

COMMERCIAL LAND FOR SALE

4.35± ACRES OF COMMERCIAL LAND IN TRACY AUTO PLAZA

Conceptual Rendering



LOCATION: Auto Plaza Drive, Tracy, CA
APNs: 212-270-200, 210, 320, 330, 340, 350, 360, 370
SIZE: 4.35± Acres
ZONING: Service Commercial in the I-205 Specific Plan
SALE PRICE: \$15.00 per square foot

Demographics:	3 Miles	5 Miles
Population:	59,282	125,095
Income:	\$122,459	\$138,162

COMMENTS:

- Development site with prior approval for 28,290± SF multi tenant building
- Prime commercial land surrounded by major retailers including: Costco, Super Wal-Mart, Home Depot, Winco and Ross
- Allowable uses include retail, light industrial, automotive as single or multi-tenant use
- Freeway access at I-205 and Grant Line Road / Pavillion Parkway approximately 1/2 mile away
- Property offers exposure to commuter thoroughfare connecting the Central Valley to the Bay Area
- Over 1,190 new apartments within 1/2 mile of the site and service the nearby Mountain House community of over 30,000 people
- Plans may be available for multi-tenant / light industrial / automotive repair project
- The Site is located in the Tracy Auto Plaza, surrounded by automotive dealerships and auto repair facilities

For more information contact:

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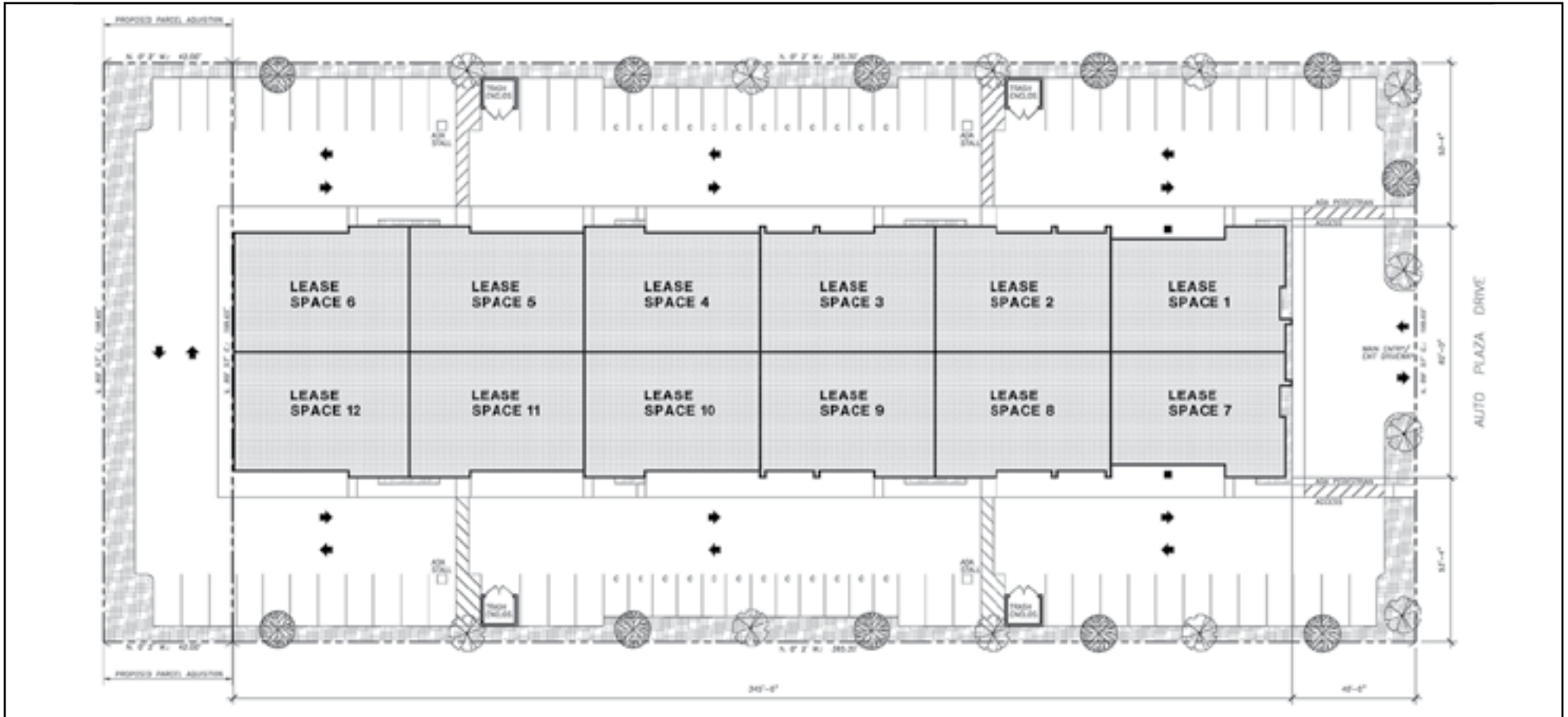
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Preliminary Site Plan for APN 212-270-210



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