

FREE STANDING MEDICAL OFFICE BUILDING PRIME LOCATION - FOR LEASE

500 W EATON AVENUE | TRACY, CA



LISTING DATA:

- Adjacent to Sutter Tracy Community Hospital
- Perfect location for all medical office uses
- Dedicated on site parking for staff/patients as well as surrounding street parking
- Move in ready with existing medical office build out
- Abundance of shelving and storage space

FEATURES:

Subject space includes:

- 2,000± SF fully built out medical office space
- Dual sided reception and waiting area
- Kitchenette/break room
- Five offices/exam rooms
- Two private restrooms
- Small yard space
- Handicap accessible
- Monument Signage available



Logan Tingey

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Lease Rate: \$2.75 Per Month/Modified Gross

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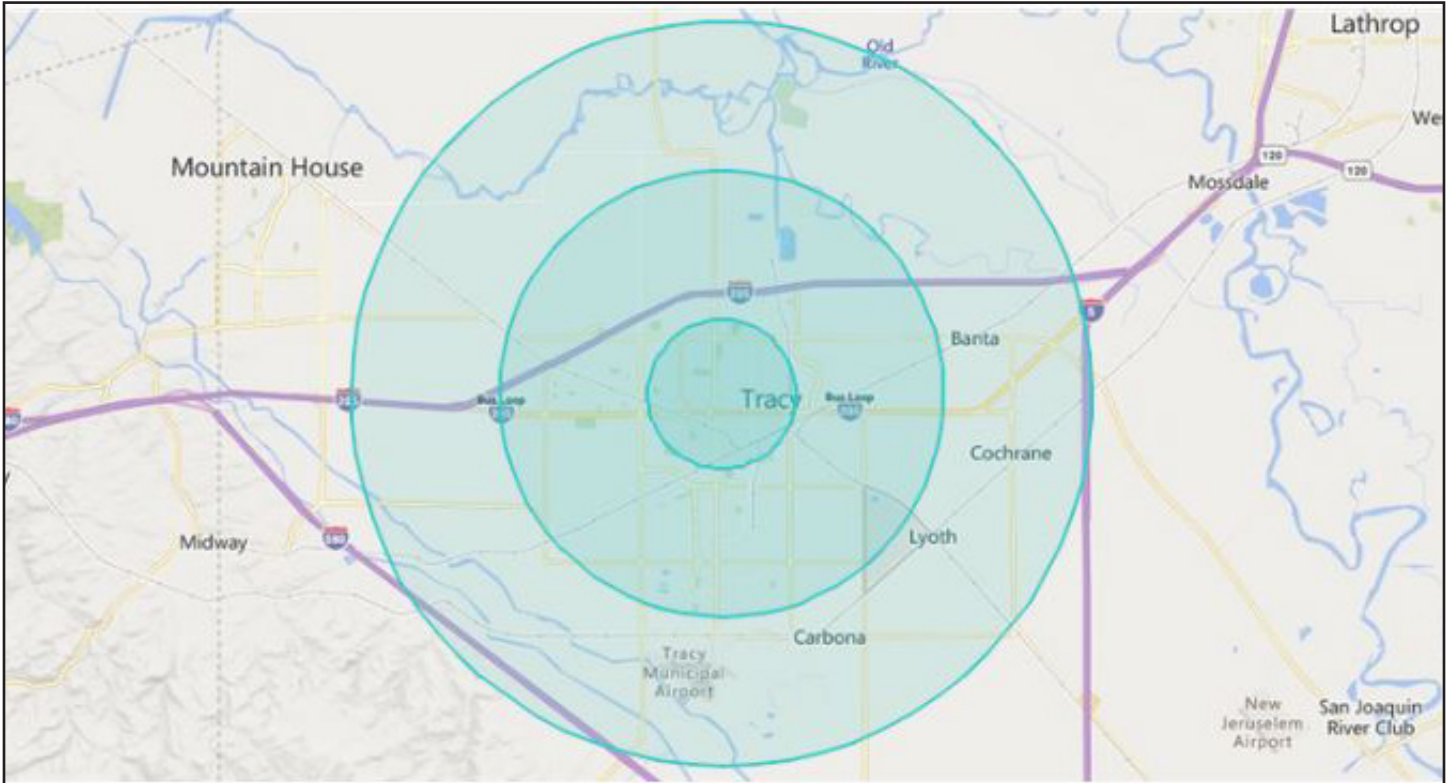


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DEMOGRAPHICS



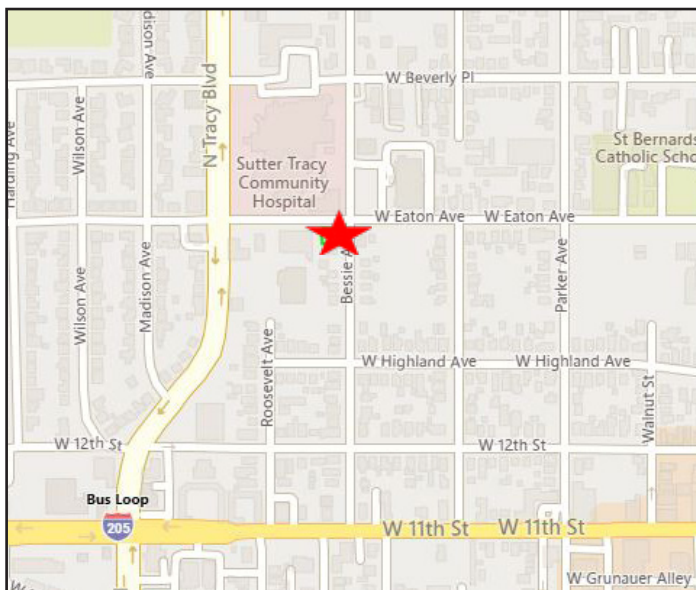
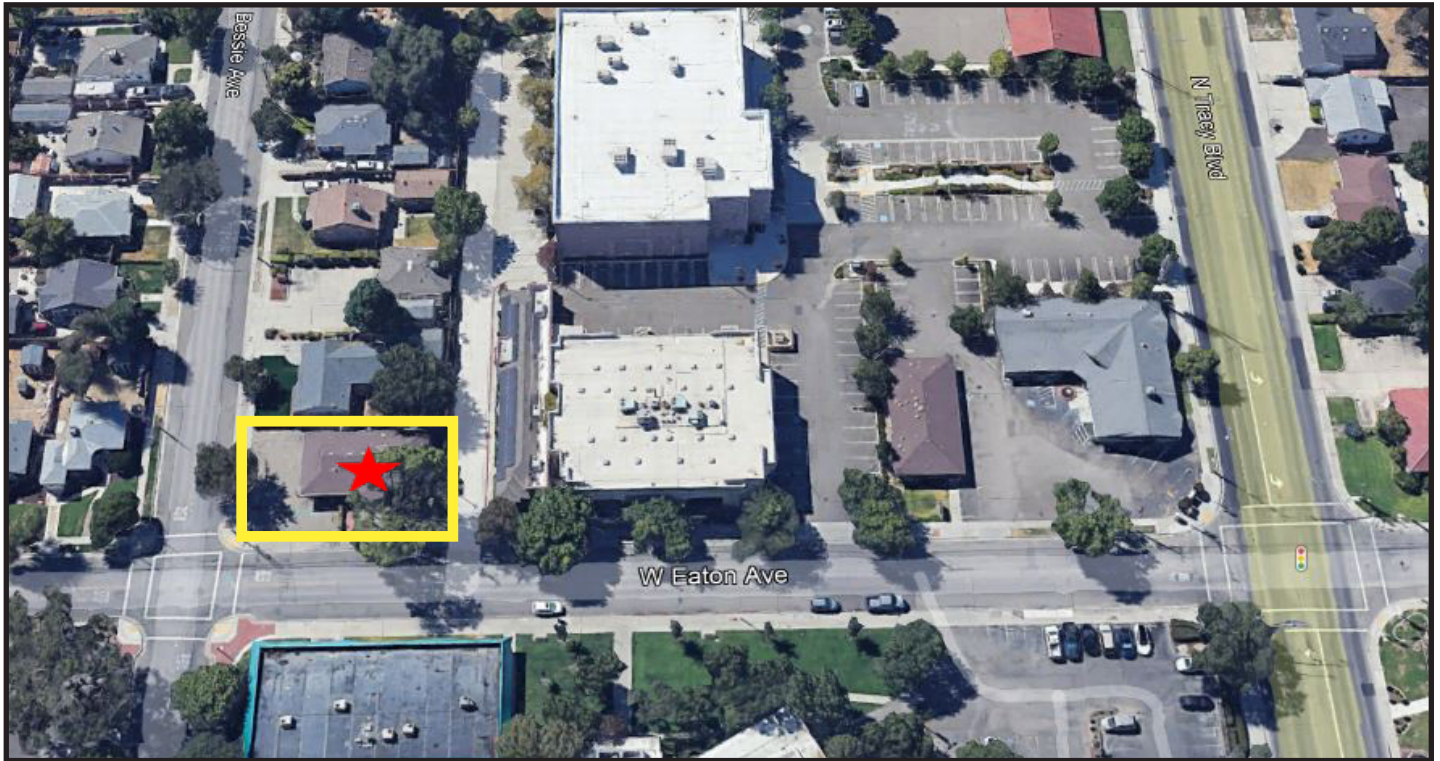
	1 MILE	3 MILES	5 MILES
Population (Current)	28,164	94,923	101,977
Average Household Income	\$99,020	\$130,972	\$136,099



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