

# 3320 N. TRACY BLVD. TRACY, CA 95376

25,464± SF JUNIOR ANCHOR AVAILABLE FOR LEASE





137,000± ADT



**SITE**



**LA PLAZA Market**



**NEW INDIAN SUPERMARKET**

**LA MICHOCANA PLUS  
VCARE FAMILY DENTAL  
DRIPPIN CHICKEN**

**STRAW HAT PIZZA  
G2 SUPPLEMENTS ± WATER  
HAIR KUTZ  
FALAFEL FLARE**

# PROPERTY OVERVIEW

**3320 N. TRACY BLVD.  
TRACY, CA 95376**

## **PRIME CENTRAL TRACY LOCATION**

Strategically positioned in the heart of the city

## **EXCELLENT ACCESSIBILITY**

Quick and convenient access to I-205

## **NEARBY RETAIL**

Located along one of the most desirable retail trade areas of Tracy.

Other nearby retailers which see over 137,000± cars ADT and is a main thoroughfare to the heart of the Central Valley include:

Planet Fitness, New Indian Supermarket, Burger King, Harbor Freight Tools, La Plaza Market, O'Reilly Auto Parts, Subway and McDonald's

**BUILDING SIZE:** 25,464± SF (potentially divisible)

**LOT SIZE:** 2.38± acres with parking in Valley Shopping Center

**ZONING:** C-S (City of Tracy)

**PARKING:** 2.83 / 1000 SF (Estimated per CoStar)

**PRICING:** Call Broker for lease rate



# DEMOGRAPHICS

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| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 17,275    | 69,898    | 100,444   |
| AVERAGE HH INCOME | \$104,315 | \$123,006 | \$134,646 |
| TOTAL EMPLOYEES   | 2,679     | 19,370    | 26,422    |

| TRAFFIC COUNTS: |                      |
|-----------------|----------------------|
| Tracy Blvd      | 18,910± cars<br>ADT  |
| I-205           | 137,000± cars<br>ADT |

# MAPS

**3320 N. TRACY BLVD.  
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With a population of over 98,000, the City of Tracy is strategically located within a triangle formed by the major interstates I-580, I-205, and I-5. This central location offers easy access to Sacramento, San Francisco, and San Jose, all just an hour away, and is only a few hours from Los Angeles. Tracy is also well-connected to popular destinations like the Delta, Yosemite, Lake Tahoe, and the San Francisco Bay.

As one of the fastest growing suburbs of the San Francisco Bay Area, Tracy has become a key hub for small businesses, national retailers, and restaurants. The city remains committed to providing high-quality, cost-effective services to its residents while fostering future growth in commercial, office, and industrial development. Tracy is poised for continued expansion and success in the years ahead.

