

Available For Lease

Savemart Center - Tracy, CA

RETAIL SHOP SPACE AVAILABLE!



LOCATION:	865 S Tracy Blvd., Tracy, CA		
AVAILABLE SPACE:	1,250± square feet		
LEASE RATES:	\$2.25 per square foot per month, NNN		
DEMOGRAPHICS:	1 Mile	2 Miles	3 Miles
Population:	20,507	61,260	86,850
Income:	\$87,716	\$87,382	\$87,730

FEATURES:

- ◆ Dominant neighborhood grocery anchored shopping center in south Tracy, California, anchored by Savemart
- ◆ Stable shopping center with history of extremely low vacancy
- ◆ The center offers exceptional parking, access and visibility to Tracy Blvd., a primary thoroughfare in Tracy
- ◆ 360° high-income trade area!
- ◆ Long term, successful national tenants include: Savemart, Bank of the West, Baskin Robbins, Taco Bell and Great Clips

For More Information, Contact:



Christopher Sill

BRE# 01188616

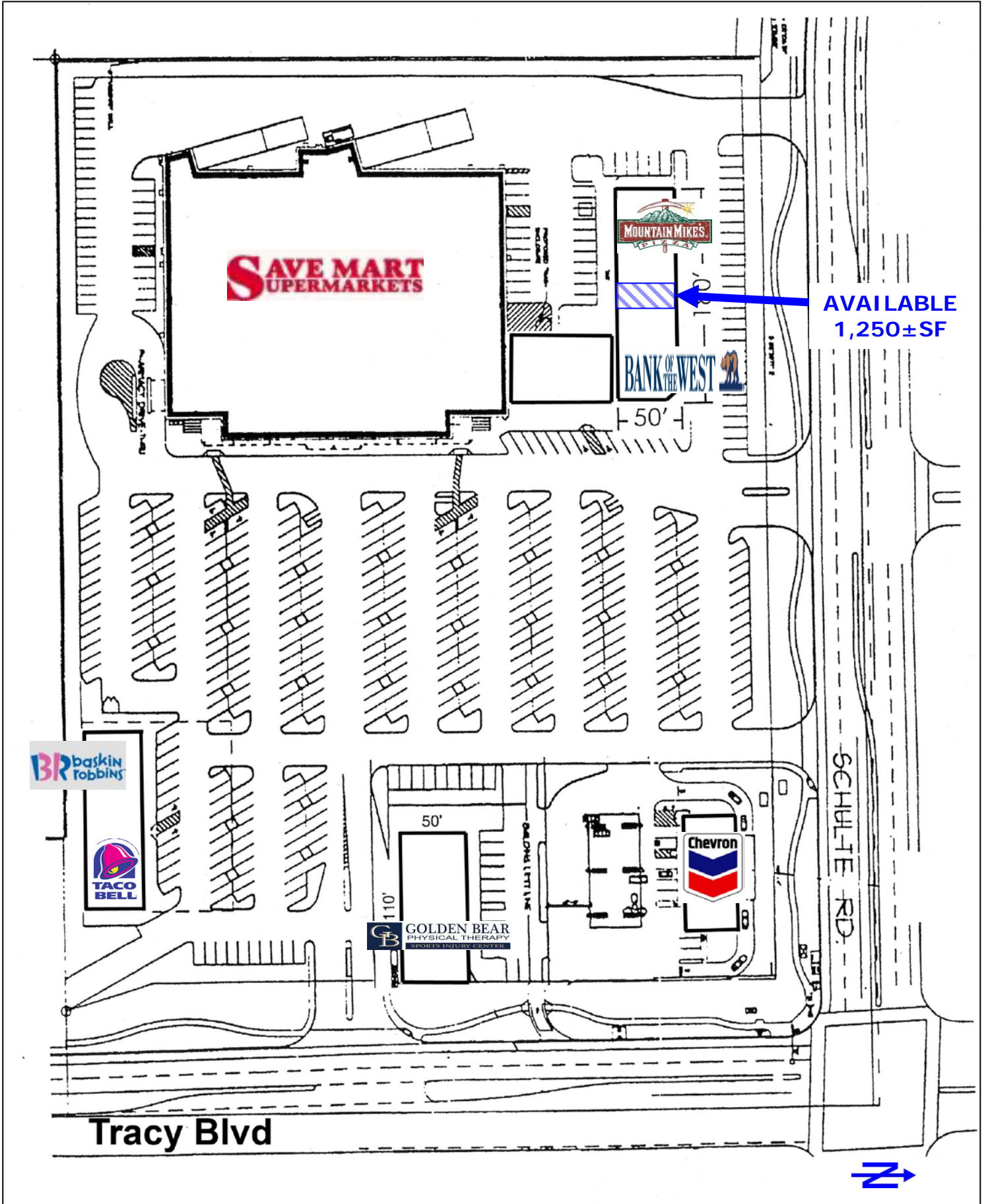
csill@lee-associates.com

Lee & Associates-Central Valley, Inc.

Direct: 209-983-6837 /

Office: 209-983-1111

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



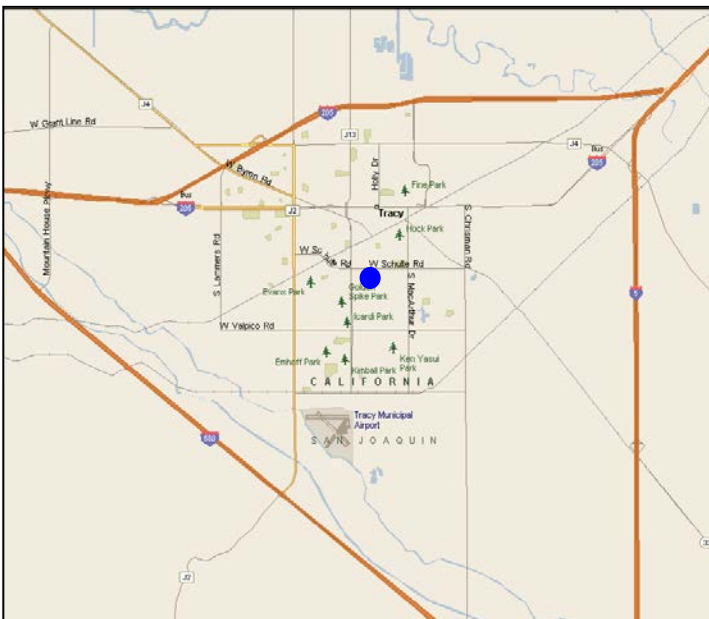
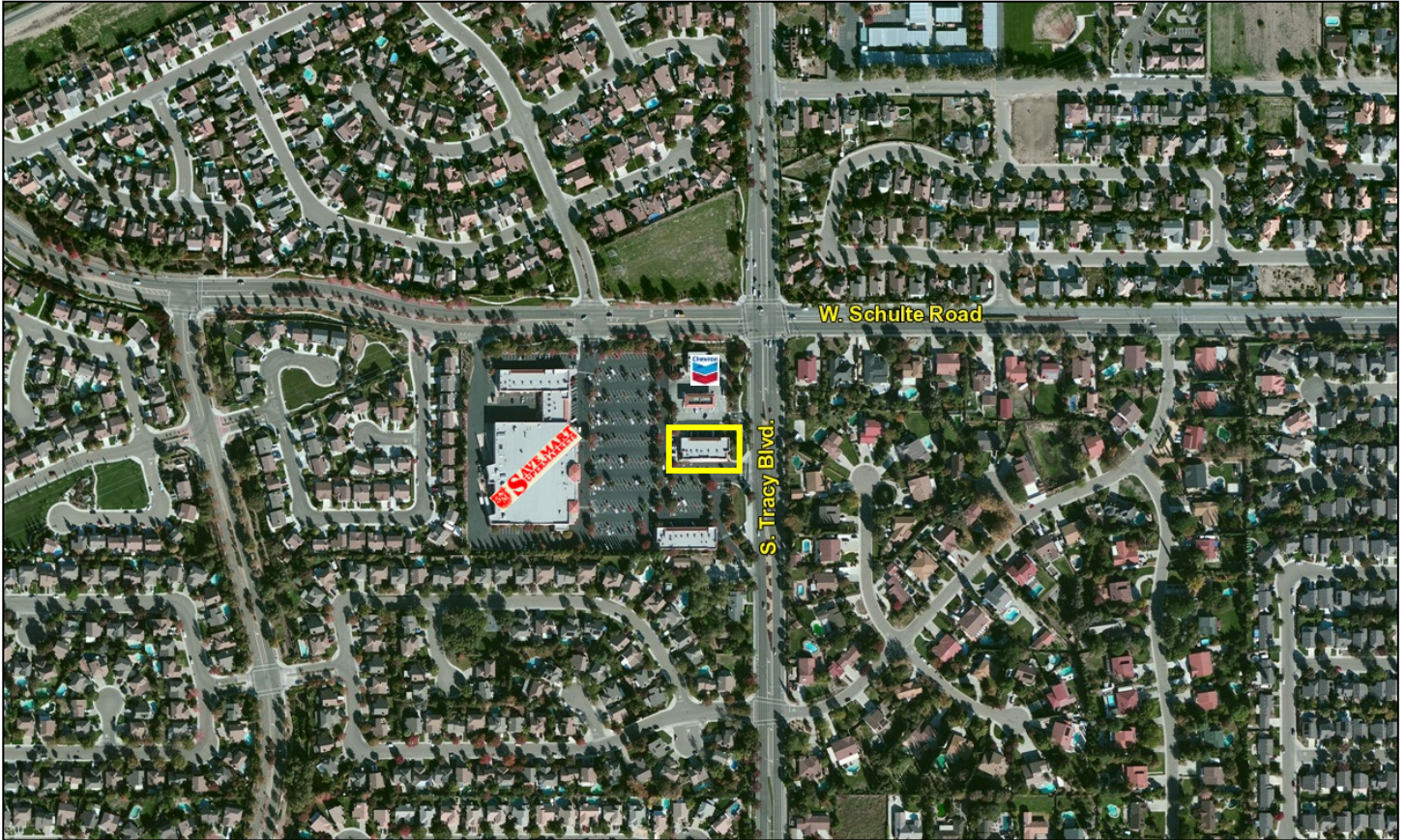
AVAILABLE
1,250±SF

Tracy Blvd

SCHULTE RD.



Savemart Center - Tracy, CA



Christopher Sill

BRE# 01188616

csill@lee-associates.com

Lee & Associates-Central Valley, Inc.

Direct: 209-983-6837

Office: 209-983-1111

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

COMPLETE PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 37.7252/-121.4349

RFULL9

S Tracy Blvd & W Schulte Rd

Tracy, CA

Population

	1 Mile	2 Miles	3 Miles
Estimated Population (2013)	20,507	61,260	86,580
Projected Population (2018)	22,122	66,075	93,372
Census Population (2010)	19,862	59,335	83,864
Census Population (2000)	18,875	42,359	58,557
Projected Annual Growth (2013-2018)	1,615 1.6%	4,815 1.6%	6,792 1.6%
Historical Annual Growth (2010-2013)	645 1.1%	1,925 1.1%	2,716 1.1%
Historical Annual Growth (2000-2010)	987 0.5%	16,976 4.0%	25,307 4.3%
Estimated Population Density (2013)	6,533 <i>psm</i>	4,879 <i>psm</i>	3,063 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>

Households

Estimated Households (2013)	6,219	18,194	25,466
Projected Households (2018)	6,600	19,311	27,028
Census Households (2010)	6,027	17,635	24,684
Census Households (2000)	5,554	13,183	18,188
Projected Annual Growth (2013-2018)	382 1.2%	1,117 1.2%	1,561 1.2%
Historical Annual Change (2000-2013)	664 0.9%	5,011 2.9%	7,278 3.1%

Average Household Income

Estimated Average Household Income (2013)	\$87,716	\$87,382	\$87,730
Projected Average Household Income (2018)	\$90,438	\$90,094	\$90,459
Census Average Household Income (2010)	\$84,545	\$85,009	\$85,472
Census Average Household Income (2000)	\$78,781	\$69,337	\$69,110
Projected Annual Change (2013-2018)	\$2,722 0.6%	\$2,712 0.6%	\$2,729 0.6%
Historical Annual Change (2000-2013)	\$8,935 0.9%	\$18,045 2.0%	\$18,620 2.1%

Median Household Income

Estimated Median Household Income (2013)	\$73,861	\$75,151	\$74,879
Projected Median Household Income (2018)	\$79,376	\$80,669	\$80,540
Census Median Household Income (2010)	\$72,653	\$74,010	\$73,825
Census Median Household Income (2000)	\$70,882	\$63,438	\$63,664
Projected Annual Change (2013-2018)	\$5,515 1.5%	\$5,518 1.5%	\$5,661 1.5%
Historical Annual Change (2000-2013)	\$2,980 0.3%	\$11,712 1.4%	\$11,215 1.4%

Per Capita Income

Estimated Per Capita Income (2013)	\$26,594	\$25,980	\$25,830
Projected Per Capita Income (2018)	\$26,965	\$26,346	\$26,198
Census Per Capita Income (2010)	\$25,657	\$25,266	\$25,157
Census Per Capita Income (2000)	\$22,741	\$21,454	\$21,330
Projected Annual Change (2013-2018)	\$370 0.3%	\$366 0.3%	\$367 0.3%
Historical Annual Change (2000-2013)	\$3,853 1.3%	\$4,527 1.6%	\$4,500 1.6%
Estimated Average Household Net Worth (2013)	\$641,629	\$606,497	\$613,431

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.