

2140 W GRANT LINE RD

Tracy, CA 95377



PROPERTY DESCRIPTION

Well-maintained freestanding office building available for sale or lease in one of Tracy's most established commercial corridors. The property is currently vacant and offers immediate occupancy potential for an owner-user or tenant seeking a high-quality professional environment. Located along Grant Line Road with convenient access to Interstate 205, the building features an efficient two-story layout, attractive curb appeal, abundant on-site parking, and strong regional connectivity. The property is well suited for corporate headquarters, medical, financial, educational, and other professional office users. Ownership is also working with the existing ground tenant regarding a potential early termination, providing additional flexibility for prospective purchasers and occupants.

OFFERING SUMMARY

Sale Price:	\$2,950,000
Lease Rate:	\$33 SF/yr (NNN)
Available SF:	7,411 SF
Lot Size:	28,268 SF
Building Size:	7,411 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,731	22,478	31,549
Total Population	16,171	75,811	108,570
Average HH Income	\$139,106	\$136,532	\$148,844

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BILL JOHNSON

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CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219



PROPERTY INFORMATION

LOCATION INFORMATION

Street Address	2140 W Grant Line Rd
City, State, Zip	Tracy, CA 95377
County	San Joaquin

BUILDING INFORMATION

Building Size	7,411 SF
Building Class	B
Tenancy	Single
Number of Floors	2
Year Built	2007
Gross Leasable Area	7,411 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	GHC
Lot Size	28,268 SF
APN #	23819020

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	105

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes

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PROPERTY HIGHLIGHTS

- One of the Few Freestanding Office Buildings Available in Tracy
- Excellent Owner-User Opportunity
- Available for Sale or Lease
- High-Quality, Professionally Improved Interior
- Flexible Layout Suitable for Office, Medical & Professional Users
- Prominent Grant Line Road Location
- Excellent Access to Interstate 205, I-5 & I-580
- Surrounded by National Retailers, Restaurants & Business Amenities

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FLOOR PLAN



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CONFERENCE ROOM



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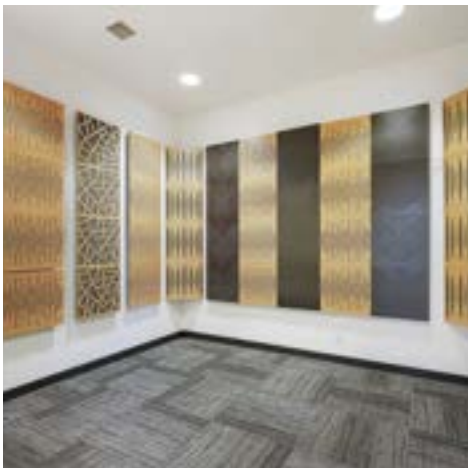
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INTERIOR PHOTOS



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AERIAL PHOTOS



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EXTERIOR PHOTOS



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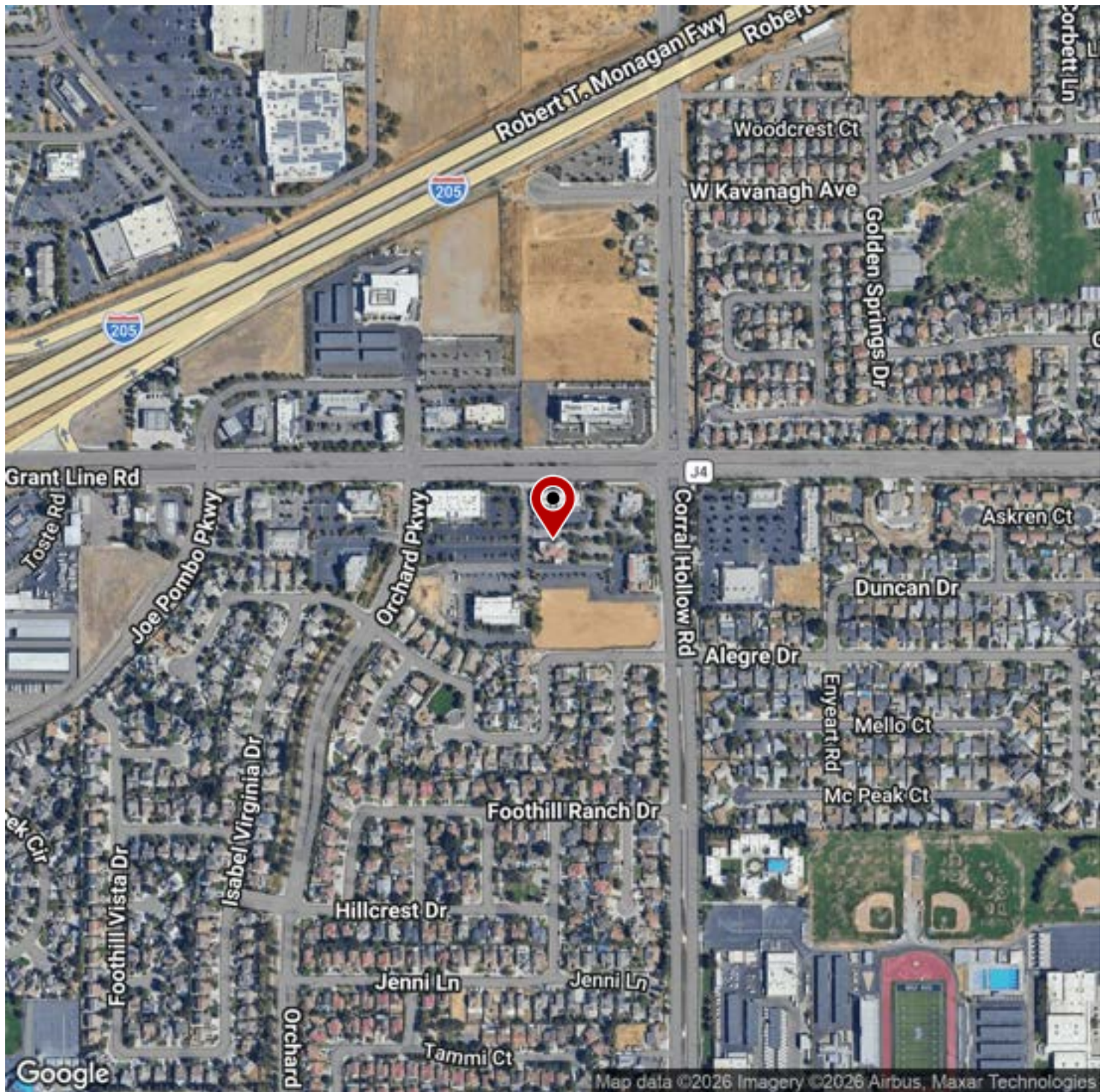
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LOCATION MAP



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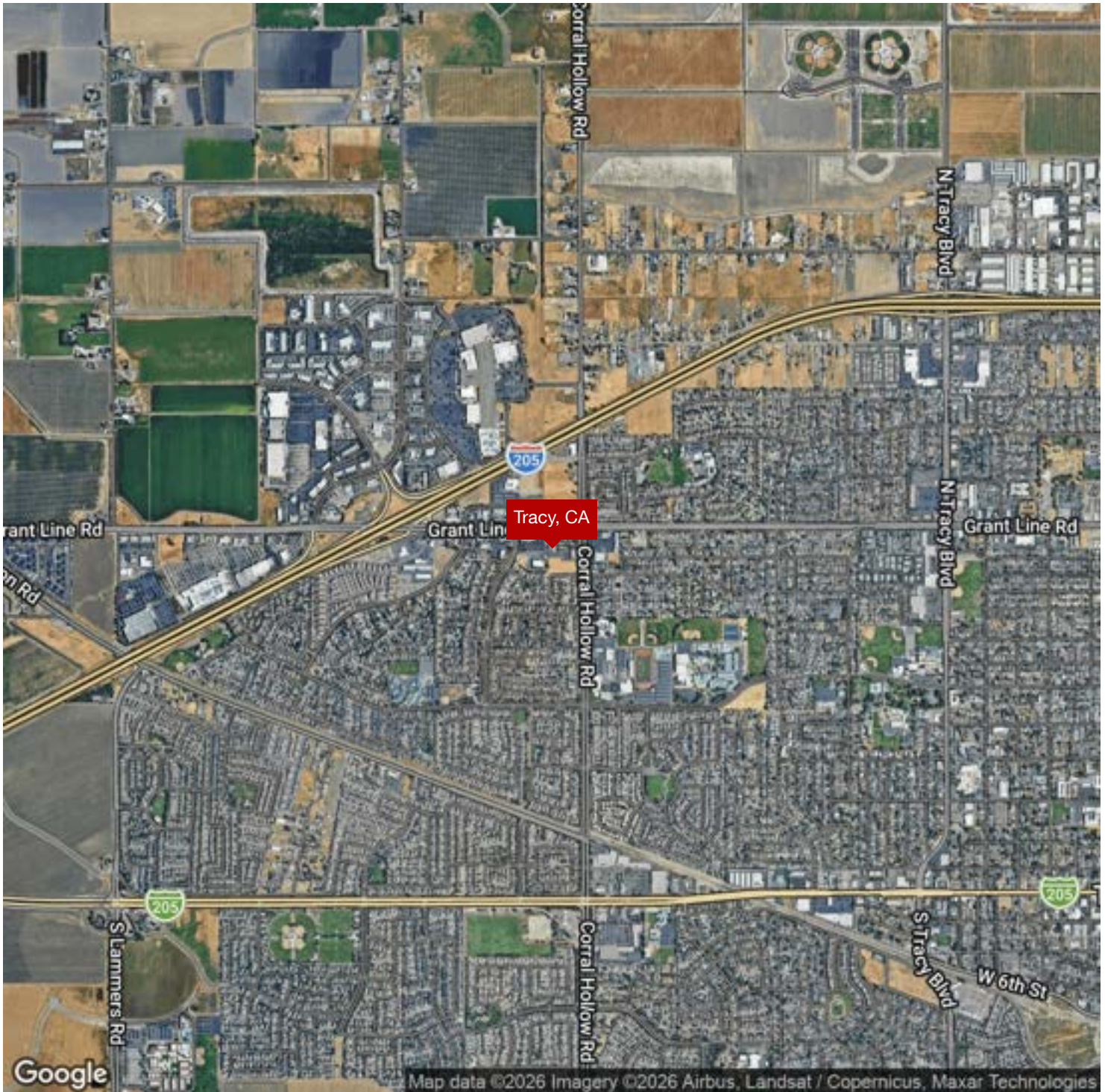
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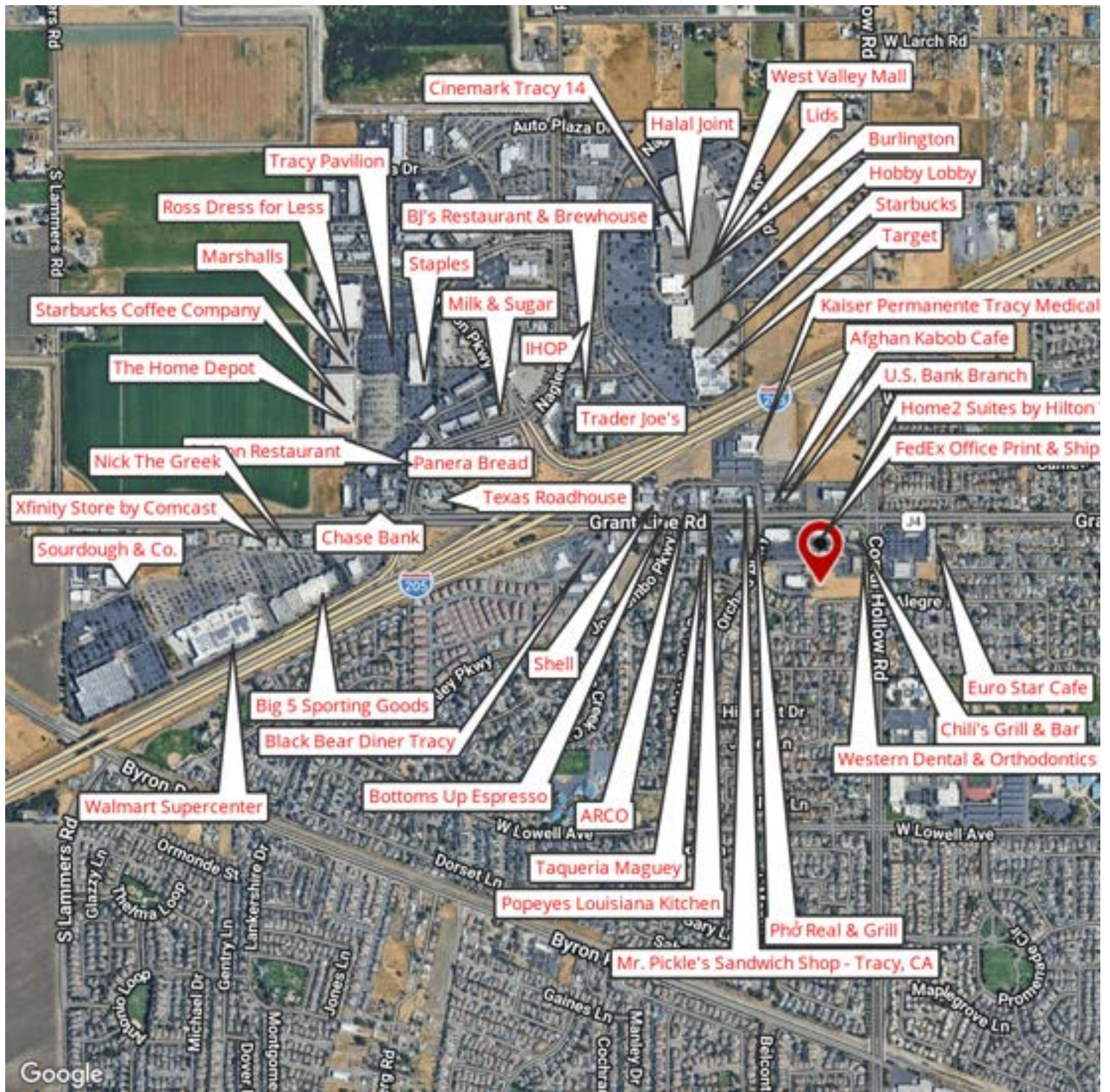
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RETAILER MAP



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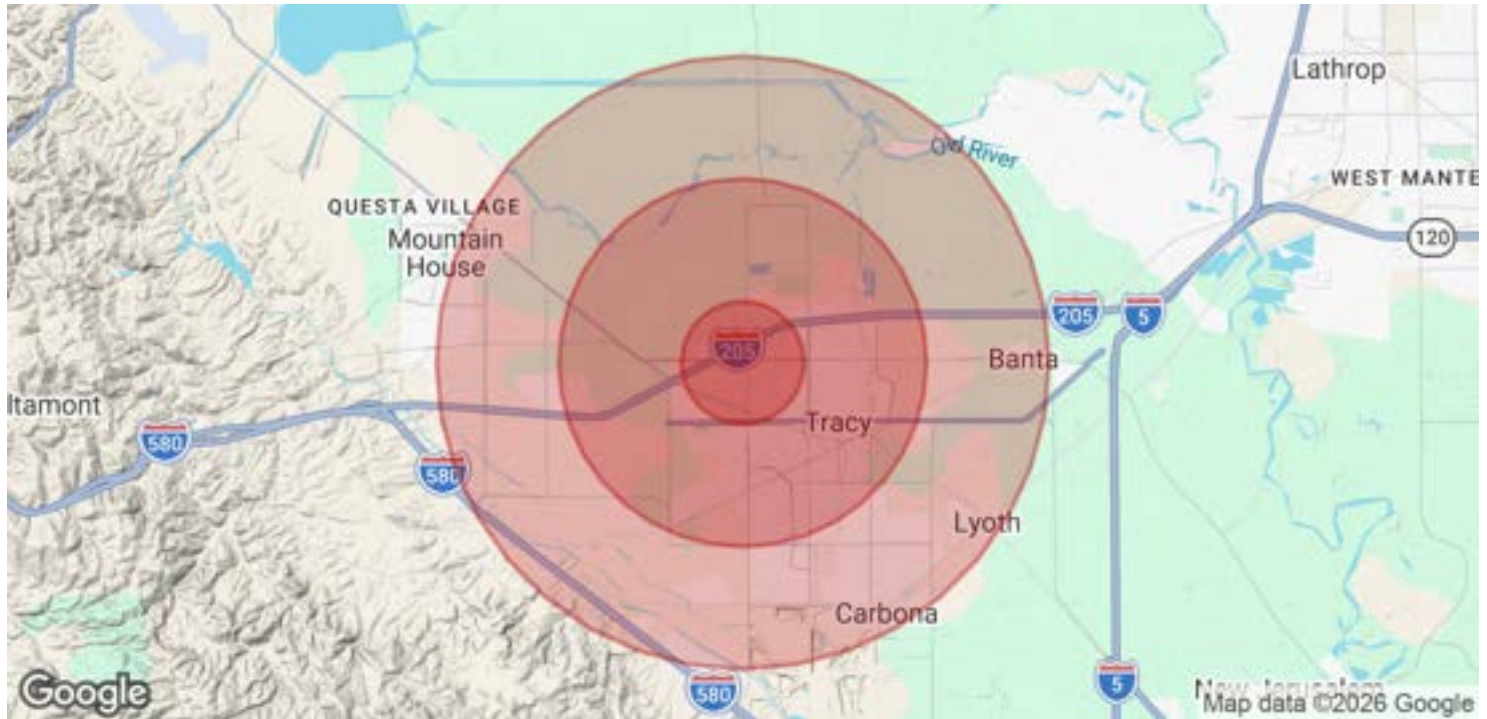
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Total Population	16,171	75,811	108,570
Average Age	34.9	35.2	35.7
Average Age (Male)	33.6	33.8	34.0
Average Age (Female)	37.1	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,731	22,478	31,549
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$139,106	\$136,532	\$148,844
Average House Value	\$681,548	\$654,183	\$756,116

2023 American Community Survey (ACS)

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