



Grant Line Station Shopping Center

1900-1980 W. Grant Line Road
Tracy, CA 95376



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Discover the vibrant retail scene surrounding Grant Line Station in Tracy. This bustling area boasts a diverse mix of retail and dining options, catering to the diverse needs and tastes of the local community. With well-known anchor stores and popular restaurants nearby, this location offers a prime opportunity for retail and street retail tenants to thrive.

Offering Summary

Lease Rate:	\$2.50 SF/month
Estimated NNN Charges	.65 SF/month - 2024
Number Of Units:	13
Available SF:	1,200 SF
Lot Size:	3.27 Acres
Building Size:	35,913 SF

Property Highlights

- Great Location & Great Visibility
- Signalized Intersection & High Traffic Counts
- New Energy Efficient LED Parking Lot/Exterior Lighting
- Lots of Parking & Low NNN Charges
- Monument Signage
- Separately Metered Utilities
- Separate HVAC Units & Separate ADA Restrooms
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$2.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1924 W. Grant Line Road	Available	1,200 SF	NNN	\$2.50 SF/month	A portion of VibrantCare. 20' W x 60' D. Dual glass entrance doors, full height glass storefront, mostly open floor plan, 2 private offices, 1 ADA restroom, 100% drop t-bar ceiling with recessed fluorescent lighting, separate electrical panel 3PH; 4W; 120/240V. Available March 1, 2025. Please DO NOT disturb the occupant or its employees.



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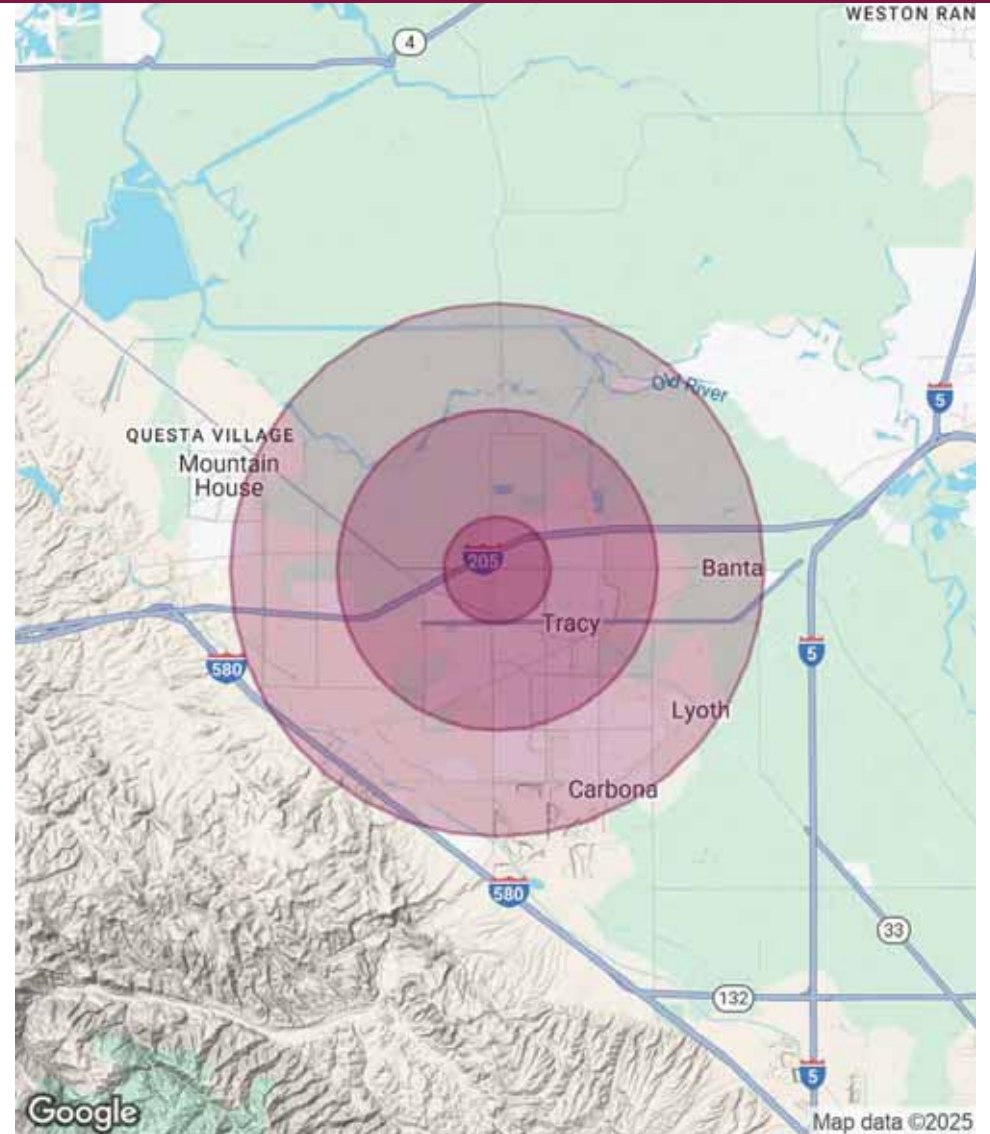
Population	1 Mile	3 Miles	5 Miles
Total Population	17,836	77,033	109,323
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	39	38	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,397	23,200	32,374
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$133,346	\$140,285	\$155,254
Average House Value	\$716,624	\$708,556	\$753,404

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2017

West Grant Line Road at Corral Hollow East	31,344
W. Grant Line Road at Corral Hollow West	24,022
Corral Hollow Road at Alegre Drive	33,035 -
I-205 at Corral Holl Road	107,000



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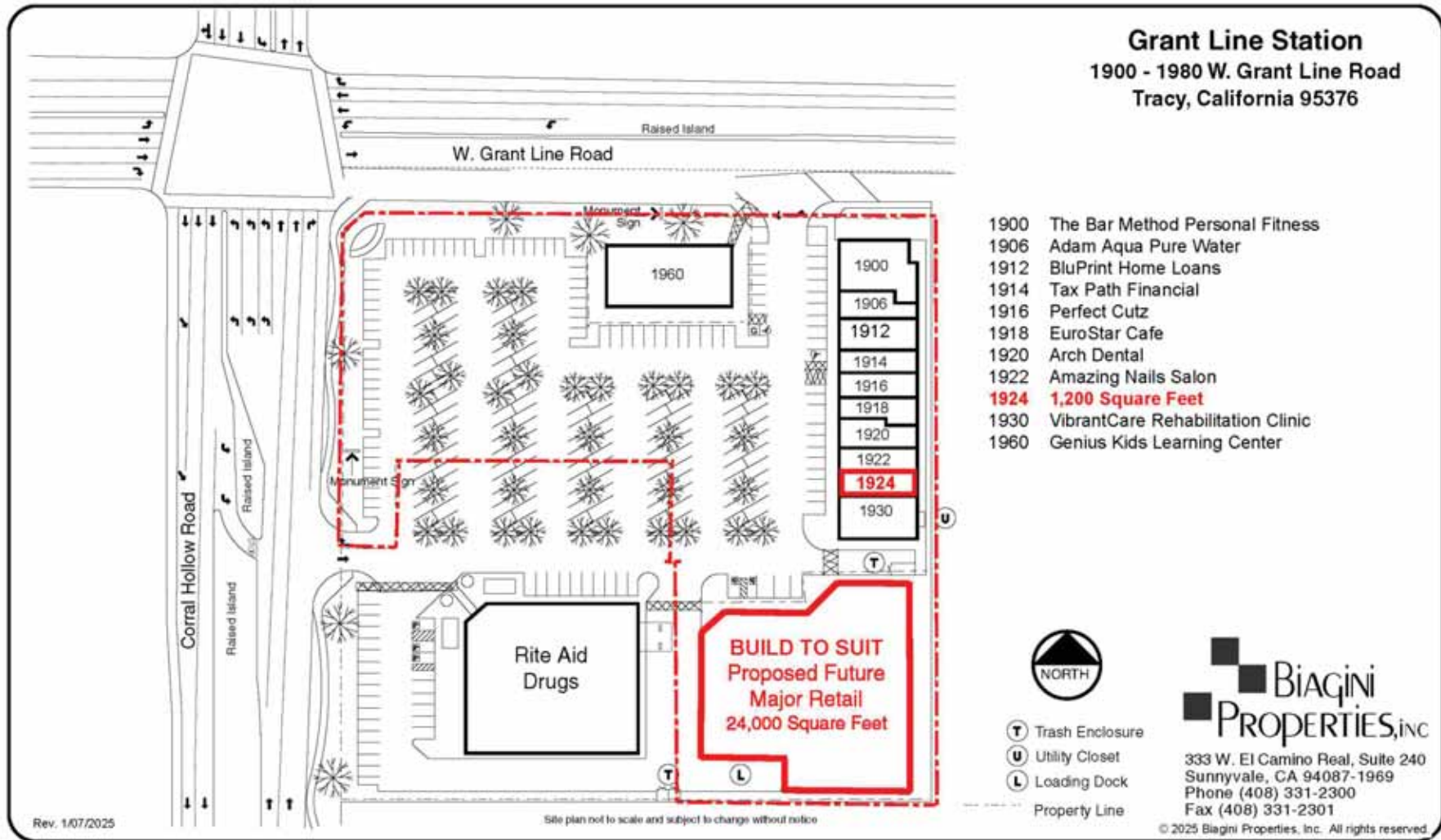
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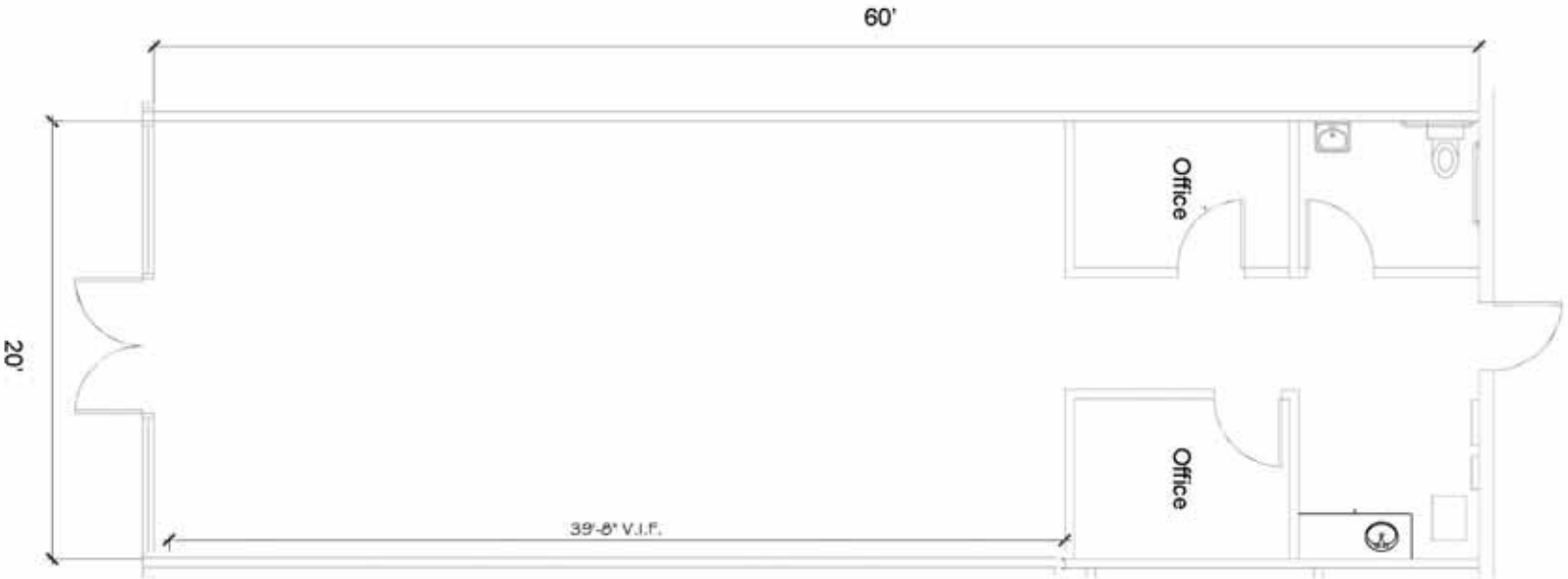
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1924 W. Grant Line Road | Tracy, CA 95376
± 1,200 Square Feet (±20' W x 60' D)



- Dual Glass Entrance Doors
- Full Height Glass Storefront
- Open Floor Plan
- 2 Private Offices
- 1 ADA Restroom
- 100% Drop T-Bar Ceiling with Recessed Fluorescent Lighting
- Separate Electrical Panel (3PH; 4W; 120/240V)

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