



For Lease

±940 SF End-Cap Retail Space

10550 Twin Cities Road, Galt, CA 95632



OFFERING SUMMARY

LEASE RATE: Call for Rate

BUILDING SIZE: ±13,412 SF

AVAILABLE SF: ±940 SF

LOT SIZE: 0.794 Acres

YEAR BUILT: 2017

ZONING: C - Commercial

DATE AVAILABLE: 11/1/2026

PROPERTY HIGHLIGHTS

- ±940 SF End-Cap Retail Suite
- Prominent Twin Cities Road Frontage & Visibility
- Located Less Than 1 Mile from Highway 99
- Shadow-Anchored by Grocery Outlet, Dollar Tree & Tractor Supply
- Strong National Tenant Mix Including Taco Bell, Wingstop, Anytime Fitness & Papa Murphy's
- Multiple Points of Ingress/Egress
- Ample On-Site Parking
- C - Commercial Zoning
- ±226 New Homes Directly Behind the Center
- ±1,400-Home Liberty Ranch Development Less Than 1 Mile East
- Approximately 32,571 Residents Within 5 Miles



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104

TWIN CITIES RD



Ideal for: Beauty & Personal Care, Medical / Wellness, Pet Services, Wireless / Electronics, Financial Services, Specialty Retail, or Professional/Consumer Services



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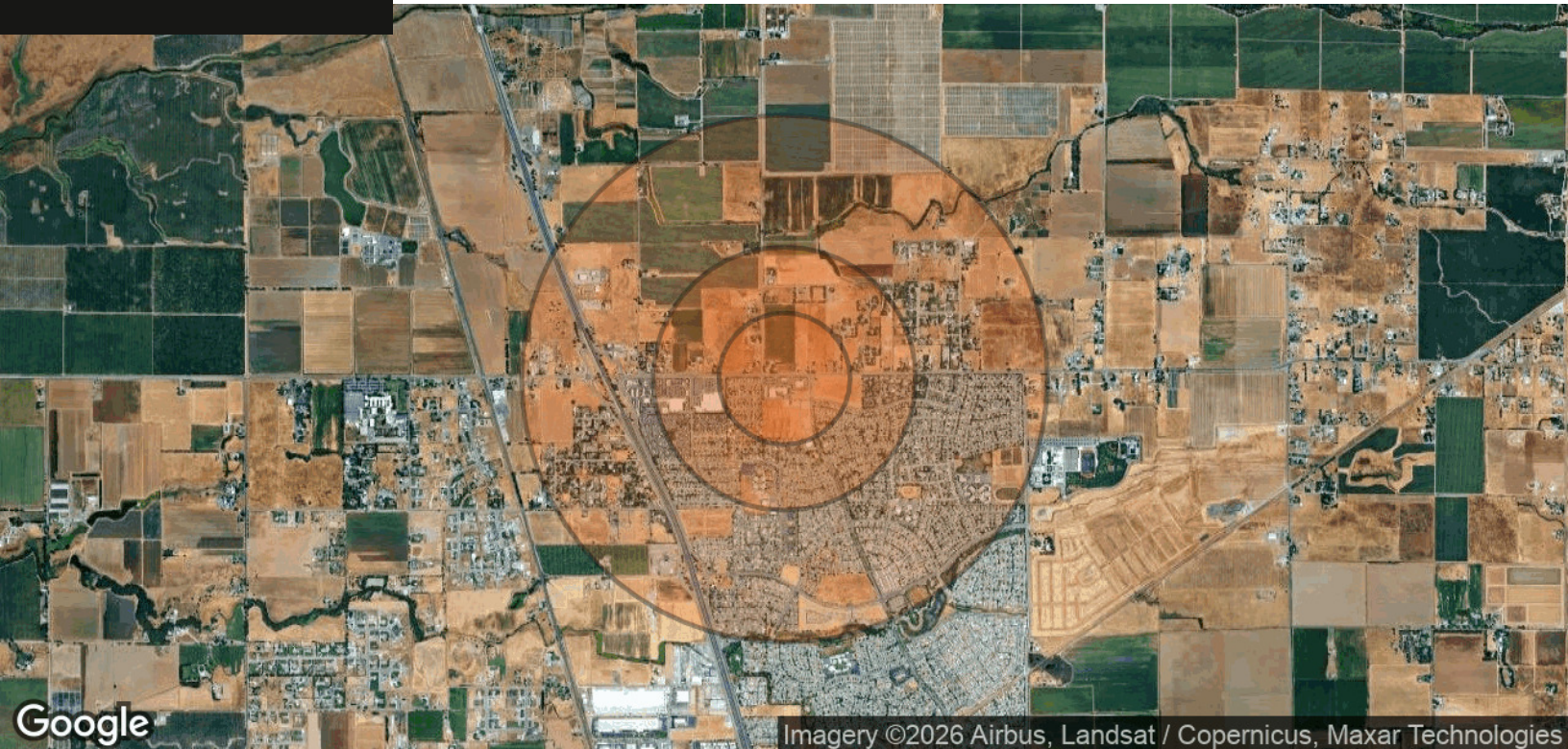
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	593	2,217	6,309
AVERAGE AGE	41.9	40.8	41.1
AVERAGE AGE (MALE)	34.9	39.4	40.7
AVERAGE AGE (FEMALE)	43.2	41.2	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	189	704	2,045
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$101,023	\$105,260	\$107,855
AVERAGE HOUSE VALUE	\$499,696	\$512,855	\$498,769

2023 American Community Survey (ACS)



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