

PLANNED RETAIL DEVELOPMENT-NOW PRELEASING RED MAPLE VILLAGE PHASE II

NE QUADRANT OF TRACY BLVD. AND VALPICO RD., TRACY, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LOCATION: Northeast quadrant of Tracy Blvd and Valpico Road, Tracy, CA

SITE: Approximately 3.02 acres (divisible)

TERMS: For lease or build to suit



COMMENTS:

The subject property is a retail development site in the high growth area of South Tracy. The property is the second phase of the successful (and 100% leased) Red Maple Village which is anchored by Raley's, with other national retailers including Starbucks, Chase Bank, Subway, Roundtable Pizza, Wells Fargo, and Pacific Dental. Phase II offers retail sites and shop spaces for lease or build to suit.

LEASE RATE: Contact Broker for Pricing

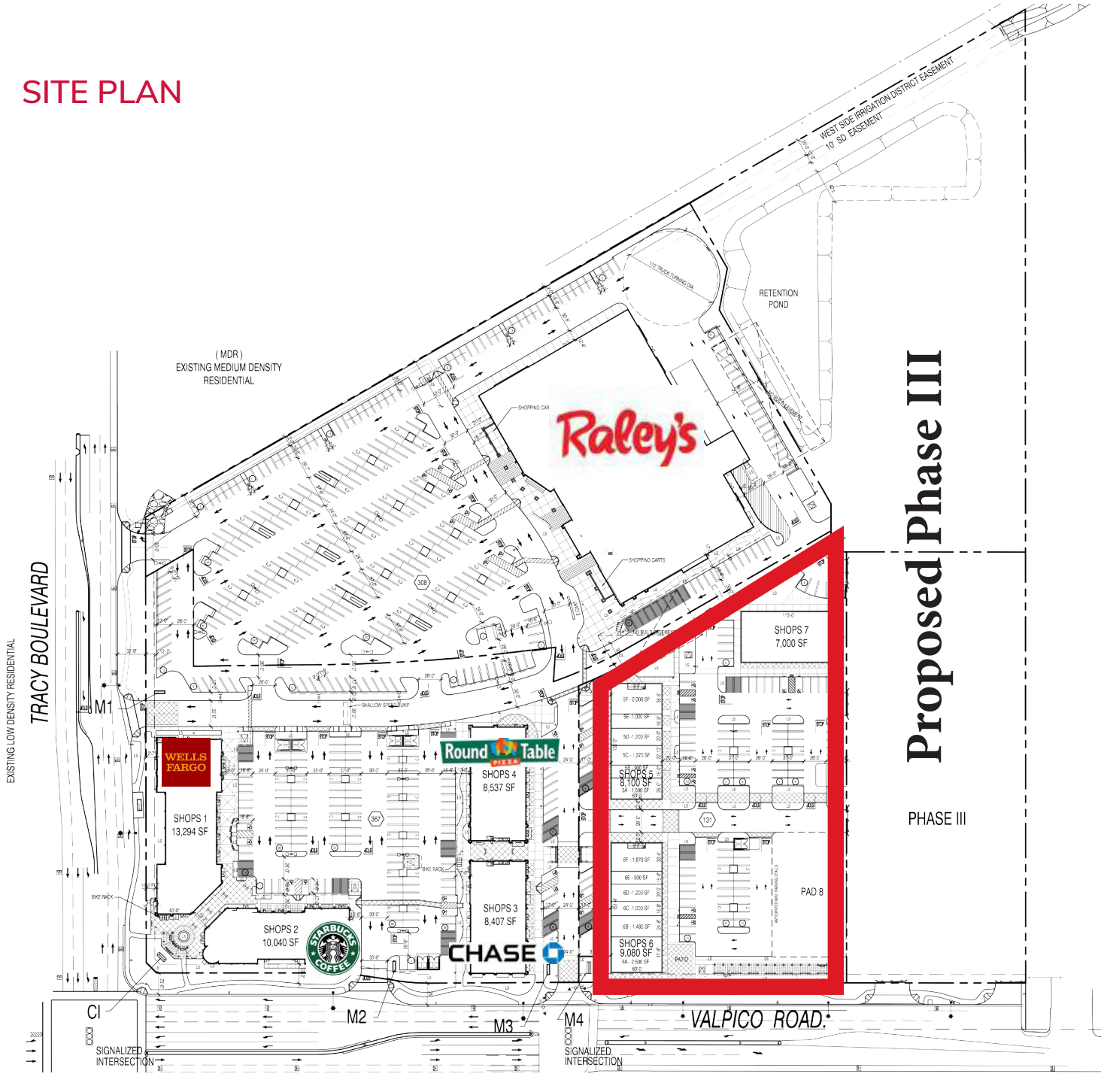
CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE PLAN



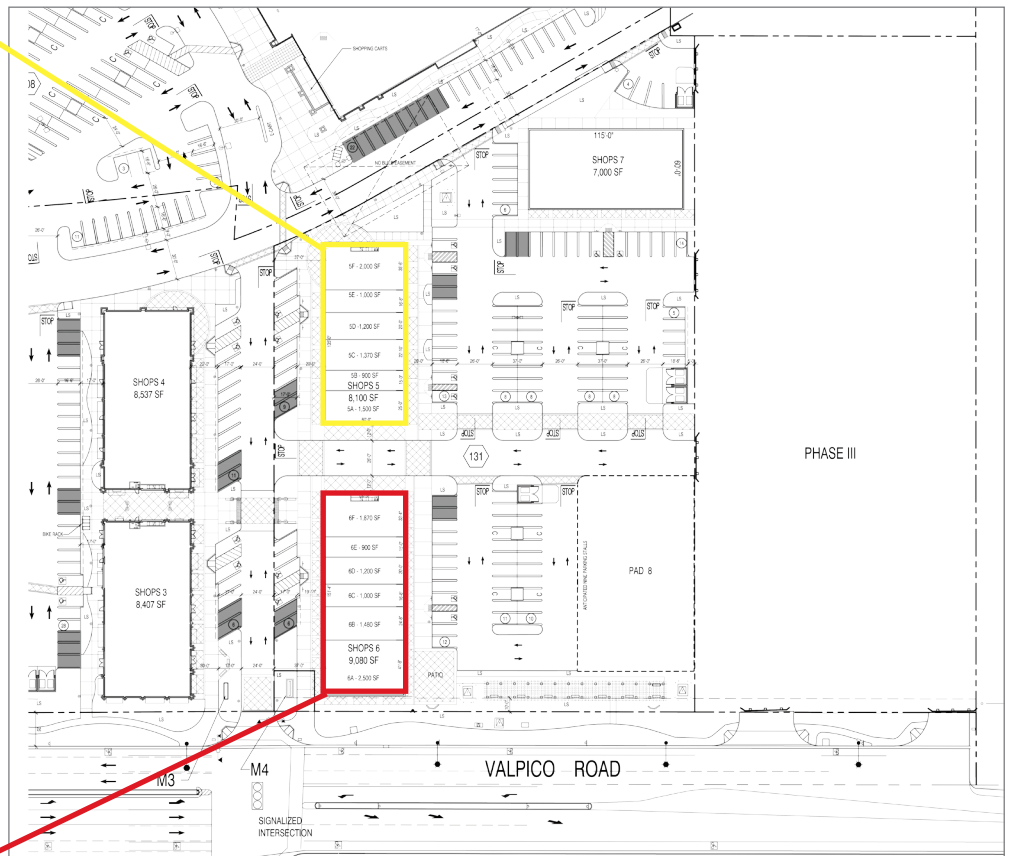
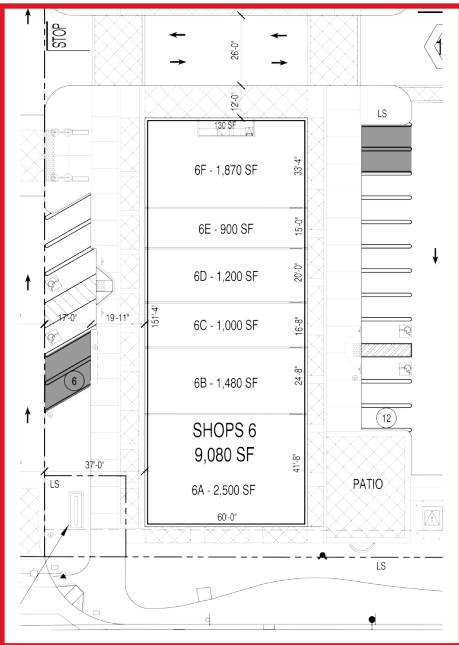
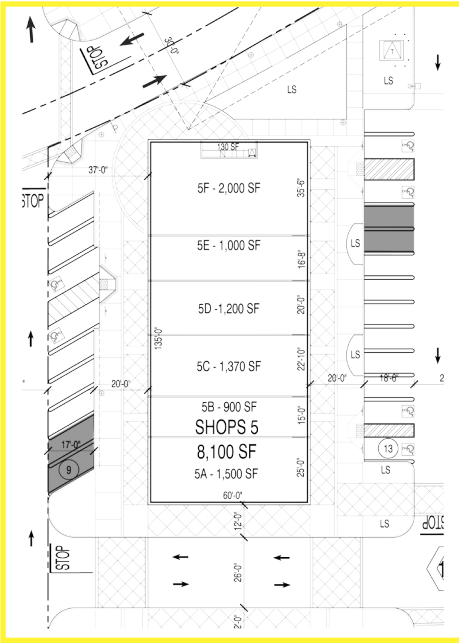
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PROPOSED DEMISING PLAN



Red Maple Village Key Demographic Information

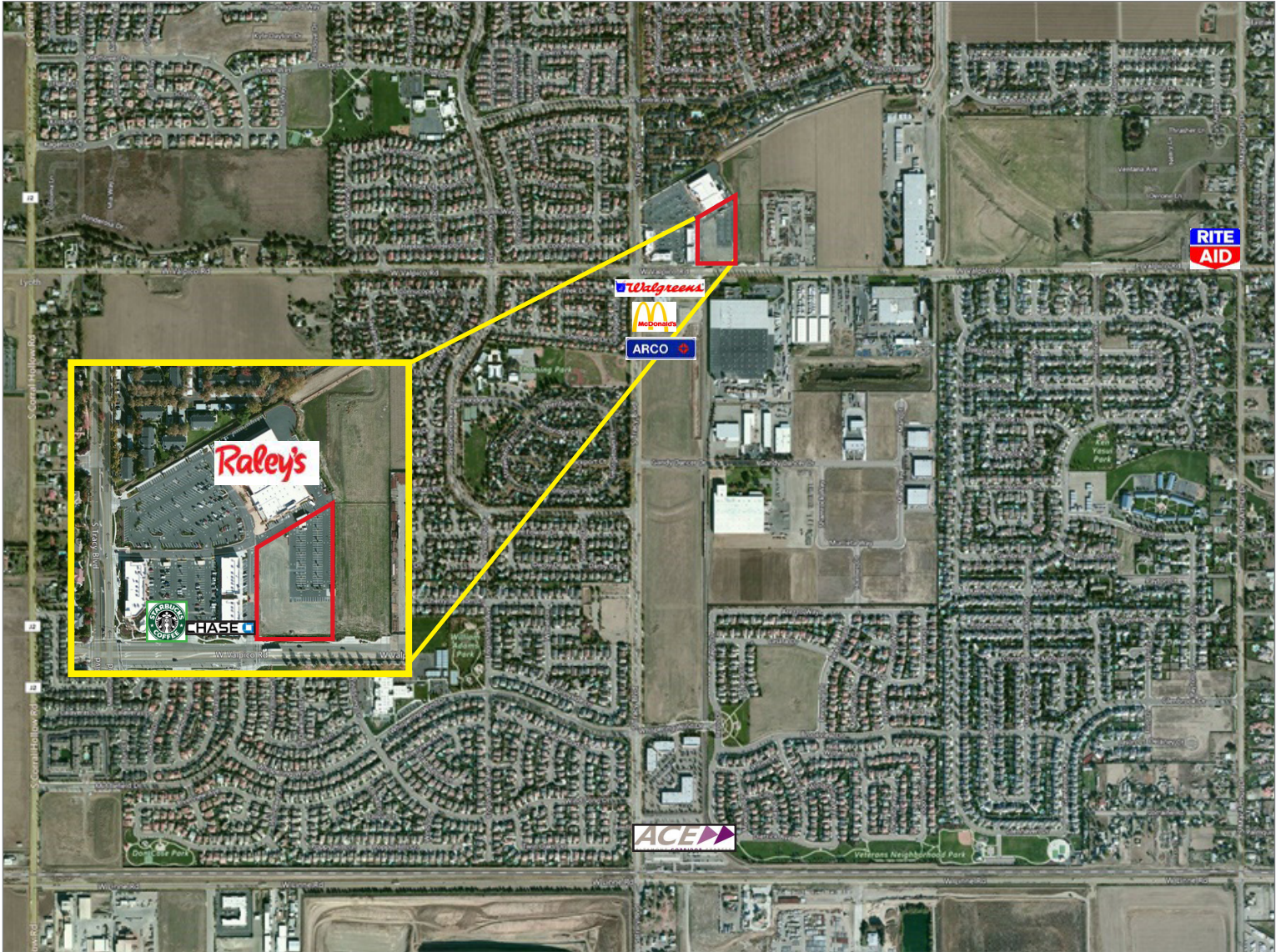
Demographics:	1 mile	2 miles	3 miles
Population:	24,429	48,146	79,809
Average HH			
Income:	\$129,879	\$127,724	\$121,698
Daytime Pop.:			39,236
Daytime Population (3 miles): 39,236			
Traffic Counts:			
Tracy Blvd:	±15,600 cars ADT		
Valpico Blvd:	±14,500 cars ADT		

This site is located one mile north of the
 Commuter Express Train Station, serving an average of:
 493 passengers daily | 2,320 passengers weekly | 8,355 passengers monthly

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Aerial



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Demographics

2600 S TRACY BLVD TRACY CA 95376

Population By Year

	1 Mile	2 Miles	3 Miles
Population (1990)	5,381	16,483	28,792
Population (2000)	13,462	31,164	48,679
Population (2010)	22,619	44,605	73,825
Population (Current)	24,429	48,146	79,809
Population (5 Yr. Forecast)	25,534	50,305	83,398
Percent Growth (Current Yr./Previous Yr.)	8.16%	7.88%	7.91%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.5%	4.46%	4.48%

Population By Age

	1 Mile	2 Miles	3 Miles
Median Age	33	33	33
Aged 0 to 5	2,204	4,336	7,433
Aged 6 to 11	2,839	5,412	8,718
Aged 12 to 17	3,017	5,600	8,820
Aged 18 to 24	1,954	3,986	6,933
Aged 25 to 34	3,027	5,900	10,295
Aged 35 to 44	4,093	7,614	12,463
Aged 45 to 54	3,620	7,079	11,217
Aged 55 to 64	2,118	4,622	7,450
Aged 65 to 74	1,049	2,408	4,154
Aged 75 to 84	380	881	1,669
Aged 85+	128	308	657
Total Population	24,429	48,146	79,809

Population By Race

	1 Mile	2 Miles	3 Miles
White Alone	12,377	24,791	38,378
Black Alone	1,884	3,663	5,736
Asian Alone	4,684	7,898	14,245
Native American and Alaska Native Alone	164	346	610
Other Race Alone	2,959	6,680	13,067
Two or More Races	2,361	4,768	7,773

Population By Ethnicity

	1 Mile	2 Miles	3 Miles
Hispanic	7,701	16,963	29,951
White Non-Hispanic	8,315	15,923	23,706

General Income Characteristics

	1 Mile	2 Miles	3 Miles
Median Household Income	\$113,642	\$105,757	\$99,581
Total Household Income	\$906,167,414	\$1,791,453,469	\$2,830,695,703
Average Household Income	\$129,879	\$127,724	\$121,698
Per Capita Income	\$37,094	\$37,209	\$35,468
Avg Family Income	\$132,864	\$123,003	\$118,265
Family Income, Per Capita	\$35,073	\$32,666	\$31,644

Families by Income

	1 Mile	2 Miles	3 Miles
Family High Income Avg	\$352,577	\$326,916	\$331,259
Under \$15,000	42	300	544
\$15,000 - \$24,999	130	339	671
\$25,000 - \$34,999	285	468	951
\$35,000 - \$49,999	386	813	1,575
\$50,000 - \$74,999	764	1,687	2,776
\$75,000 - \$99,999	810	1,701	2,702
\$100K - \$125K	858	1,470	2,345
\$125K - \$150K	852	1,342	2,093
\$150K - \$200K	965	1,781	2,795
Over \$200K	887	1,960	2,848

General Household Characteristics

	1 Mile	2 Miles	3 Miles
Households (Current)	6,977	14,026	23,260
Families	5,979	11,861	19,300
Average Size of Household	3.44	3.36	3.27
Median Age of Householder	47	48	48
Median Value Owner Occupied	\$279,734	\$281,911	\$269,345
Median Rent	\$1,591	\$1,493	\$1,410
Median Vehicles Per Household	3	3	3
Housing Units	7,352	14,800	24,623
Owner Occupied Units	4,978	9,660	15,100
Renter Occupied Units	1,999	4,366	8,160
Vacant Units	375	774	1,363