

FOR SALE | ±8.35 ACRES



HOTEL & RETAIL DEVELOPMENT SITE

10722 & 10792 WEST LARCH ROAD | TRACY, CA 95304

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PROPERTY SUMMARY

Tracy, CA, is a thriving hub for commerce and development in San Joaquin County, strategically positioned along key transportation routes, including Interstates 205, 580, and 5. The city benefits from its proximity to the Bay Area, making it an attractive location for businesses and developers.

The area consists of strong retail and hospitality sector, with major shopping destinations such as the West Valley Mall and large retailers like Costco, Home Depot, and Walmart. Tracy's economic growth is fueled by a rapidly increasing population, a pro-business environment, and ongoing infrastructure improvements.

Tracy presents significant opportunities due to its growing demand for retail, hospitality, and mixed-use developments. With strong consumer spending and continuous expansion, this location is well-positioned for long-term investment success.

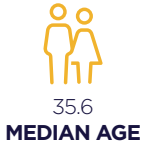


PROPERTY HIGHLIGHTS

- Recently Annexed into the City of Tracy
- Parcel Map has been Approved for 5 Parcels. Modifications can be made by Lot Line Adjustment, along with different proposed uses
- Currently Zoned CRS for Commercial Recreational Services, which includes Hotels, Restaurants & Fuel Stations, but change is possible to GHC for General Highway Commercial
- ±663' of total highway (I-205) freeway frontage with ±100,000 vehicles per day
- Close, Direct & Easy Access to existing Tracy Blvd On/Off Ramps at I-205 Freeway
- I-205 & Tracy Blvd is the main central hub & intersection, along with being centrally, conveniently & desirably located in the heart of Tracy
- Located near the City of Tracy 166 acre Legacy Fields Sports Complex, 1,783 acre Prologis Industrial Business Park, West Valley Mall, along with many other large retail businesses, restaurants and other high traffic commercial and hospitality areas planned for strong future growth
- Tracy is the close proximity to the SF/Bay Area strategically located on key & high volume transportation routes (I-205, I-5 and I-580), with strong demographics & vehicle traffic
- Tracy Blvd, Larch Rd and I-205 corners have a new hotel, gas station, fast food casual restaurant and Starbucks planned for construction in 2026/27

Asking Price:	\$9,850,000 (\$27/SF)
Current Parcels (2):	<ul style="list-style-type: none"> • Totals ±8.35 Acres (±363,726 SF) • 10722 W. Larch Road - APN 212-170-330 ±3.99 Acres (±173,804 SF) • 10792 W. Larch Road - APN 212-170-340 ±4.36 Acres (±189,922 SF)
Current Zoning:	CRS (Commercial Recreational Services) City of Tracy

DEMOGRAPHICS | TRACY, CA



	1 MILE	3 MILES
TOTAL HOUSEHOLDS	3,744	20,392
TOTAL POPULATION	12,064	67,401
AVERAGE HH INCOME	\$91,256	\$111,165
POPULATION GROWTH (2025 - 2030)	3.67%	4.04%

PROPERTY DESCRIPTION

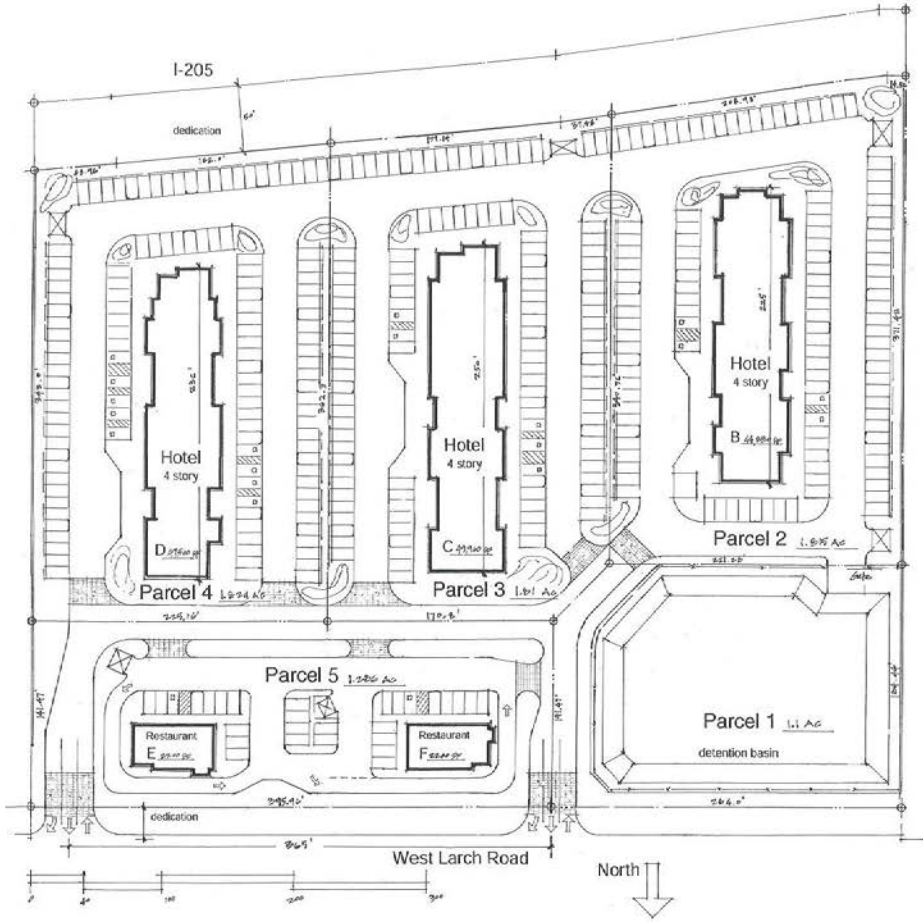
This ±8.35 acre property with ±663' of freeway frontage is located in the highly desirable development location of Tracy Blvd and I-205.

Located really close to the Legacy Fields Sports Complex, which attracts a large number of youth and adult out of the area traveling sports teams, makes this location a prime development location for hotels, restaurants, retail businesses, fueling stations and other freeway commercial services.



PROPOSED APPROVED PARCEL MAP

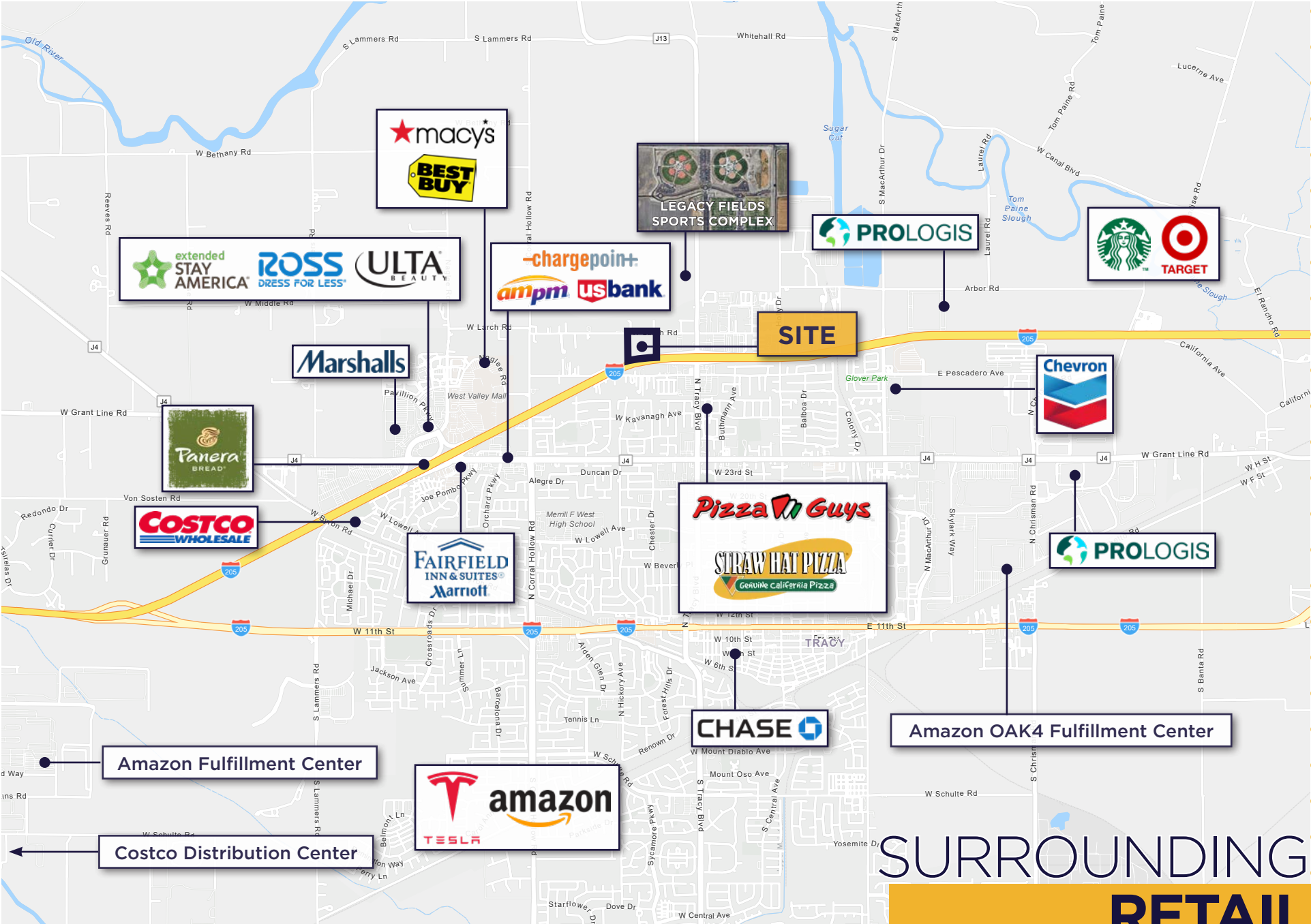
Site Plan Approved by the City of Tracy, but modifications can be made by Lot Line Adjustment if necessary.



TWO PARCELS | ±8.35 ACRES (±363,726 SF) TOTAL

- 10722 W. Larch Road - APN 212-170-330 - ±3.99 Acres (±173,804 SF)
- 10792 W. Larch Road - APN 212-170-340 - ±4.36 Acres (±189,922 SF)

SITE PLAN 8.35 ACRES



SURROUNDING RETAIL