

3320 N. TRACY BLVD.

TRACY, CA 95376

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



Blair J. Wheatley
Senior Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

James Teare, CRRP, CRX, CLS
Managing Director

+1 916 329 1548
james.teare@cushwake.com
LIC #01111851



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

3320 N. TRACY BLVD.

TRACY, CA 95376

OVERVIEW

FOR SUBLEASE

PREMISES

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

±25,464 SF JR. ANCHOR SPACE AVAILABLE

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 Parts, 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



TRACY, CA 95376

FOR SUBLEASE



3320 N. TRACY BLVD.

TRACY, CA 95376

TRADE AREA MAP

FOR SUBLEASE



3320 N. TRACY BLVD.

TRACY, CA 95376

DEMOGRAPHICS

FOR SUBLEASE



TOTAL POPULATION

1 MILE

16,771

3 MILE

67,322

5 MILE

101,756



DAYTIME POPULATION

1 MILE

18,024

3 MILE

64,053

5 MILE

88,383



MEDIAN AGE

1 MILE

35.4
YEARS OLD

3 MILE

36.3
YEARS OLD

5 MILE

36.6
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$94,240

3 MILE

\$110,210

5 MILE

\$120,566



TRAFFIC COUNTS



N. TRACY BLVD. ---> ±18,910 ADT



I-205 ---> ±137,000 ADT



W. GRANT LINE RD. ---> ±24,022 ADT

3320 N. TRACY BLVD.

TRACY, CA 95376

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

Blair J. Wheatley
Senior Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

James Teare, CRRP, CRX, CLS
Managing Director

+1 916 329 1548
james.teare@cushwake.com
LIC #01111851

CUSHMANWAKEFIELD.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.