

**AVAILABLE FOR SALE**  
**PRIME COMMERCIAL LAND**  
 4800 S. TRACY BLVD., TRACY, CA

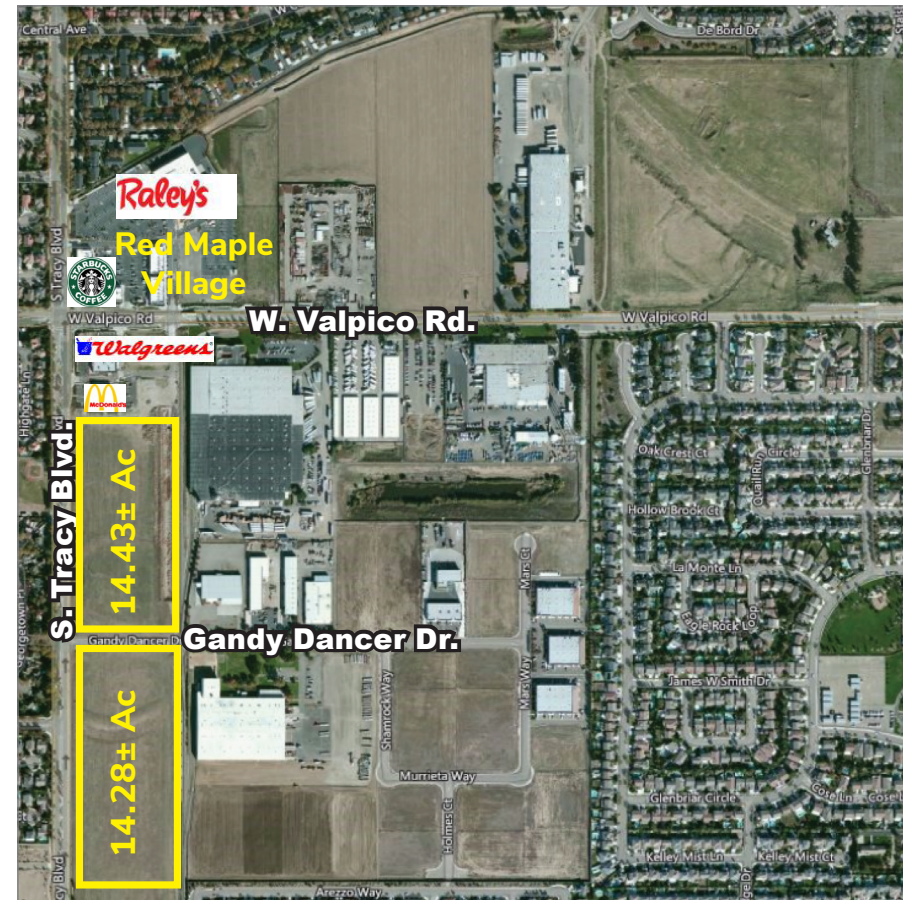
**LISTING DATA**

**LOCATION:** Northeast and Southeast corners of South Tracy Blvd. & Gandy Dancer Drive, Tracy, CA

**SIZE:** 28.71± Acres (two parcels)  
 APN: 248-020-17 - 14.43± Acres  
 APN: 248-030-05 - 14.28± Acres

**COMMENTS:**

- Approximately 28.71 acres of prime commercial land in two separate parcels
- The Property is zoned for commercial development with an emphasis on office and general retail applications
- Over 2,300 feet of direct frontage on Tracy Blvd., situated between Valpico Road (North) and Linne Road (South)
- Directly to the north of the Property is Red Maple Village - South Tracy's premier neighborhood shopping center, anchored by Raley's
- Within easy walking distance to the popular Altamont Commuter Express (ACE) train station.
- Easy access to both parcels via Gandy Dancer and median break at cross street
- Located in close proximity to new major residential development including the Tracy Hills project and Ellis Subdivision



**DEMOGRAPHICS**

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	12,721	69,305	95,256
Average HH Income:	\$125,296	\$119,037	\$111,777

**ECONOMIC DATA**

**SALE PRICE:** \$10.00 psf

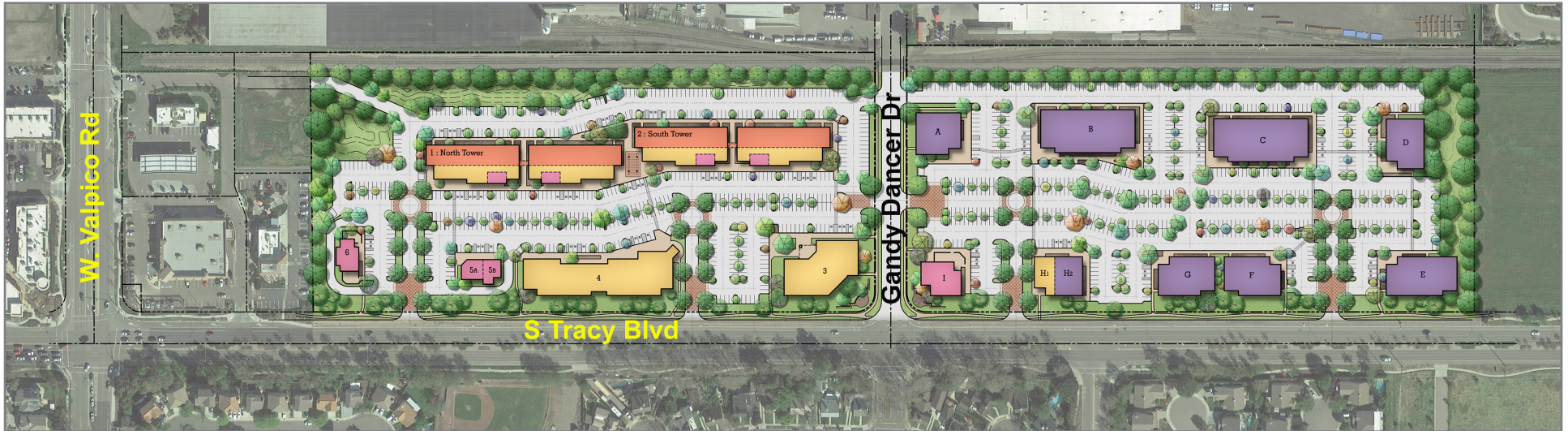
**CONTACT**

Jim Martin, SIOR  
 BRE #01214270  
 jmartin@lee-associates.com  
 D 209.983.4088

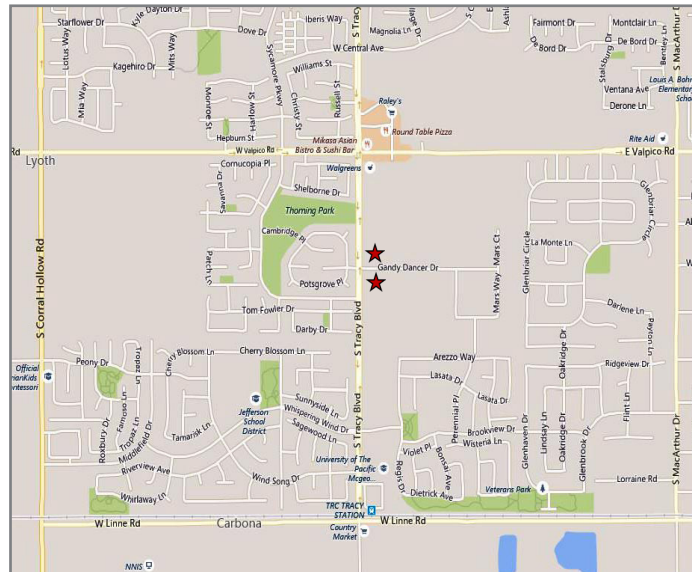
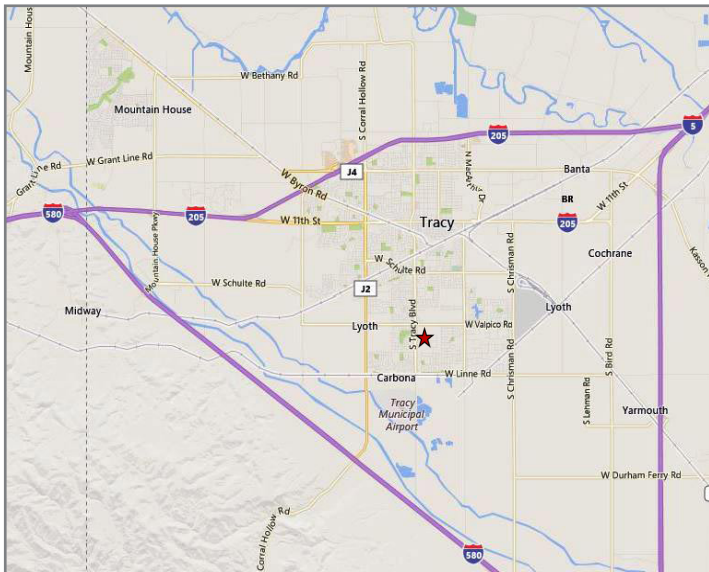
Christopher W. Sill  
 BRE #01188616  
 csill@lee-associates.com  
 D 209.983.6837

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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CONCEPTUAL  
 SITE PLAN



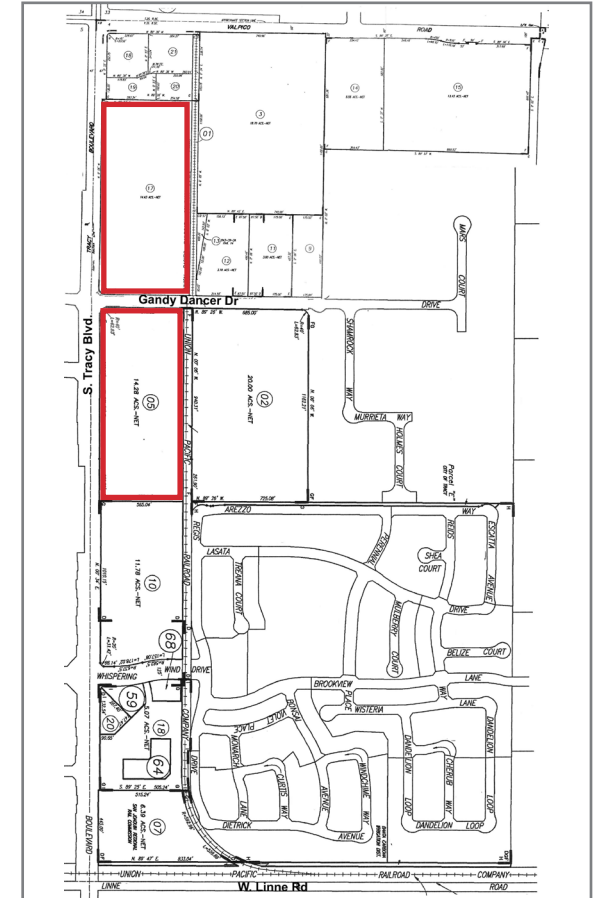
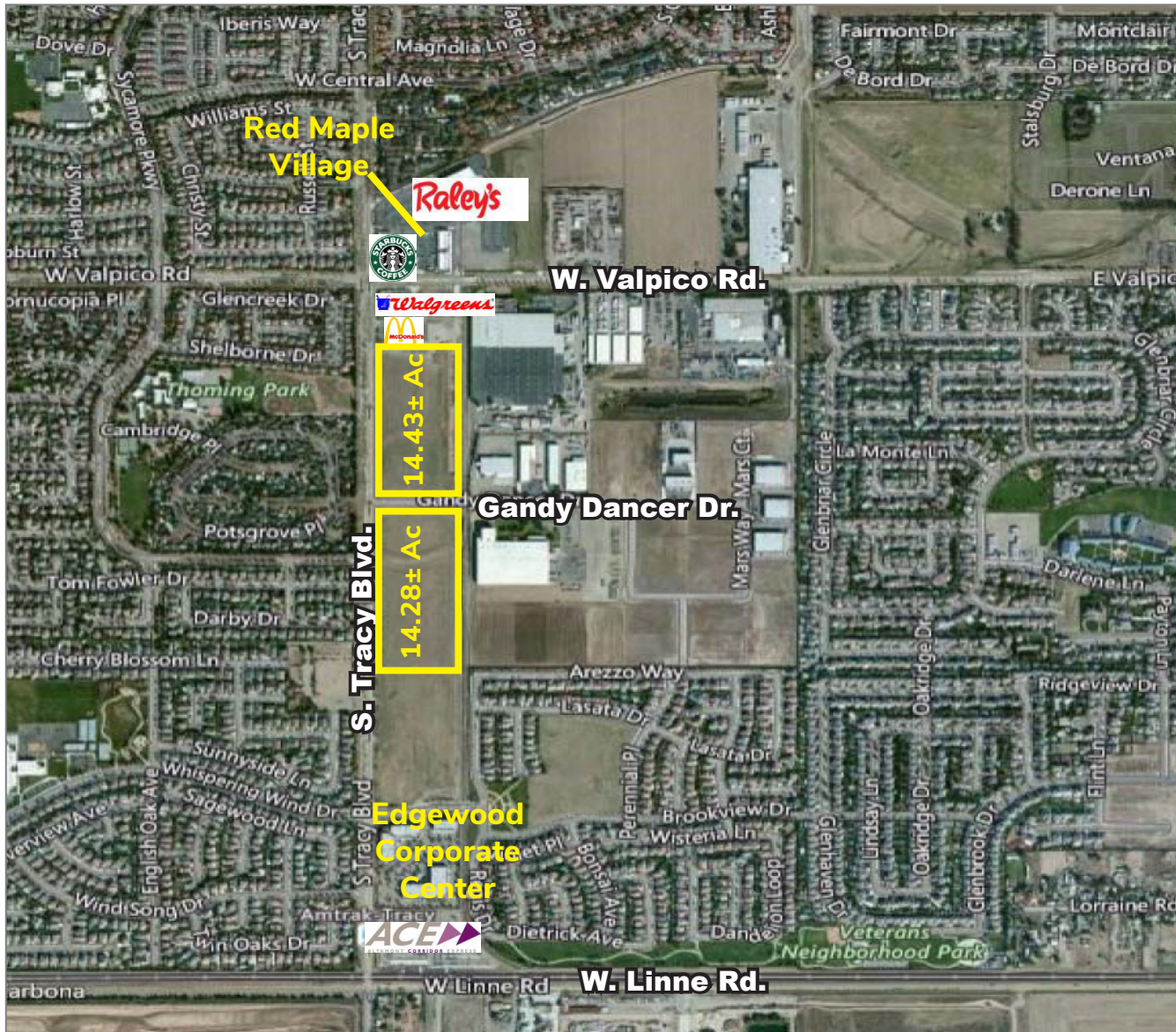
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