

PROMONTORY STATION - PADS AND SHOPS COMING SOON!

FOR LEASE OR BUILD TO SUIT

SOUTHWEST CORNER OF INTERSTATE 205 & MOUNTAIN HOUSE PARKWAY, TRACY, CA



LISTING DATA

LOCATION: Southwest corner of Interstate 205 & Mountain House Parkway

LOT SIZE: 7.6± AC

ZONING: Cordes Ranch Specific Plan - City of Tracy

COMMENTS:

- Prime Highway Commercial Development proposed at Interstate 205 & Mountain House Parkway
- Located at the Gateway of Mountain House and a primary entrance into Prologis International Park of Commerce which will house 24 million square feet of industrial space at completion
- Mountain House trade area consists of over 15,000 residents (and growing) with no local retail services!
- Prologis IPC is a 1,800± Acre fully entitled masterplanned industrial/business park home to major employees including Amazon, Smuckers, Medline, Fed Ex and many others
- Freeway pylon signage available!



DEMOGRAPHICS AND TRAFFIC COUNTS

| DEMOGRAPHICS: | 5 MILE | 10 MILES | 15 MILES |
|--------------------|-----------|-----------|-----------|
| Population: | 43,059 | 111,638 | 221,686 |
| Average HH Income: | \$139,062 | \$122,603 | \$130,461 |

TRAFFIC COUNTS:

Interstate 205: 106,000± Cars ADT (2016)

ECONOMIC DATA:

LEASE RATE: Call for pricing

CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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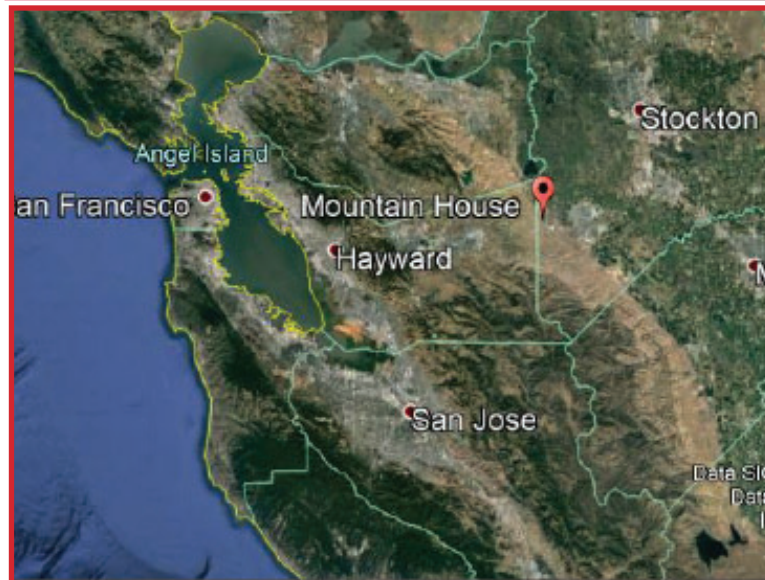
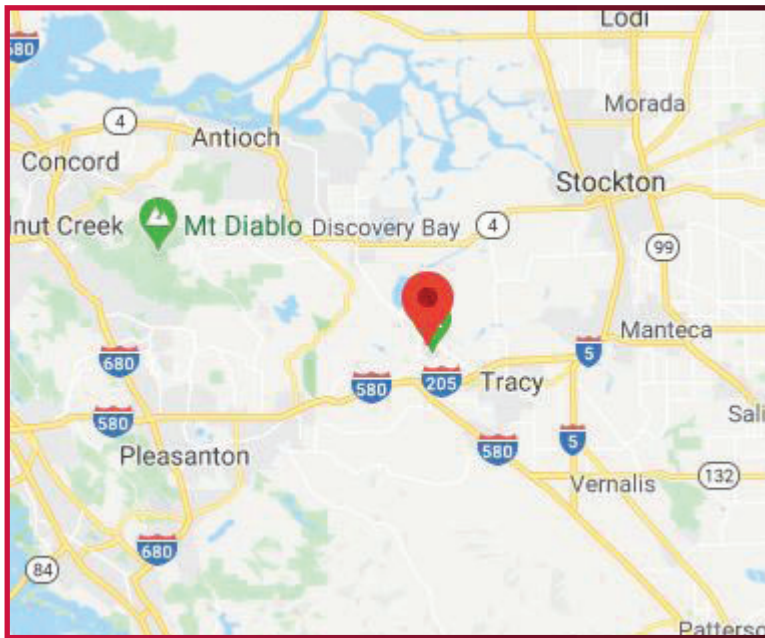
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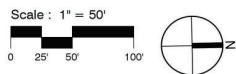


PROJECT INFORMATION:

| | | |
|------------------------|---------------------|----------------|
| TOTAL SITE AREA: | +/- 7.74 AC | +/- 337,052 SF |
| BUILDING AREA | | 31,500.00 SF |
| RATIO | | 9.70 /1 |
| COVERAGE | | 9.35 % |
| BUILDING AREA | | 31,500 SF |
| PARKING PROVIDED | | 209 STALLS |
| PARKING RATIO | | 6.63/1000 |
| RETAIL | 4/1000 (17,200 SF) | 69 STALLS |
| RESTAURANT (D/T) | 10/1000 (10,400 SF) | 104 STALLS |
| CARWASH | 2/1000 (3,900 SF) | 9 STALLS |
| TOTAL PARKING REQUIRED | | 182 STALLS |

PROMONTORY STATION @ IPC TRACY, CA

SITE PLAN
Scheme D



DATE: 07.21.2020
MCG JOB #: 20.225.01

| DATE | REVISIONS |
|------|-----------|
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