



## Grant Line Station Shopping Center

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



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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408.331.2308

**Biagini Properties, Inc.**

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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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## Property Description

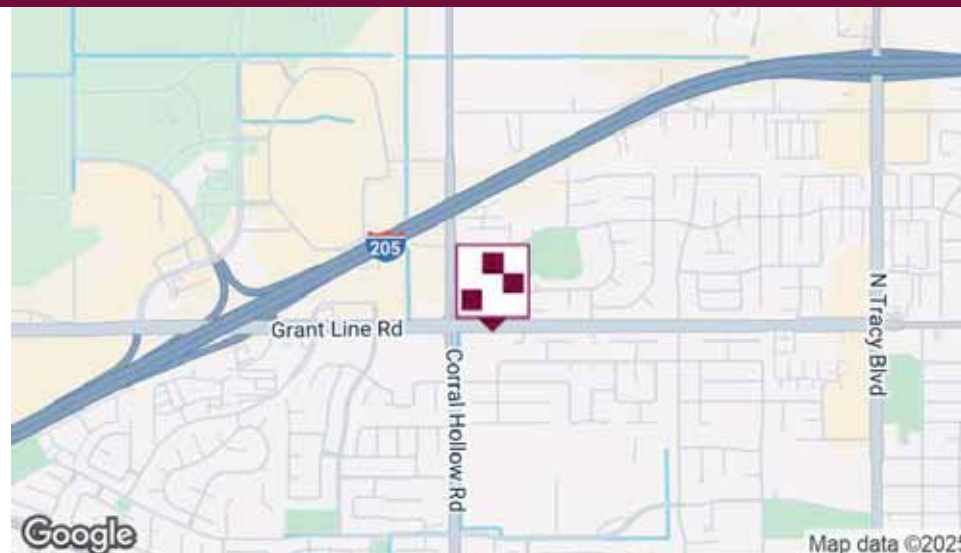
Southeast corner of one of Tracy's busiest intersections. Grant Line Road connects with I-205. Heavy north/south traffic generated along Corral Hollow Road which connects residential area of Tracy with West Valley Mall.

## 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:	\$2.75 SF/month
Estimated NNN Charges	.71 SF/month - 2025
Number Of Units:	13
Available SF:	2,328 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:	2,328 SF	Lease Rate:	\$2.75 SF/month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1930 W. Grant Line Road	Available	2,328 SF	NNN	\$2.75 SF/month	Currently Vibrant Care. 39' W x 60' D. Dual glass entrance doors, full height glass storefront, reception area, 7 private offices, 2 ADA restrooms, 100% drop t-bar ceiling with recessed fluorescent lights, separate electrical panel 3PH; 4W; 120/240V.  Available June 1, 2026. Please DO NOT disturb the occupant or its employees.



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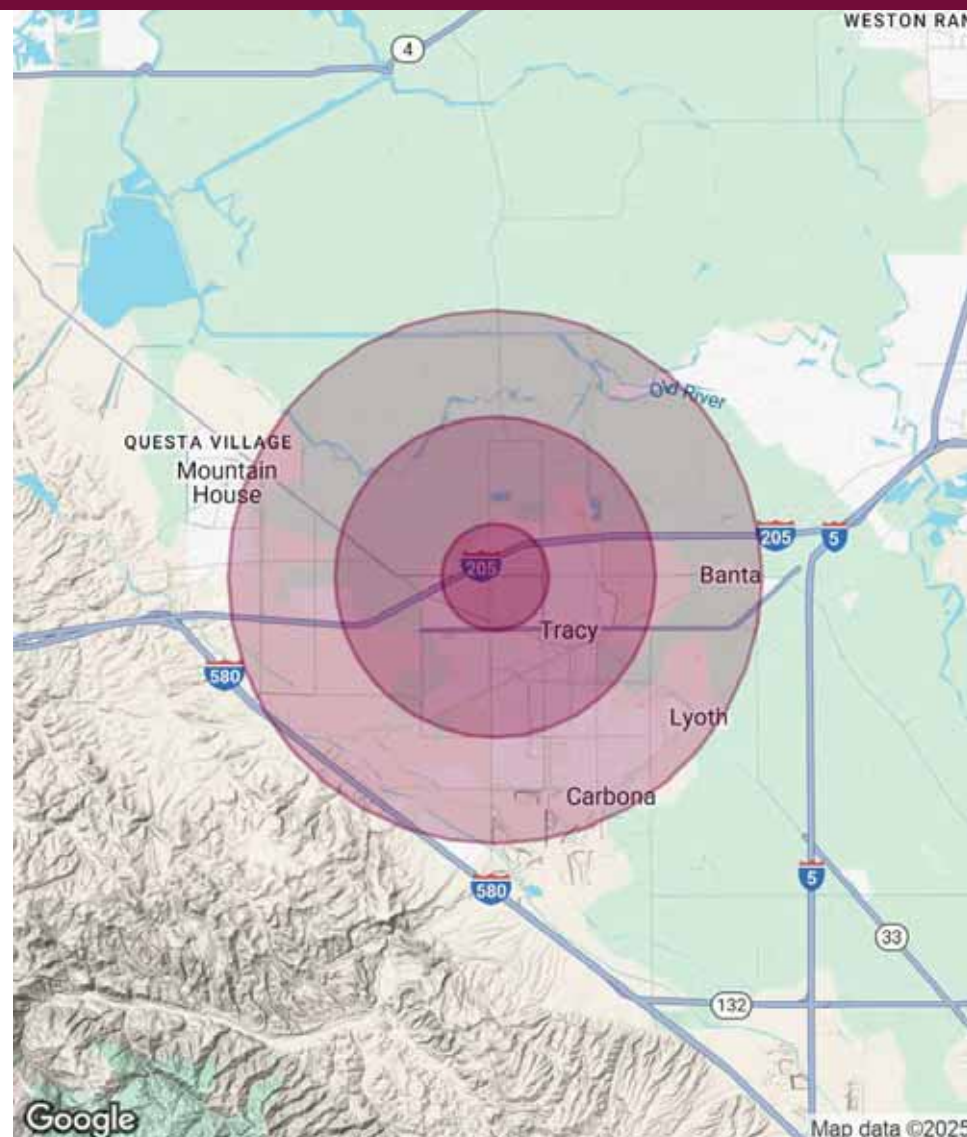
Population	1 Mile	3 Miles	5 Miles
Total Population	17,836	77,033	109,323
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	39	38	38

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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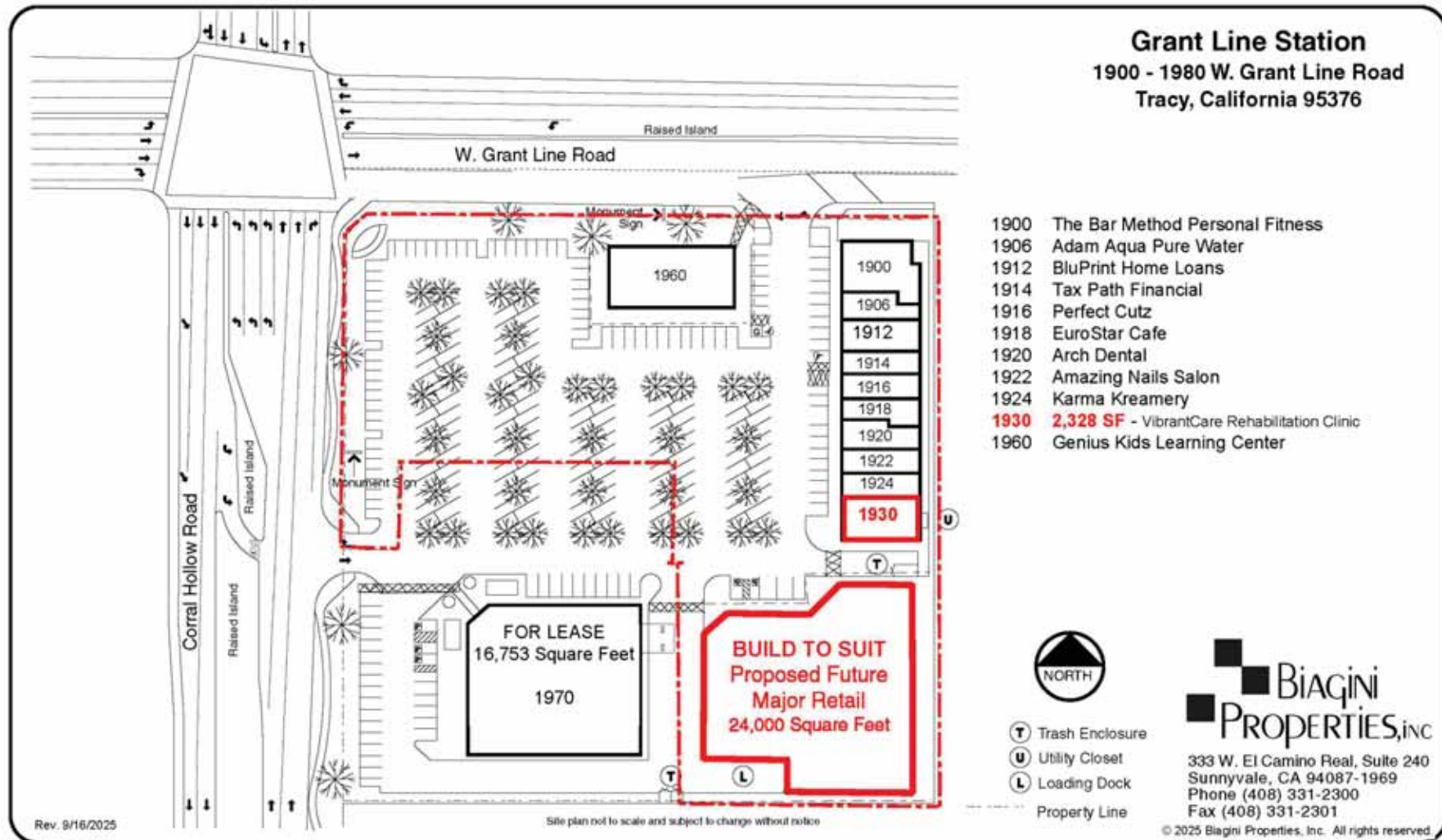
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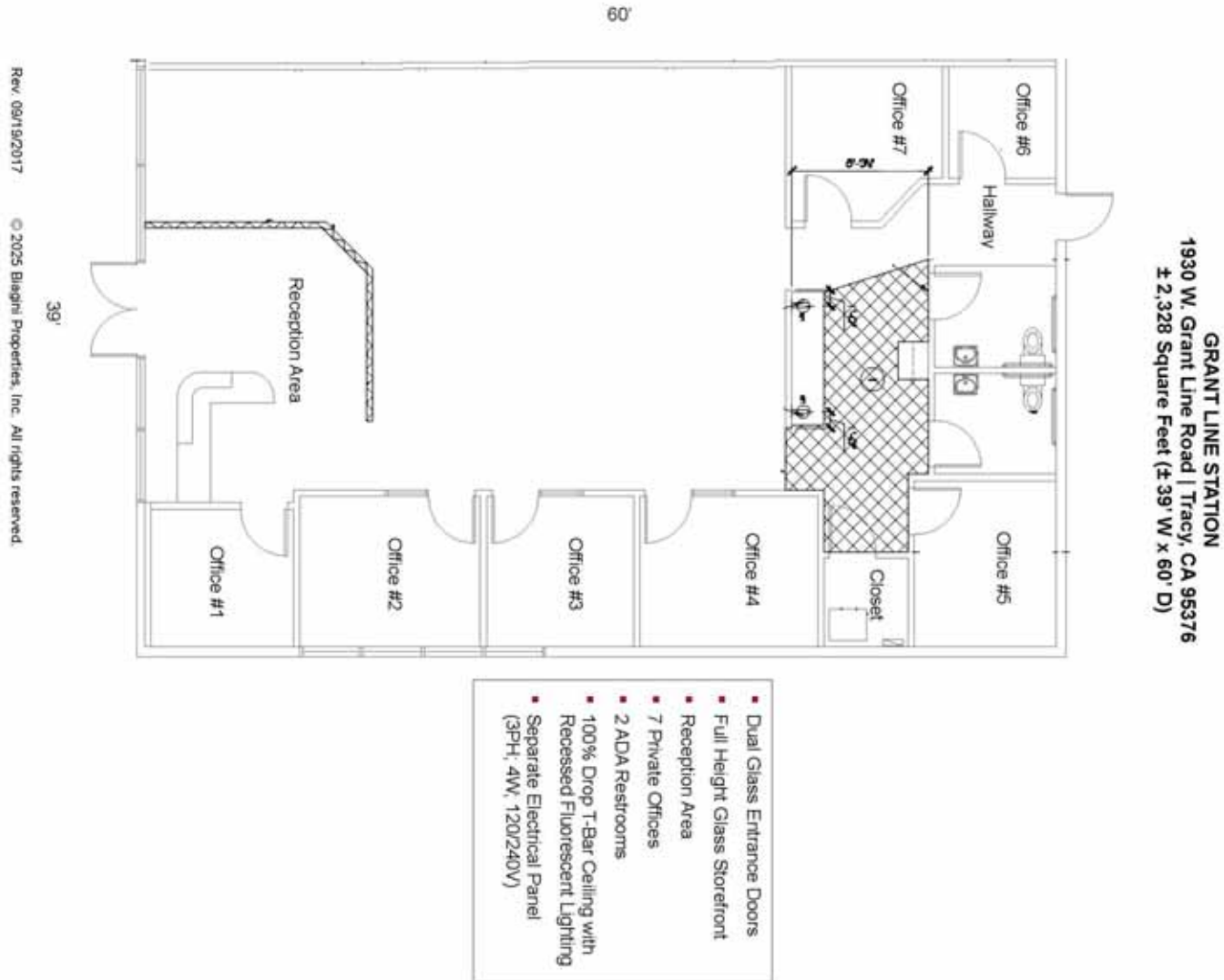
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