

104 W 10th St

104 W 10th St, Tracy, CA 95376

Presented By:
RE/MAX Executive



Property Details

Highly visible corner location in busy downtown Tracy.

Price: \$8.16 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/104-W-10th-St-Tracy-CA/32712826/>

Space Available: 21,337 SF
Rental Rate: \$8.16 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Standard Retail
Space Type: Relet
Space Use: Retail
Lease Term: Negotiable

Rental Rate:	\$8.16 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	22,337 SF
Year Built:	1951
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	29 (Some Transit)
Rental Rate Mo:	\$0.68 /SF/MO

Former JC Penney building. 21,337 sq. ft. total: 12,150 sf ground floor with 2 single restrooms, roll-up freight door and freight elevator; 4,050 sf mezzanine with 2 multi-stall restrooms, 4,050 sf basement; 1,087 sf office space above entry. Main entry on 10th St. and second entry on B St. Central Business District zoning enables uses including retail, restaurant, grocery, amusement, commercial, event center, etc. Highly visible corner location in busy downtown Tracy. Adjacent 31 space off-street parking for exclusive use of 104 W. 10th St. and free Tracy city parking lot across the street at rear of building plus adjacent street parking provides ample parking for all uses. Asking base rent is about \$1.20 per sf monthly based on 12,150 sf ground floor space. NNN currently estimated at \$850 monthly.

104 W. 10th St., Tracy



10th St. entry & overhead office space



B St. entry & mezzanine



Roll-up delivery door & freight elevator



Mezzanine spacer

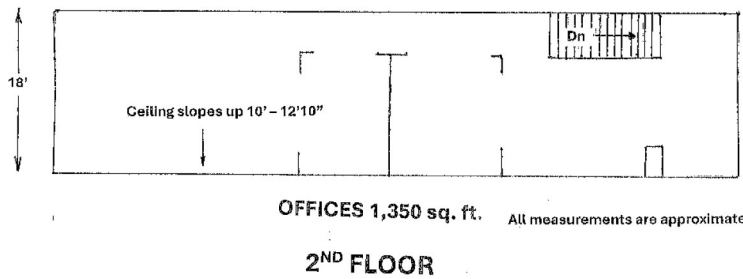
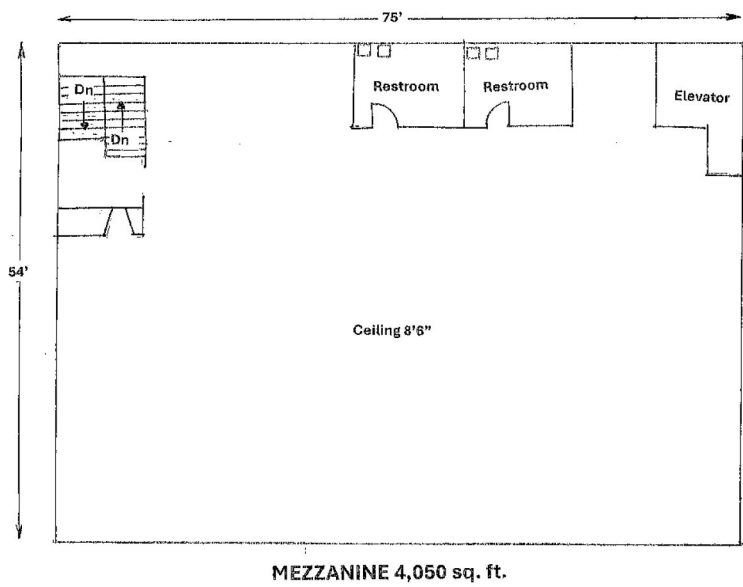
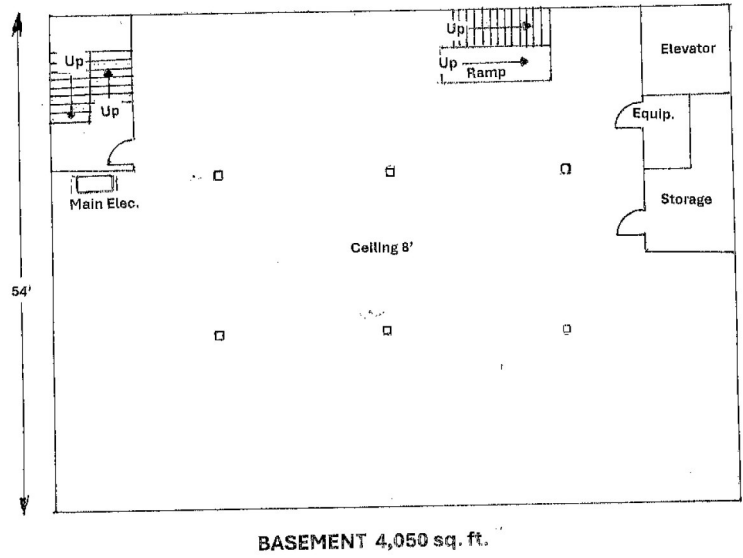
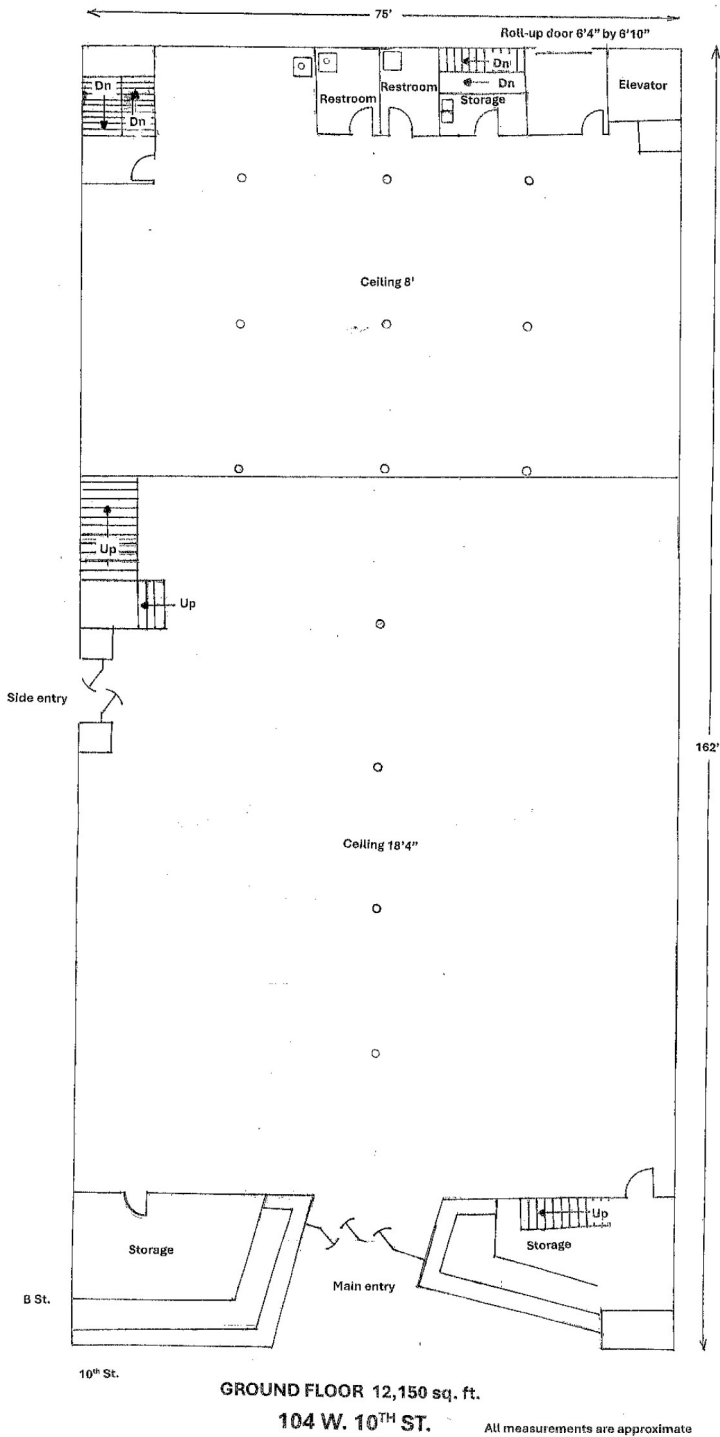


Office space above 10th St. entry



Basement





Larry Koch
lkoch@mycvre.com
 (209) 577-2121

RE/MAX Executive
 220 Standiford Ave, Suite A
 Modesto, CA 95350

