TRACY, CA 95376

±25,464 SF JR. ANCHOR SPACE AVAILABLE / FOR SUBLEASE



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**OVERVIEW** FOR SUBLEASE

#### **PREMISES**

SEC N. Tracy Blvd. & W. Clover Rd.

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### ZONING

Commercial

### **LEASE TYPE**

NNN

## LEASE EXPIRATION

12/31/2029

#### **NEIGHBORS**

Planet Fitness, New Indian Supermarket, Burger King, Harbor Freight Tools, La Plaza Market, O'Reilly Auto Partsm Subway & McDonald's

### PROPERTY HIGHLIGHTS

- Jr. Anchor space available
- Good visibility on a busy road
- Great traffic counts
- Neighborhood center with mix of regional and national tenants
- Easy access to I-205
- Excellent ingress/egress
- Located along one of the main retail trade areas of Tracy





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### **NEIGHBORHOOD MAP**

FOR SUBLEASE



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### TRADE AREA MAP

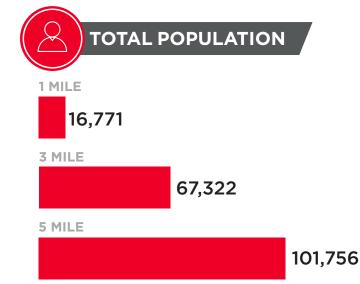
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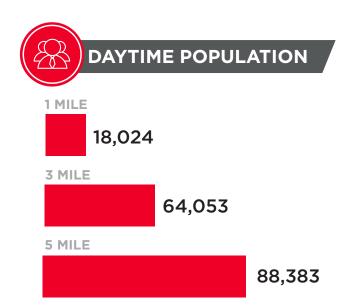


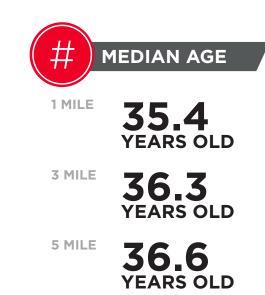
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### **DEMOGRAPHICS**

FOR SUBLEASE











\$94,240 3 MILE \$110,210 5 MILE \$120,566



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