



Grant Line Station Shopping Center

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



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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Biagini Properties, Inc.

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Rev. August 26, 2026

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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

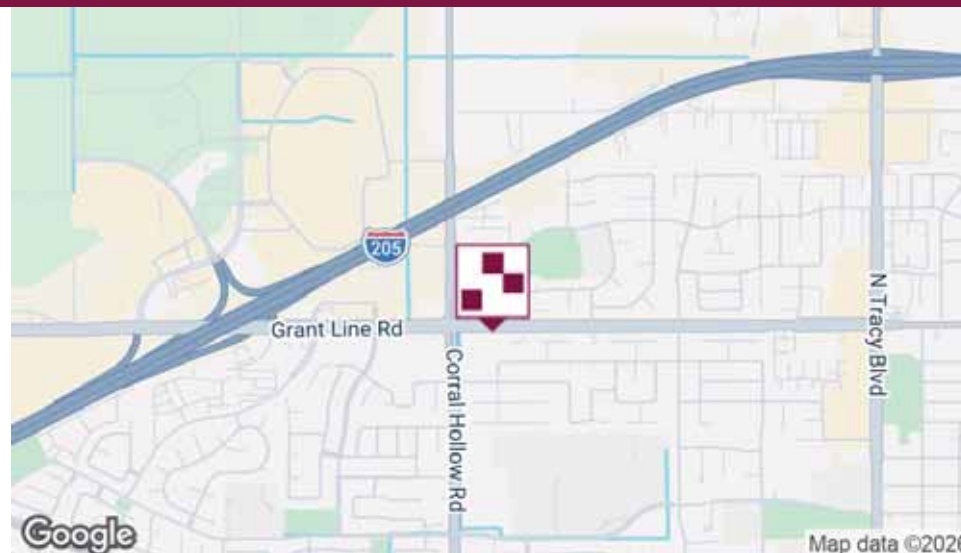
Southeast corner of one of Tracy's busiest intersections. Grant Line Road connects with I-205. Heavy north/south traffic generated along Corral Hollow Road which connects residential area of Tracy with West Valley Mall.

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:	\$2.95 SF/month
Estimated NNN Charges	.73 SF/month - 2026
Number Of Units:	13
Available SF:	1,924 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 Gas & Electricity
- Separate HVAC Units
- Fire Sprinklered Building



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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1900 W. Grant Line Road	1,924 SF	NNN	\$2.95 SF/month	Currently The Bar Method Fitness Center. • Turnkey for fitness center/retail services • Fantastic branding – prominent building signage on corner • Strong natural light from full storefront glass on 2 sides • Modern lighting and ceiling system ± 32' W x 60' D. Prime end cap unit with strong natural light, dual glass entry doors with full height glass storefront. reception/lobby area, large studio area/exercise room facing W. Grant Line Road, private office. member lobby, changing room with lockers, 1 ADA compliant restroom, upgraded LED lighting and ceiling fans, utility room with stackable washer/dryer hookup and mop sink, rear exit door, dedicated electrical panel rated: 200 amps; 3 phase, 4 wire, 120/208V. Available December 1, 2026. Please DO NOT disturb the occupant or its employees.



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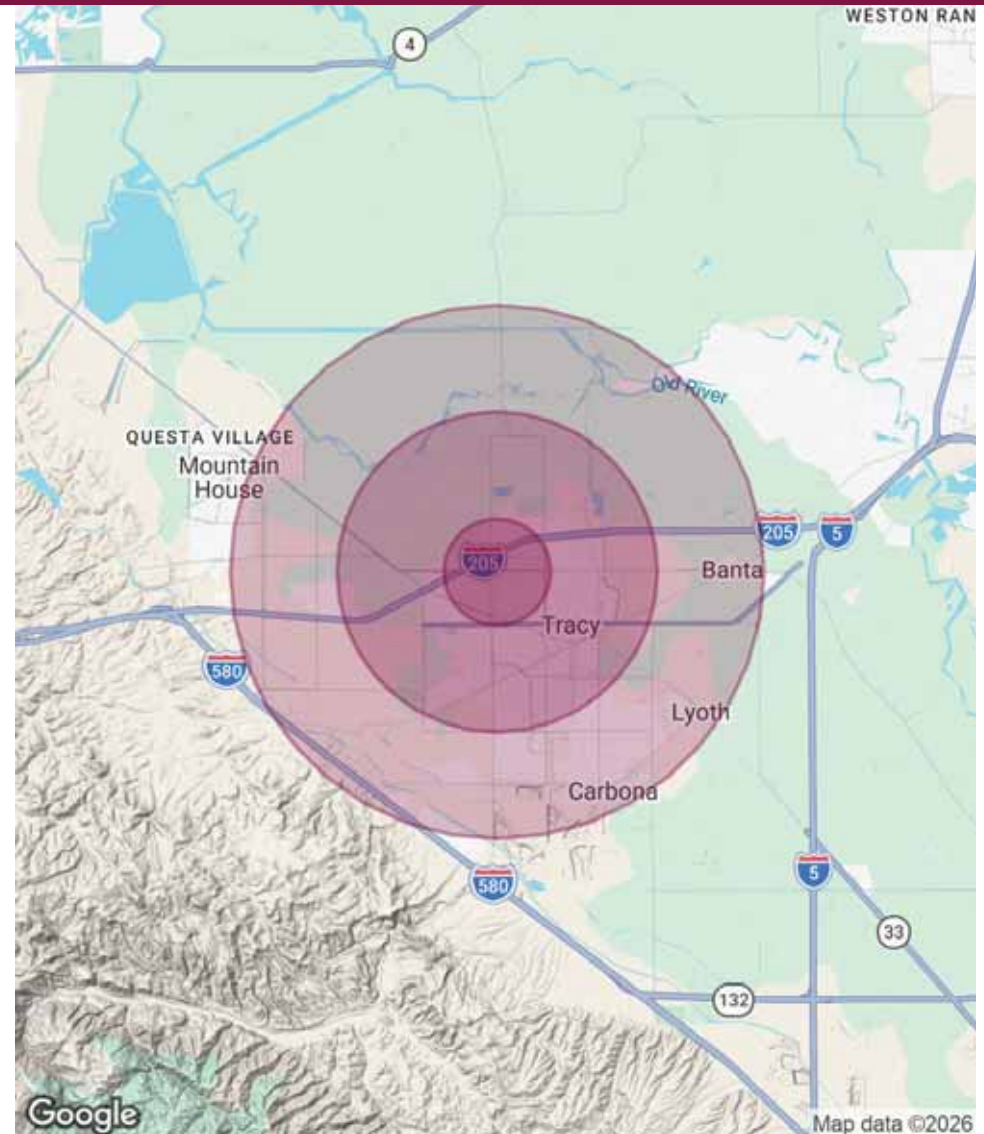
Population	1 Mile	3 Miles	5 Miles
Total Population	16,351	76,190	107,095
Average Age	34.9	35.2	35.7
Average Age (Male)	33.3	33.8	34.0
Average Age (Female)	37.4	36.4	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,877	22,576	31,183
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$134,024	\$136,329	\$148,374
Average House Value	\$652,785	\$653,278	\$755,231

* 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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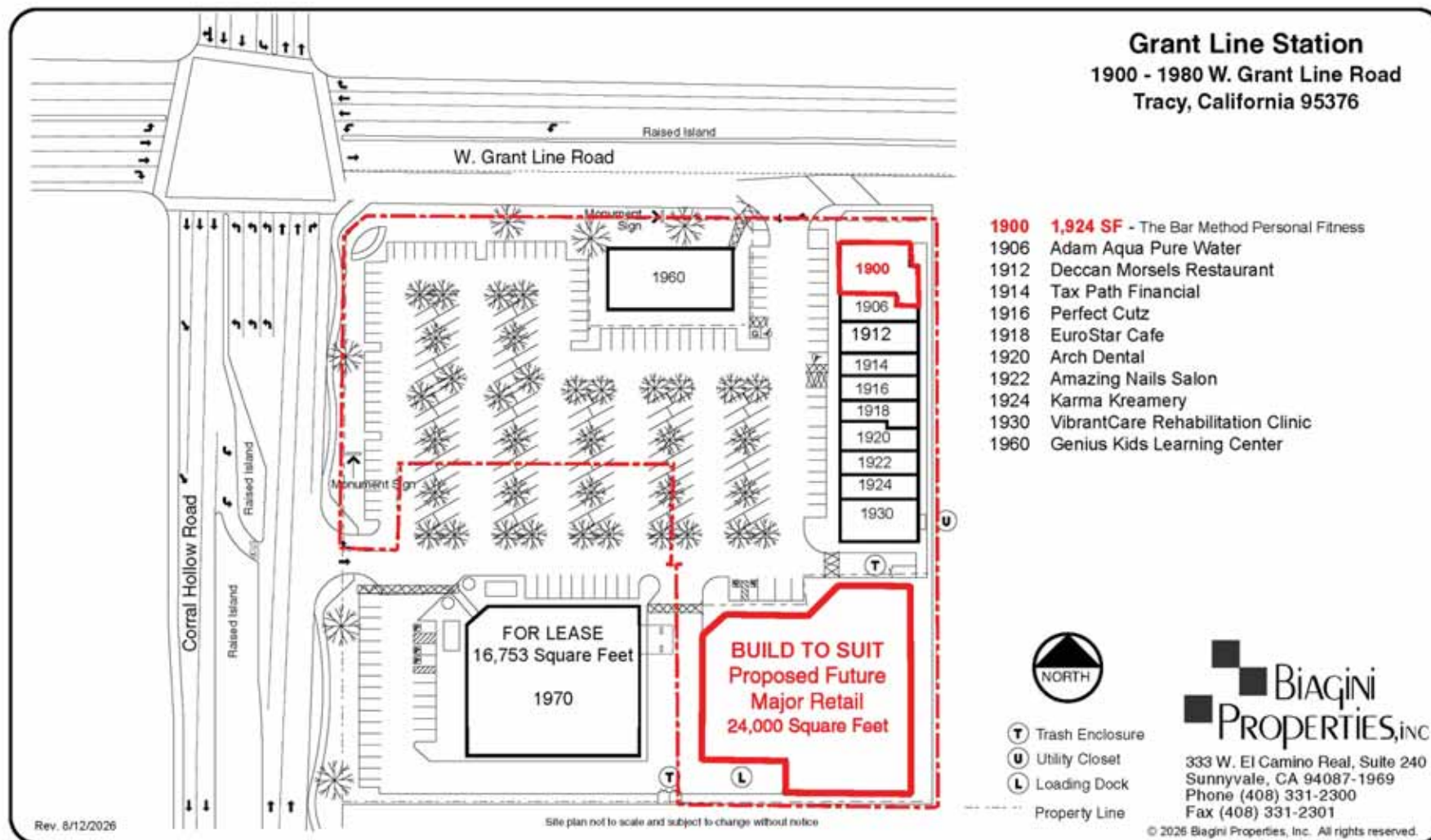
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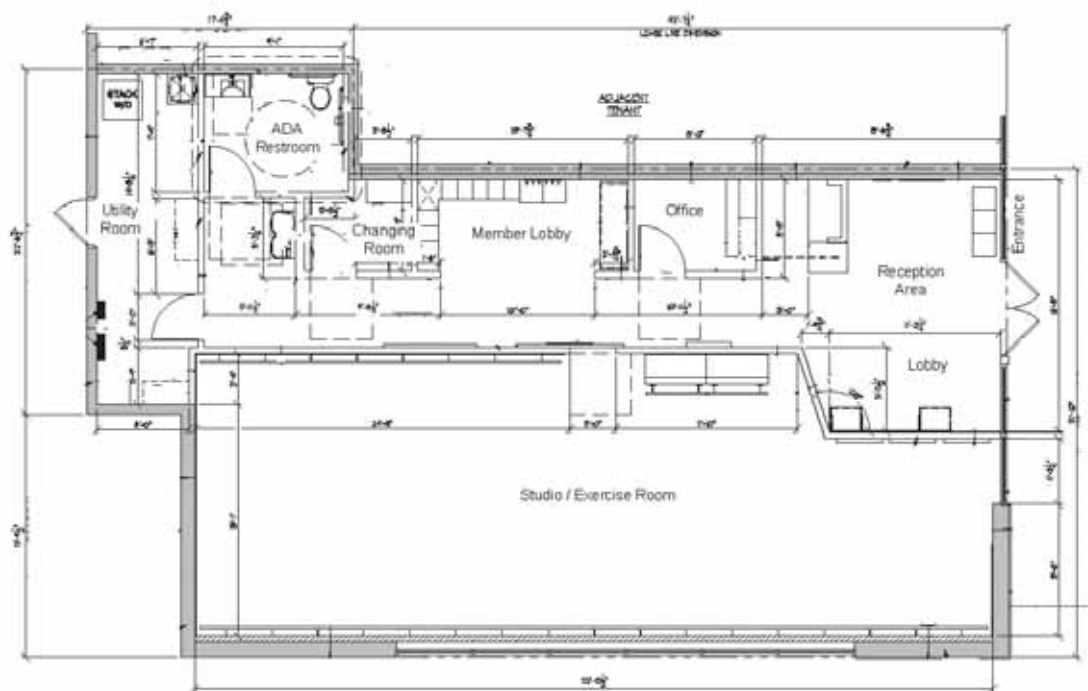
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GRANT LINE STATION SHOPPING CENTER
1900 W. Grant Line Road | Tracy, CA 95376
± 1,924 Square Feet (SF) (± 32' W x 60' D)



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- Prime End Cap Unit
- Dual Glass Entry Doors with Full Height Glass Storefront
- Reception/Lobby Area
- Studio Area/Exercise Room
- Private Office
- Member Lobby
- Changing Room/Lockers
- 1 ADA-Compliant Restroom
- Upgraded LED Lighting and Ceiling Fans
- Utility Room with Stackable Washer/Dryer Hookup and Mop Sink
- Separate Electrical Panel (200 Amps, 3-Phase, 4-Wire, 208/120V)



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