



Grant Line Station Shopping Center

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



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

www.biaginiproperties.com

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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

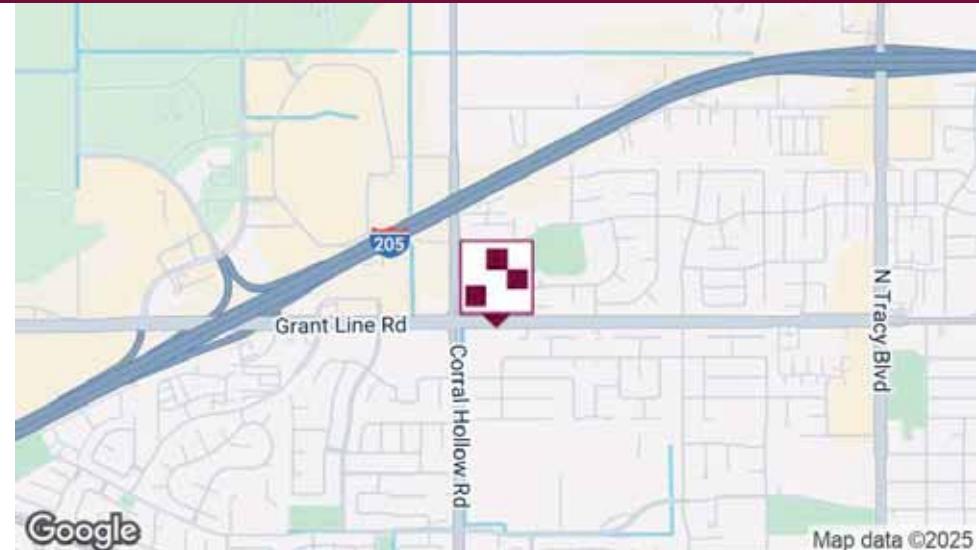
Southeast corner of one of Tracy's busiest intersections. Grant Line Road connects with I-205. Heavy north/south traffic generated along Corral Hollow Road which connects residential area of Tracy with West Valley Mall.

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	<p>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.</p> <p>Available June 1, 2026. Please DO NOT disturb the occupant or its employees.</p>



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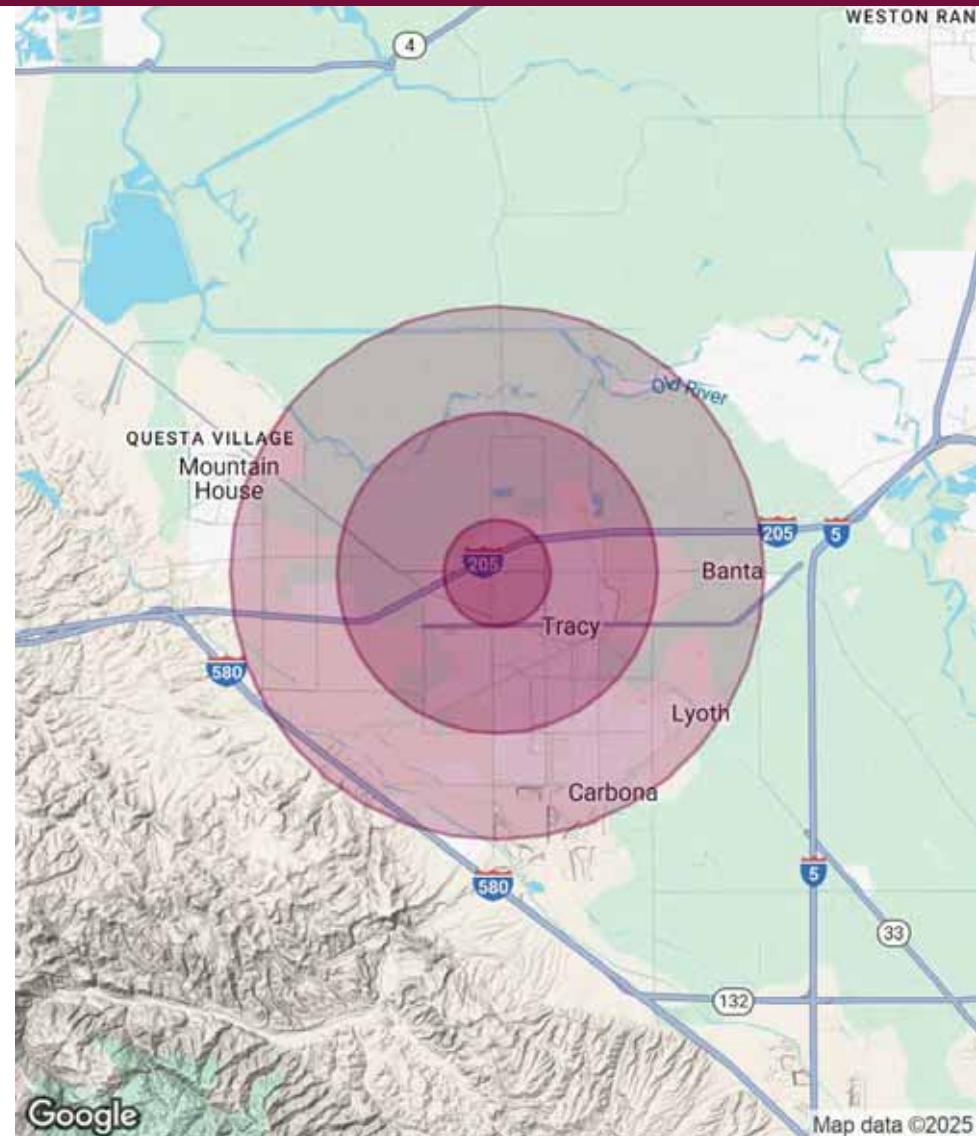
Population	1 Mile	3 Miles	5 Miles
Total Population	17,836	77,033	109,323
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	39	38	38

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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1900 The Bar Method Personal Fitness
1906 Adam Aqua Pure Water
1912 BluPrint Home Loans
1914 Tax Path Financial
1916 Perfect Cutz
1918 EuroStar Cafe
1920 Arch Dental
1922 Amazing Nails Salon
1924 Karma Kreamery
1930 2,328 SF - VibrantCare Rehabilitation Clinic
1960 Genius Kids Learning Center

NORTH

● Trash Enclosure
● Utility Closet
● Loading Dock
Property Line

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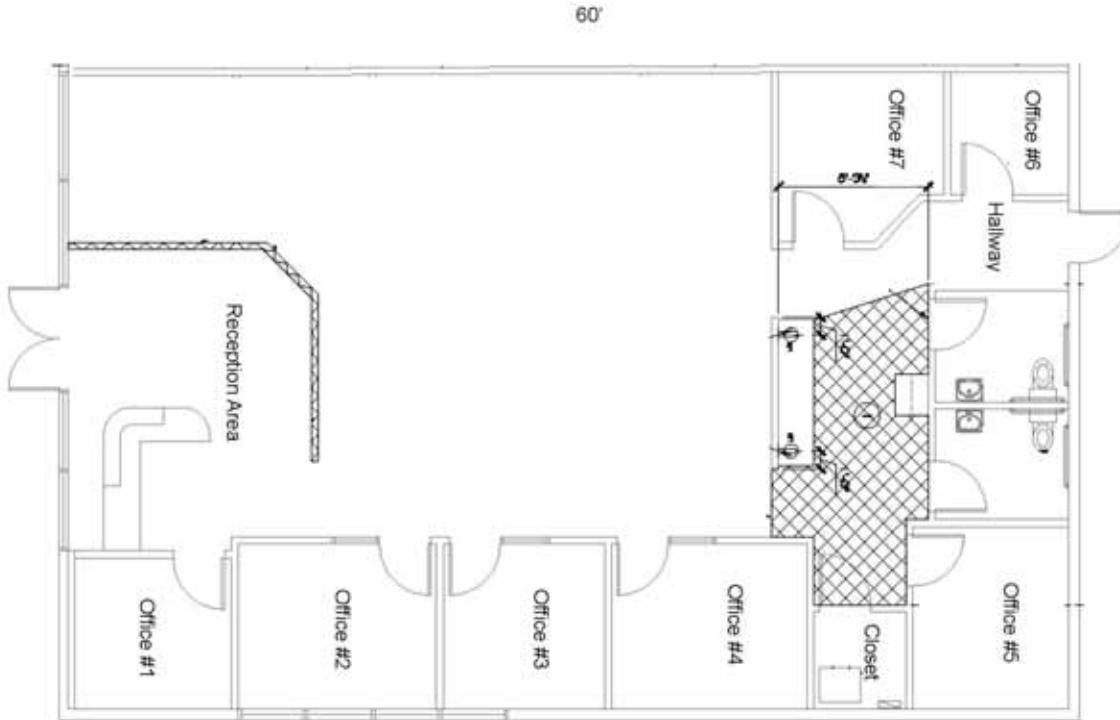
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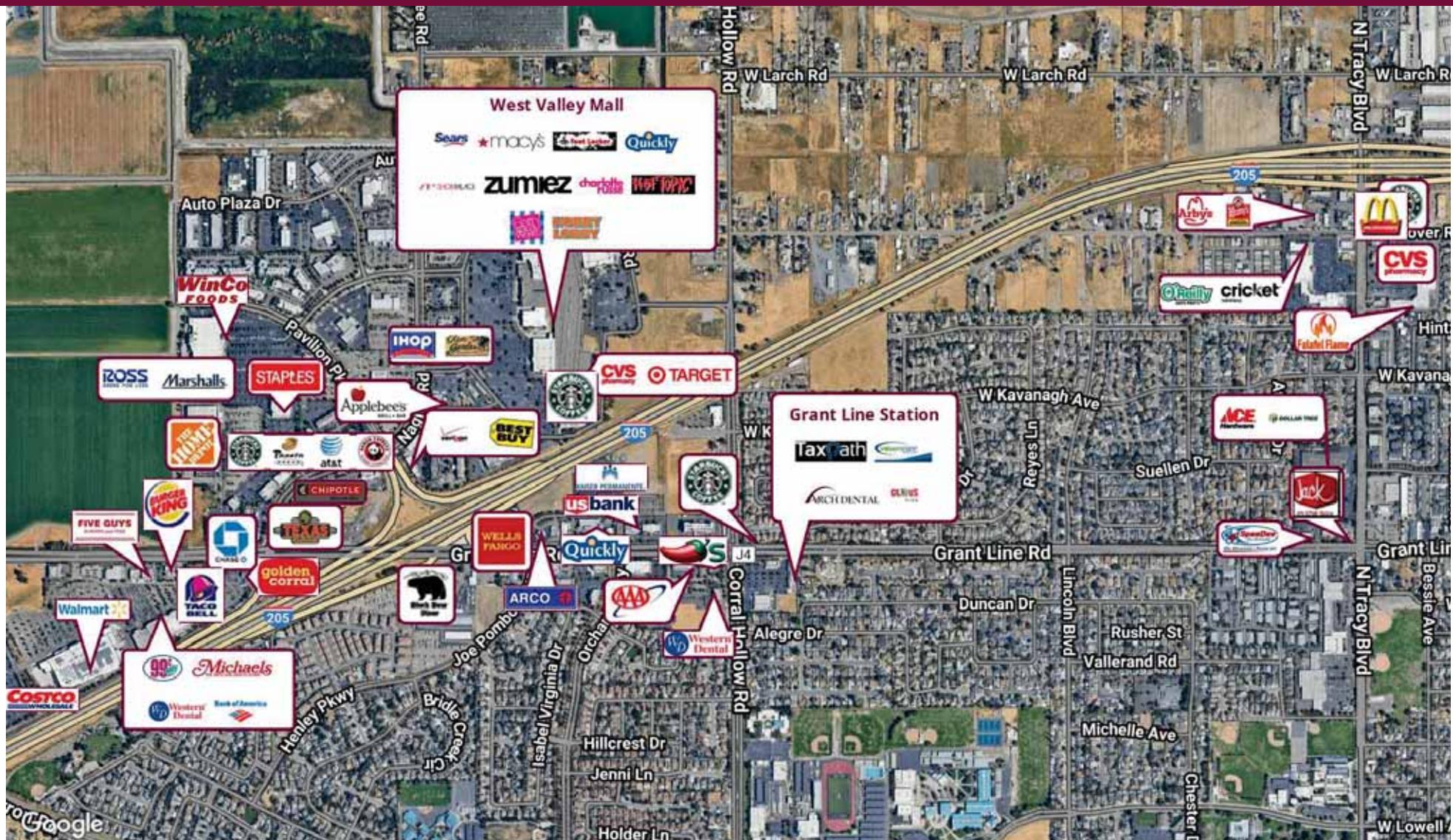
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GRANT LINE STATION
 1930 W. Grant Line Road | Tracy, CA 95376
 ± 2,328 Square Feet (± 39'W x 60'D)



- Dual Glass Entrance Doors
- Full Height Glass Storefront
- Reception Area
- 7 Private Offices
- 2 ADA Restrooms
- 100% Drop T-Bar Ceiling with Recessed Fluorescent Lighting
- Separate Electrical Panel (3PH, 4W, 120/240V)



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