

# FOR LEASE

1,800± SF Retail Space

3284 W. Grant Line Road,  
Tracy, CA

## Prime Retail End Cap Location!

For more information contact:

### Christopher Sill

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**Tracy Marketplace is a regional power center anchored by Costco, Super Walmart, Home Goods, Michaels, and Mancini's Sleepworld. The property services the community of Tracy and is the closest major retail project to the nearby community of Mountain House. The property offers an exceptional opportunity to also service a commuter's thoroughfare connecting the Central Valley and Bay Area.**

**LEASE RATE: \$3.25/ SF/ Month, NNN**

### **DEMOGRAPHICS:** 1 Mile 3 Miles 5 Miles

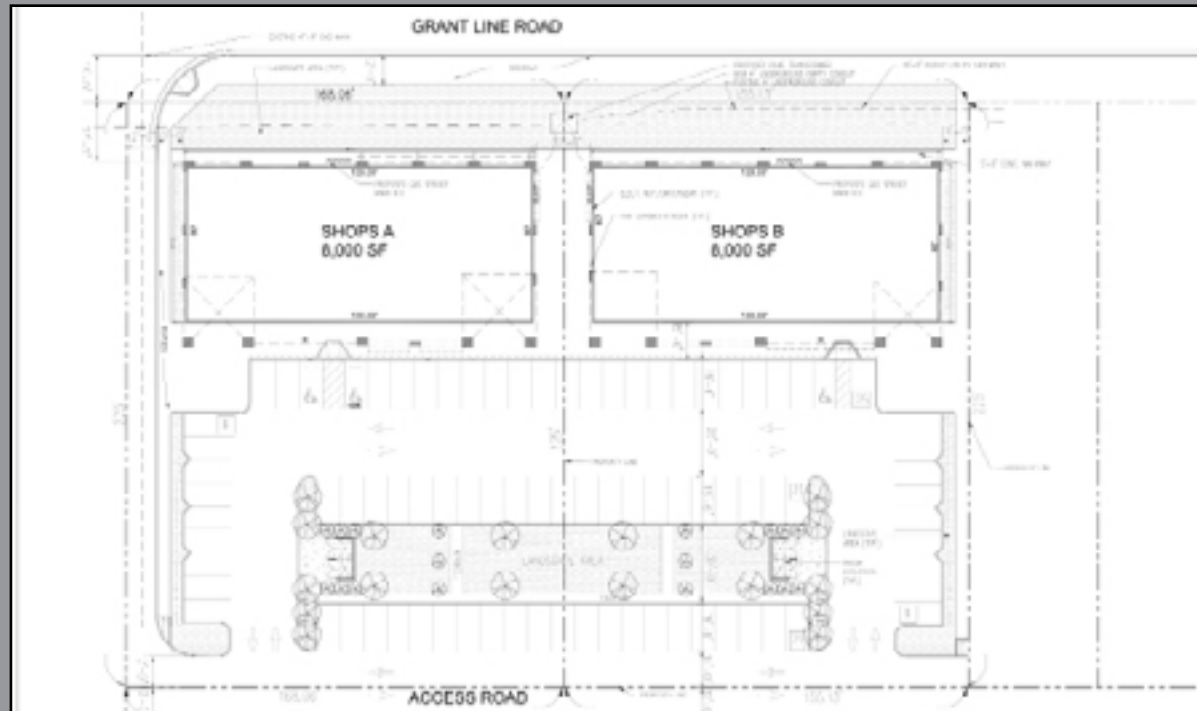
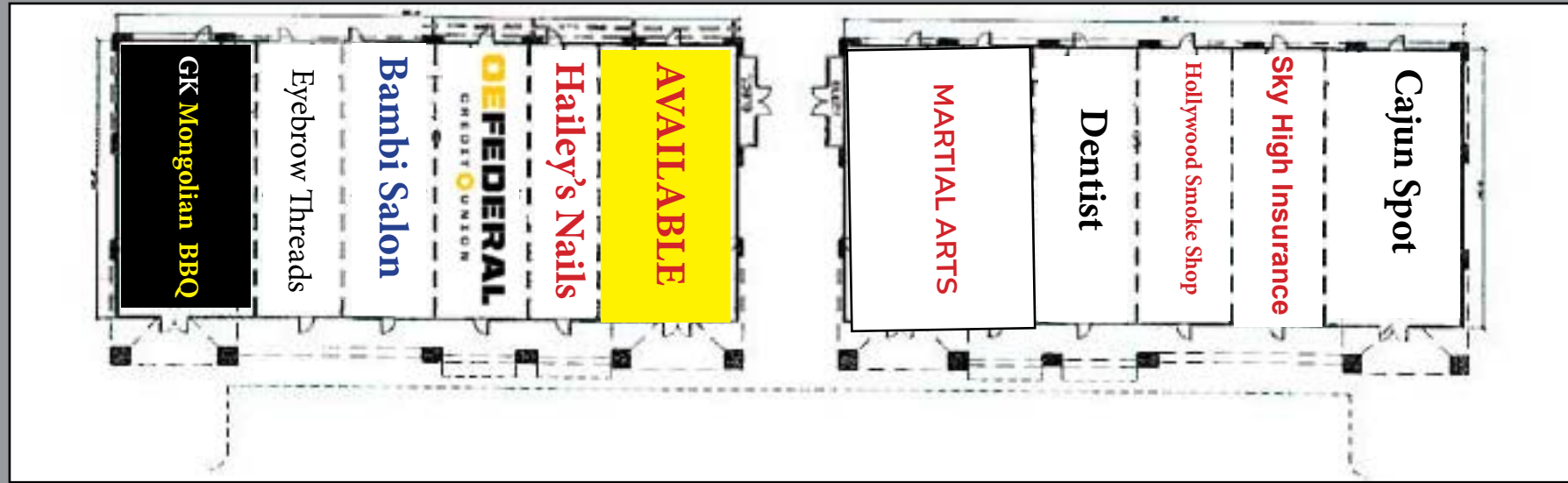
Population:	11,047	65,757	125,095
Income:	\$129,788	\$125,180	\$138,162

### **TRAFFIC COUNTS:**

Interstate 205:	103,000± cars ADT
Grant Line Road:	22,274± cars ADT

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