

NOW LEASING

Tracy Pavilion

2417-2483 NAGLEE (GRANT LINE ROAD AT I-205), TRACY, CA 95304

A ±330,000 SQ. FT. PROMOTIONAL SHOPPING CENTER

RETAIL

Owned and Managed by:



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DEMOGRAPHICS (2016 est.)

Population

3-mile radius	65,842
5-mile radius	108,428
Trade Area	215,673

Average Household Income

3-mile radius	\$85,447
5-mile radius	\$92,574
Trade Area	\$81,778

Median Household Income

3-mile radius	\$70,599
5-mile radius	\$78,870
Trade Area	\$66,573

Daytime Employment (3-mile radius)

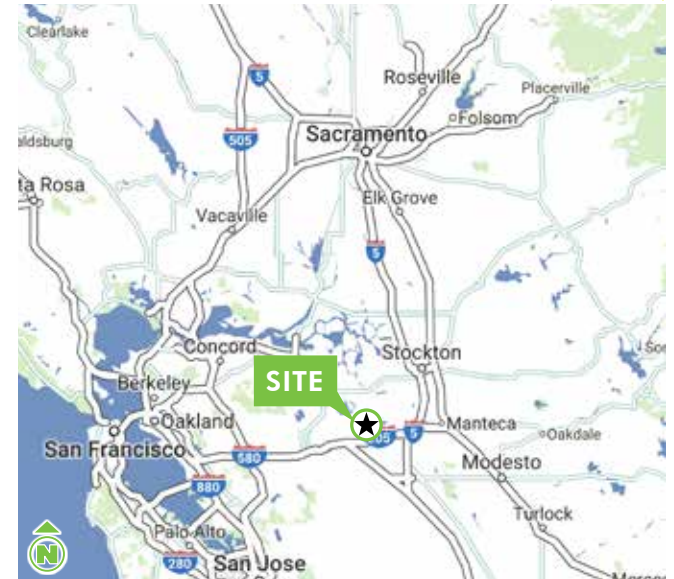
3-mile radius	26,457
5-mile radius	35,944
Trade Area	93,929

Source: Nielsen

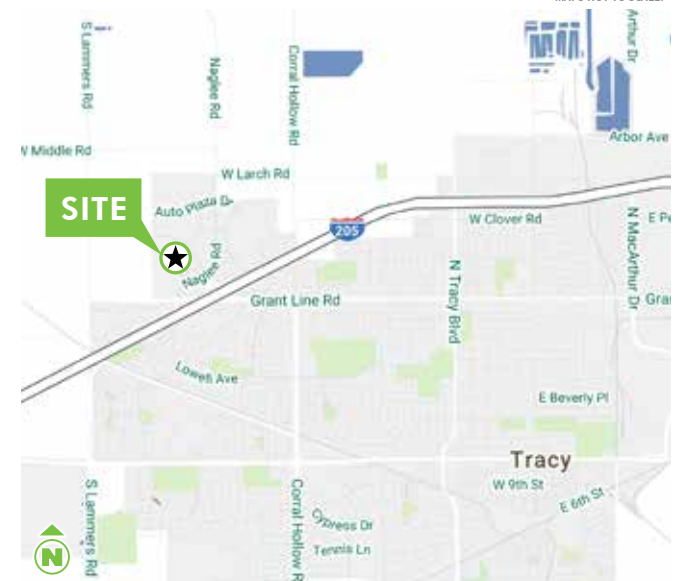
Traffic Counts (2010/2011)

Naglee Road	24,500 ADT
Grant Line Road	33,700 ADT
I-205 (2014)	107,000 ADT

Source: City of Tracy; Caltrans



MAPS NOT TO SCALE.



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PROPERTY FEATURES

- + Junior Anchor and Restaurant space Available
- + Dynamic Tracy Location
- + Adjacent to WinCo Foods
- + Convenient I-205/Grant Line Road Location
- + Near Regional Mall, Regional Retailers and Auto Mall
- + Strong Residential Growth
- + Excellent Access

TENANTS

- + Home Depot
- + WinCo Foods
- + Ross
- + Marshalls
- + PetSmart
- + ULTA
- + Staples
- + Starbucks
- + Supercuts
- + Panda Express
- + Sleep Train
- + America's Tire
- + Edible Arrangements
- + Subway



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SITE PLAN



Suite	Tenant	±SF
2483	Ross Dress For Less	28,260
2481	Marshalls	30,300
2477	PetsMart	22,101
2475	ULTA	10,000
2473	AVAILABLE	7,000
2471A	Staples	16,000
2471B	AVAILABLE	7,230

Building 4		
2469	AVAILABLE	1,800
2467	Edible Arrangements	1,260
2463	Massage Envy	3,195

Building 6		
2459	Starbucks	1,540
2457	Ono BBQ	1,540
2455	UPS Store	1,400
2453A	ReMaxx Real Estate	1,207
2453B	Sports Clip	1,009
2451	Cell Phone Repair	1,004
2449	Subway	1,200
2447	European Wax Center	1,464

Building 7		
2431	Rubio's	2,490
2433	Blue Fin Sushi	1,920
2435	Dr. Hu, Orthodontist	1,600
2437	Saigon Restaurant	1,419
2439	Extreme Pita	1,435
2441	Panda Express	1,961

Building 8		
2417	Kaiser Foundation	2,800
2421	Home Care Assistance	933
2425	Affordable Dentures	2,477

Building 9		
2753	Mattress Firm	4,032
2751	Bank	4,734

SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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