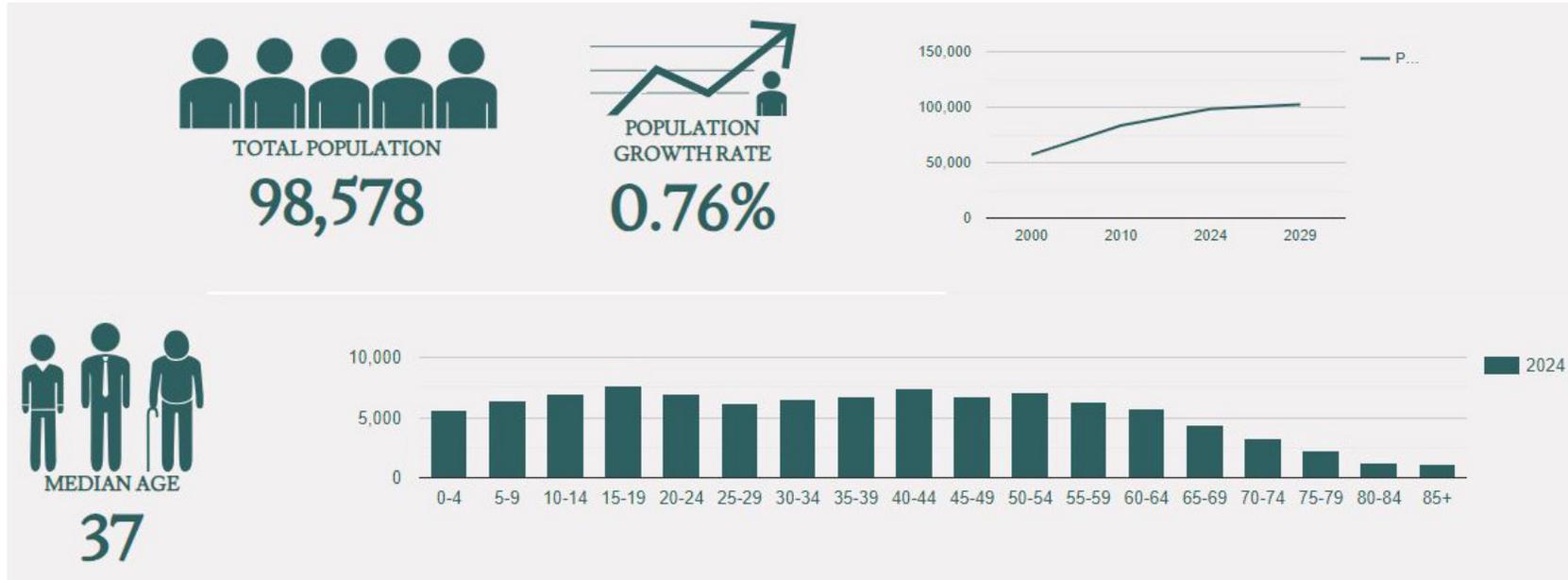
SALE PRICE: \$1,995,000.00
LEASE RATE: \$2.50 PSF, NNN



PROPERTY PHOTOS



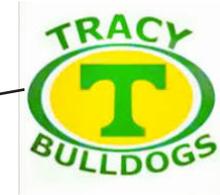
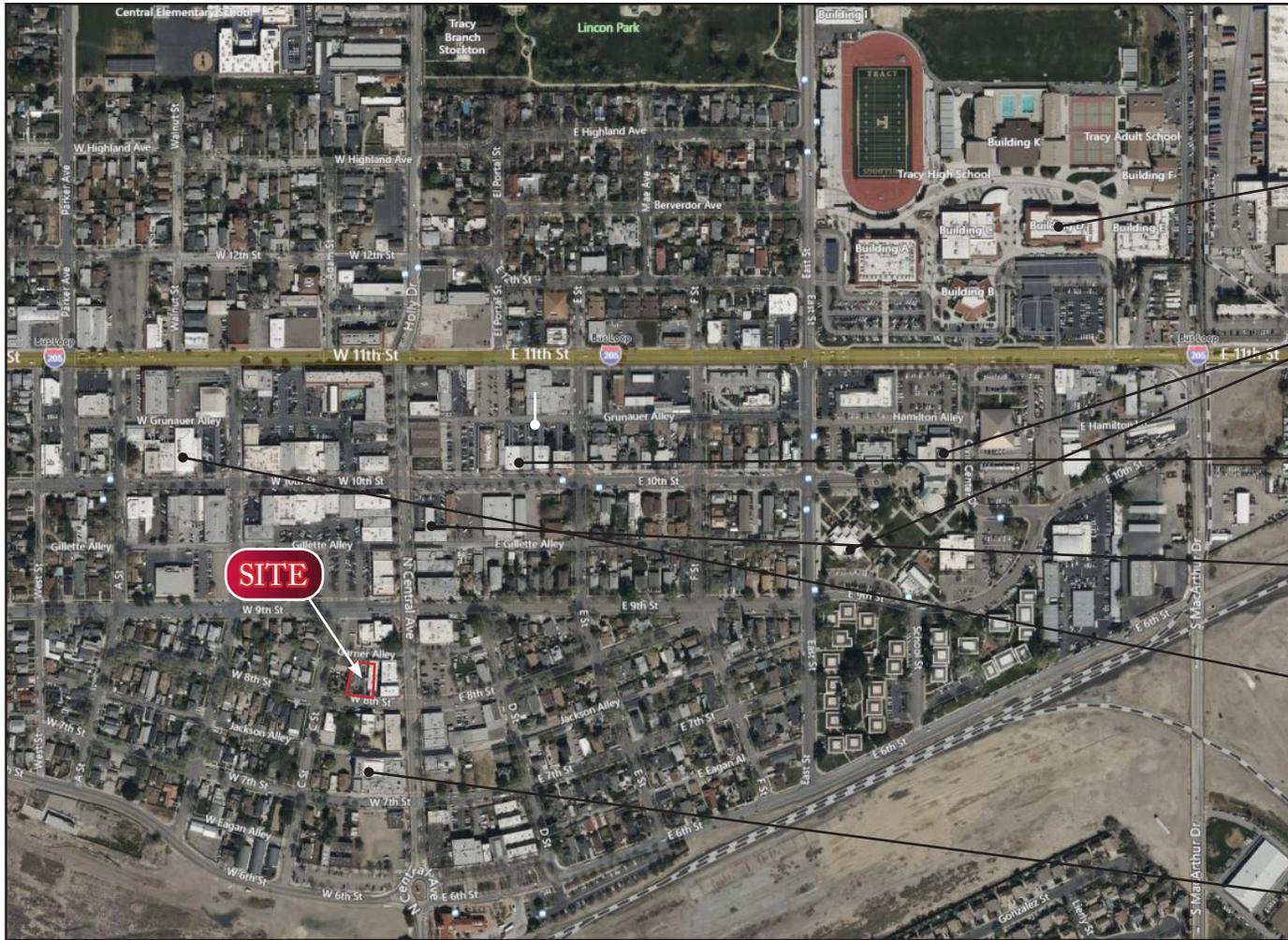
DEMOGRAPHICS



*SOURCE: ESRI, 09-26-2024

<https://www.cityoftracy.org>

NEARBY BUSINESSES

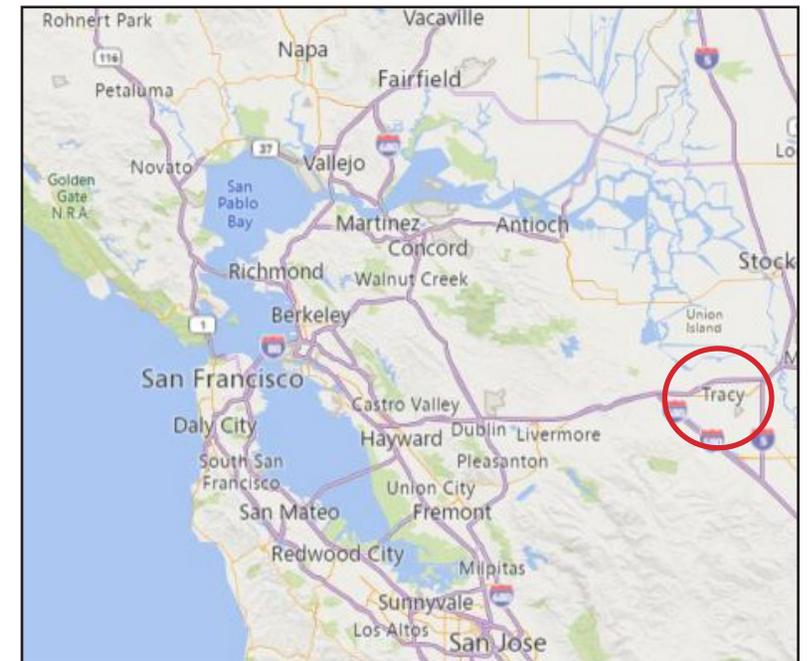
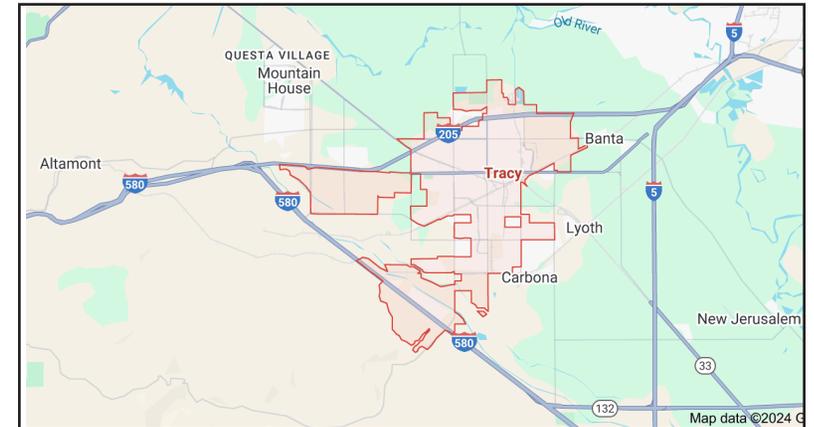
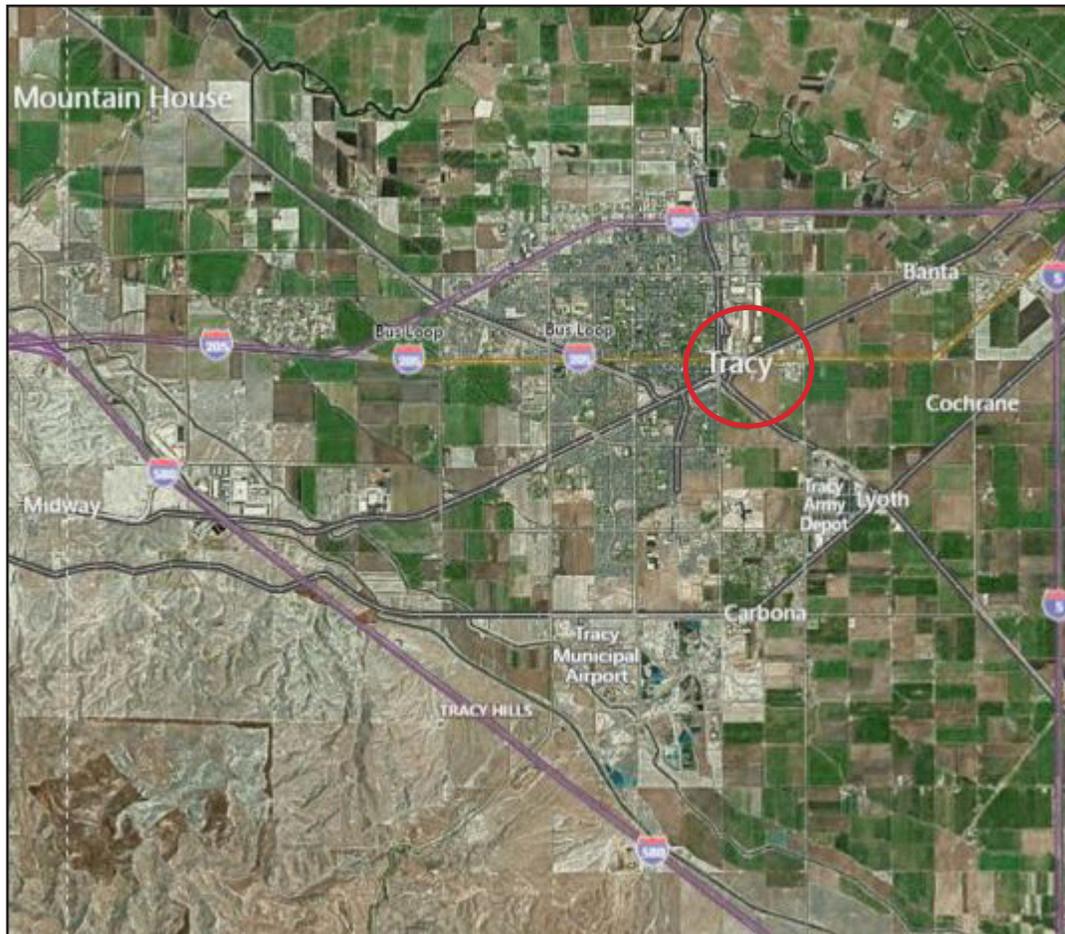


Downtown Tracy

This is a growing, vibrant city center with new and expanding possibilities at every corner. It's a unique and authentic downtown, built upon strong community ties. Downtown Tracy combines historic charm with contemporary interest, showcasing a pleasing variety of restaurants, shops, services, and entertainment. It has once again become the center of local activity for residents, businesses, and visitors. Downtown Tracy has a rich history stretching from the 19th Century to the present.

Today it has an evolving mix of retail and service businesses — and a future filled with the prospects of expanded business activity. The downtown's commercial development is promoted and encouraged by the Tracy City Center Association, supported since its founding in 2010 by both property and business owners.

VICINITY & REGIONAL MAPS



FOR MORE INFORMATION CONTACT:

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