



PROPERTY DESCRIPTION

A standalone and vacant 16,350 SF former Rite Aid Store offering excellent parking and drive thru customer service.

PROPERTY HIGHLIGHTS

THIS FORMER RITE AID BUILDING SITS ALONG A STRONG TRACY RETAIL CORRIDOR AT THE LIGHTED INTERSECTION OF GRANT LINE AND CORRAL HOLLOW ROADS.

THIS LOCATION OFFERS EXCELLENT ACCESS TO HIGHWAY 205 AND IS NEAR MANY NATIONAL RETAILERS, PROFESSIONAL & MEDICAL OFFICE USES.

THE SPACE FEATURES 14–18’ CLEAR HEIGHTS, MINIMAL INTERIOR COLUMNS, ONE ROLL-UP DOOR, SPRINKLERS, AND A DRIVE-THRU, OFFERING FLEXIBILITY FOR A NUMBER OF DIFFERENT USES INCLUDING MEDICAL, FITNESS, GROCERY OR SERVICE-ORIENTED USES.

AS A FORMER NATIONAL DRUGSTORE, THE SITE WAS DESIGNED TO SUPPORT HIGH TRAFFIC OPERATIONS AND OFFERS EFFICIENT ACCESS, STRONG SIGNAGE PRESENCE, AND CLEAR INGRESS AND EGRESS.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	64,785 SF
Building Size:	16,350 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,098	4,802
Total Population	1,178	3,934	16,185
Average HH Income	\$174,330	\$159,729	\$136,048

BOWEN CARDOZA

President
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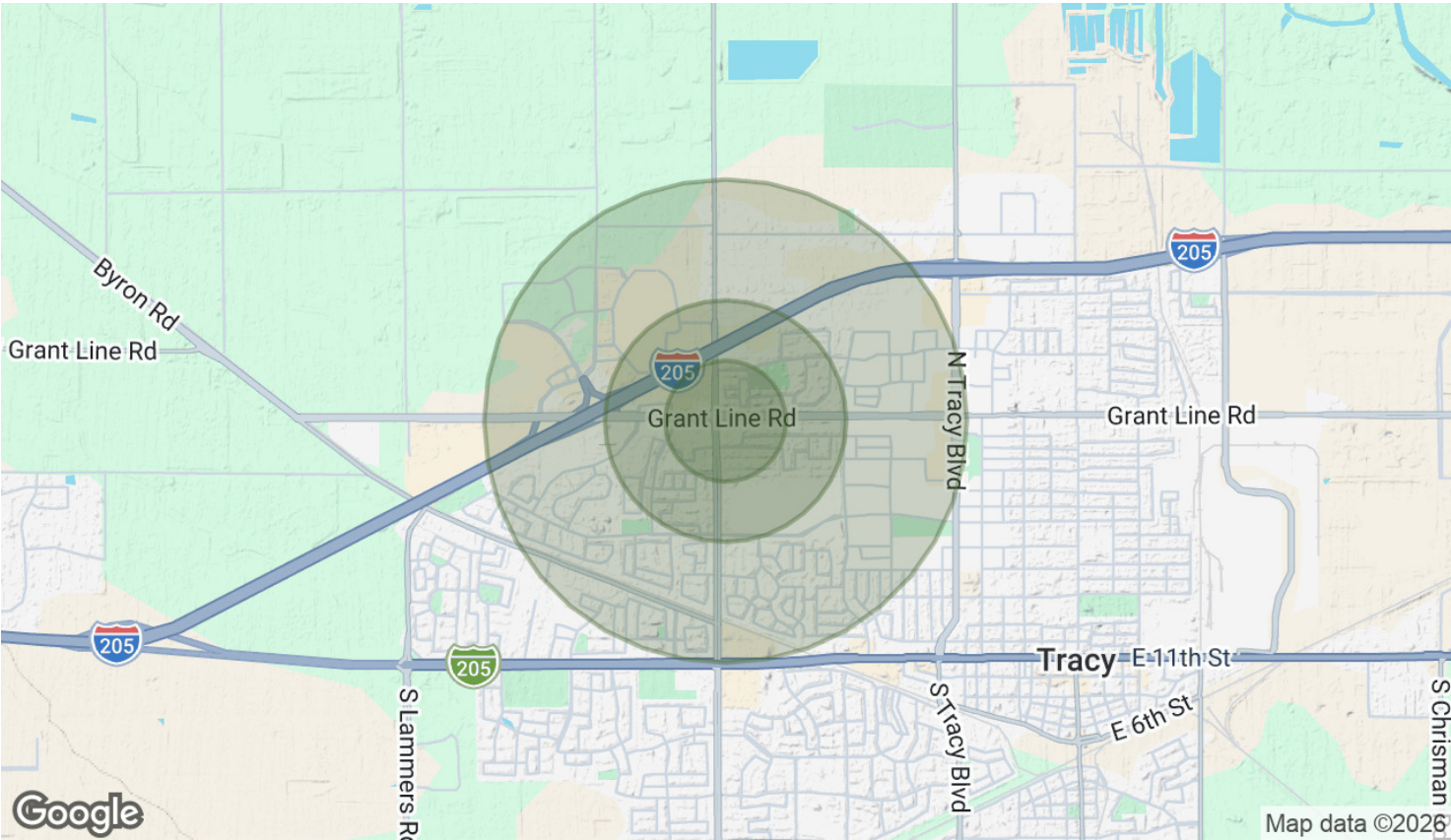
FOR SALE



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,178	3,934	16,185
Average Age	34.2	34.6	35.0
Average Age (Male)	35.5	34.7	33.5
Average Age (Female)	34.2	34.9	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,098	4,802
# of Persons per HH	3.7	3.6	3.4
Average HH Income	\$174,330	\$159,729	\$136,048
Average House Value	\$644,750	\$647,024	\$662,750

2023 American Community Survey (ACS)