



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Tracy, CA 95376-1969
10/31/2017

Property Profile & Property Highlights

Property Profile

Location Southeast corner of one of Tracy's busiest intersections. Grant Line Road connects with I-205. Heavy north/south traffic generated along Corral Hollow Road which connects residential area of Tracy with West Valley Mall.

Available Space

1900 W. Grant Line Road: 1,924 Square Feet

Prime end cap unit, glass storefront, large open area, 100% drop t-bar ceiling with 2' x 4' recessed fluorescent lights, 2 ADA restrooms and rear door. Currently occupied by Jazzercise Fitness Center. **Available July 1, 2018.** Please do not disturb occupant or its employees.

1914 W. Grant Line Road: 1,200 Square Feet

Glass storefront, large open area, 1 ADA restroom and rear door. Currently occupied by Wais Martial Arts. **Available January 1, 2018.** Please do not disturb occupant or its employees.

Property Highlights

- Separately Metered Utilities
- Separate HVAC Units
- Separate ADA Restrooms
- Fire Sprinklered Building

Parking: Over 8.7/1,000 (268 stalls) for Phase I and 4.5/1,000 upon build-out.

Co-Tenants: Rite Aid Drugs, VibrantCare, Arch Dental, La Fleurs Nail Salon, KJ's Stylez Hair Salon, Perfect Cutz, Opes Advisors Financial and Genius Kids.

2nd Anchor (to be built): 24,000 Square Feet

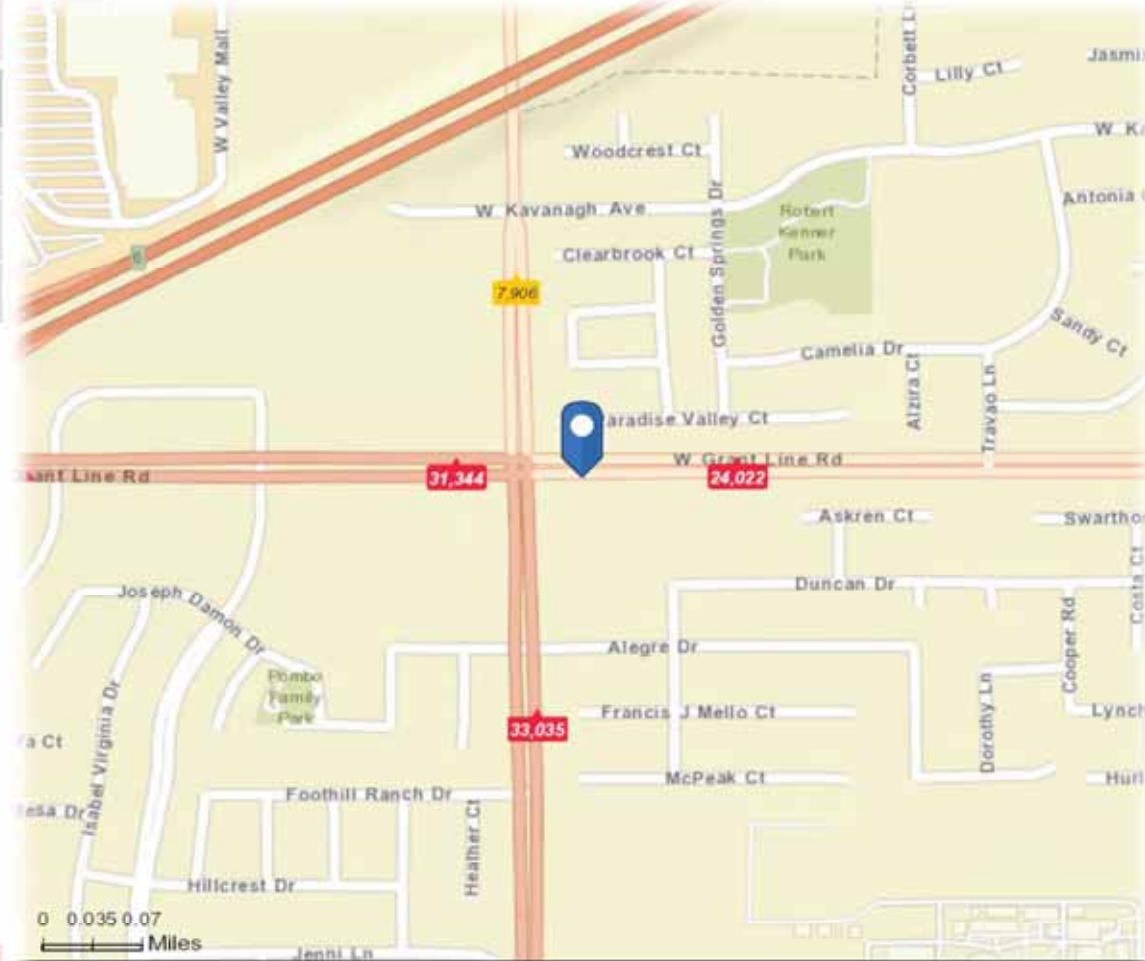
Project Size: Land: 4.78 Acres
Buildings, Phase I: 35,910 SF and Future Phase II: 24,000 SF



Demographics & Traffic Counts

Demographics

2017	1-Mile	3-Mile	5-Mile
Population	16,908	73,458	97,690
Daytime Population	6,162	24,213	30,862
Avg. HH Income	\$92,492	\$92,491	\$99,356



Traffic Counts (24 Hour ADA 2014)

W. Grant Line at Corral Hollow East	31,344
W. Grant Line at Corral Hollow West	24,022
Corral Hollow Road at Alegre Drive	33,035



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

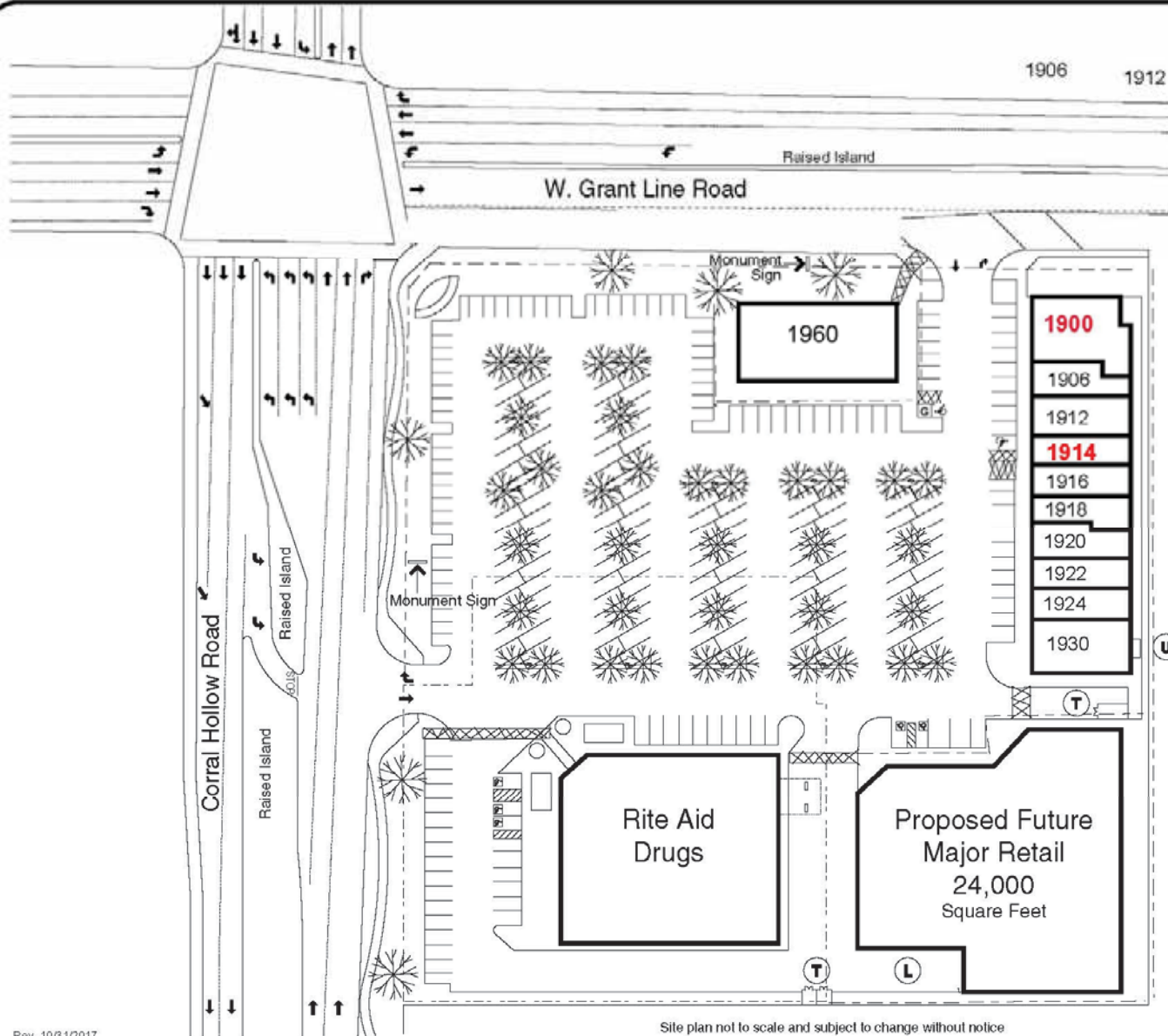
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Grant Line Station

1900 - 1980 W. Grant Line Road
Tracy, California 95376

- 1900** 1,924 Square Feet - Jazzercise Fitness Center
- 1906 KJ's Stylez Hair Salon
- 1912 Opes Advisors Financial
- 1914** 1,200 Square Feet - Wais Martial Arts Academy
- 1916 Perfect Cutz
- 1918 EuroStar Cafe
- 1920 Arch Dental
- 1922 EDF Renewable Services
- 1924 La Fleurs Nails
- 1930 VibrantCare Rehabilitation Clinic
- 1960 Genius Kids Learning Center



- T** Trash Enclosure
- U** Utility Closet
- L** Loading Dock
- Property Line



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Rev. 10/31/2017

Site plan not to scale and subject to change without notice

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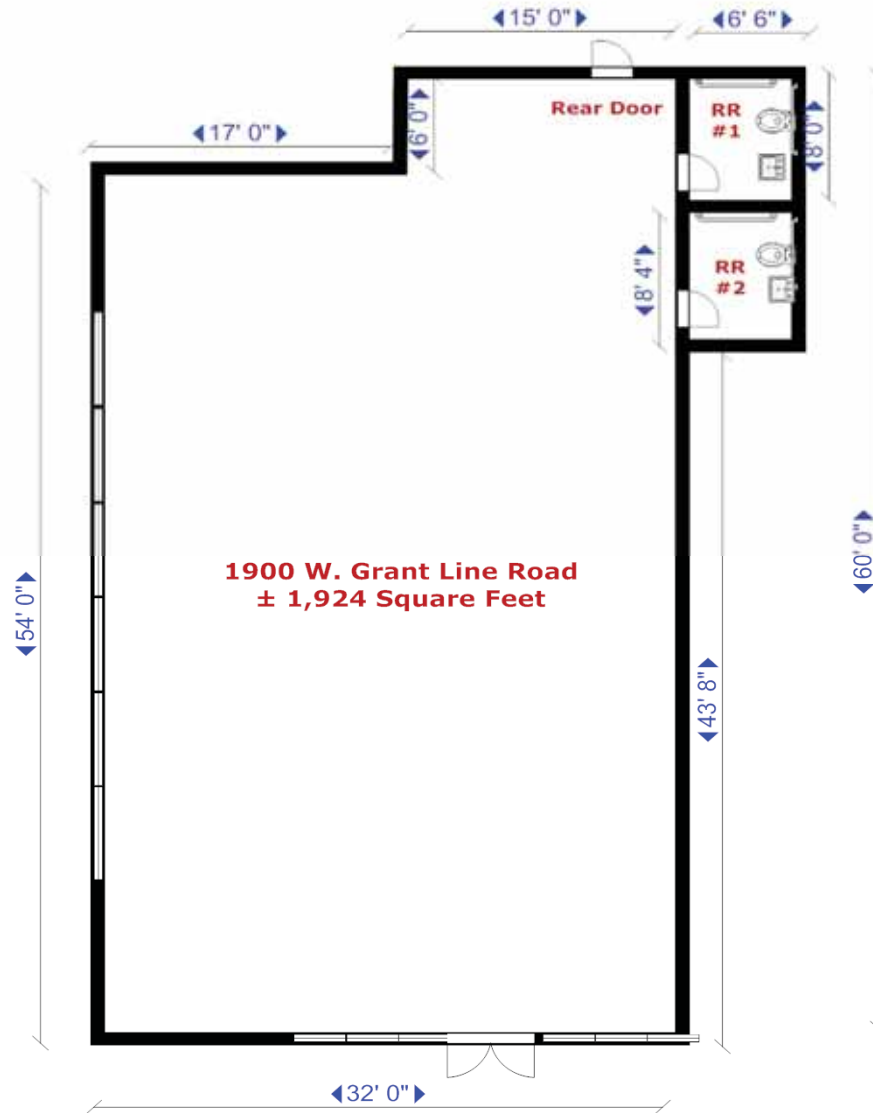
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1900 Floor Plan – 1,924 Square Feet



**1900 W. Grant Line Road
±1,924 Square Feet**

- 100% Drop T-Bar Ceiling with 2' x 4' Recessed Fluorescent Lights
- Fire Sprinklered
- Separate Electrical Panel:
200 Amps; 3 PH; 4 W: 120/208V

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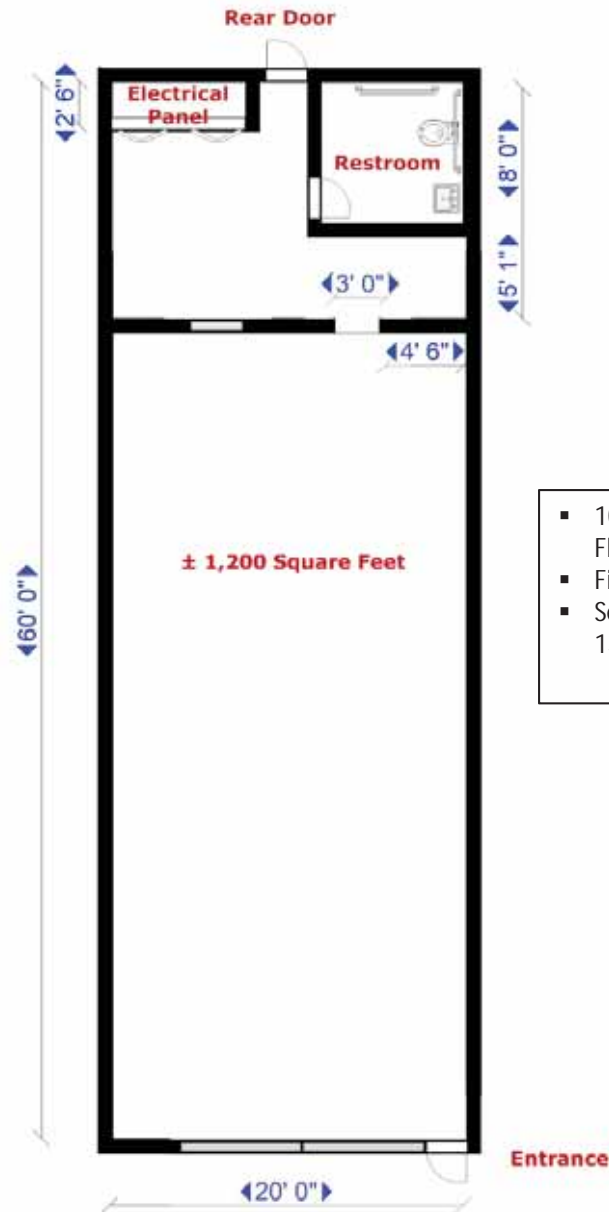
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1914 Floor Plan – 1,200 Square Feet



1914 W. Grant Line Road
±1,200 Square Feet (± 20' W x 60'D)

- 100% Drop T-Bar Ceiling with 2' x 4' Recessed Fluorescent Lights
- Fire Sprinklered
- Separate Electrical Panel:
150 Amps; 3 PH; 4 W: 120/208V

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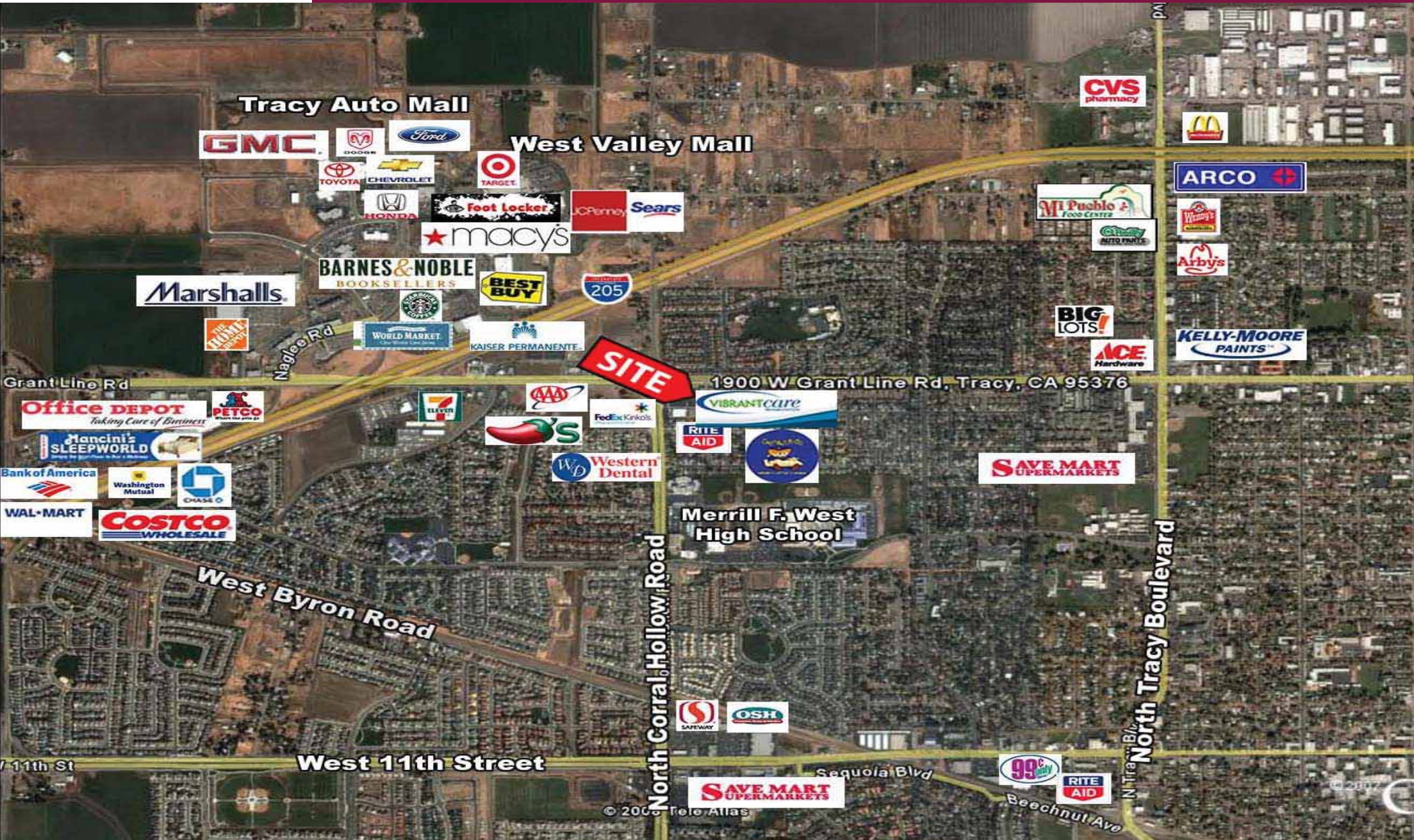
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