

TRACY PAVILION

RETAIL SPACE FOR LEASE

2417-2483 Naglee Road, Tracy, CA

LISTING DATA

LOCATION: Intersection of Naglee Road & Grant Line Road, Tracy, CA

GROSS LEASABLE AREA: Approximately 330,000 SF

AVAILABLE SPACE: 1,464± SF (former European Wax) Suite 2447-6A
933± SF Suite 2421-8B

COMMENTS:

- Tracy Pavilion is the largest open-ai-red, Power shopping center in Tracy and is anchored by Home Depot, Petsmart, Winco Foods and Ross Dress 4 Less
- Ample parking and exposure to Interstate 205
- Shop tenants include Starbucks, Chase, Marshalls, Mattress Firm and many other successful retailers
- Located directly on a major commuter route between the Central Valley and Bay Area

ECONOMIC DATA: Call for lease rates

DEMOGRAPHICS AND TRAFFIC COUNT

DEMOGRAPHICS:	5 MILE	10 MILES	15 MILES
Population:	25,238	42,468	66,272
Average HH Income:	\$75,756	\$79,845	\$82,220



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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Tracy Pavilion

Gerrity



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2461	Home Depot (NAP)	-	2469-4D	Burgerim	1,800	2433-7B	Kimono Sushi	1,920
2483-2A	Ross Dress for Less	28,260	2447-6A	AVAILABLE	1,464	2435-7C	New Smile Orthodontics	1,600
2481-2B	Marshalls	30,300	2449-6B	Subway	1,200	2437-7D	Saigon Restaurant	1,419
2477-2C	PetSmart	22,101	2451-6C	Smart Phone Repair	1,004	2439-7E	Yafa Hummus	1,435
2471-100	Staples	15,152	2451-6D2	Sports Clips	1,009	2441-7F	Panda Express	1,961
2475-2D	Ulta Beauty	10,000	2453-6D1	Belle Ame Med Spa	1,207	2417-8A	Kaiser Vision	2,800
2473-2E	Boot Barn	6,980	2455-6E	UPS Store	1,400	2421-8B	AVAILABLE	933
2473-3B	Famous Footwear	7,230	2457-6F	Ono Hawaiian BBQ	1,540	2425-8C	Luxury Nail Spa	2,477
2465-4A	Massage Envy	3,195	2459-6G	Starbucks	1,540	2751-9B	Chase Bank	4,734
2467-4C	Crumbl Cookies	1,400	2431-7A	Angry Chickz	2,490	2753-9A	Mattress Firm	4,032

2461 Naglee Road
Tracy, CA 95304
TOTAL GL: 162,583 SF

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TRAFFIC COUNT:

Grant Line Road:
33,700± Cars ADT
(2011)

Naglee Road:
24,500± Cars ADT
(2011)

I-205:
113,000± Cars ADT

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