

For Lease

Valley Shopping Center

3250-3310 N Tracy Boulevard | Tracy, CA 95376



Chris Santana

President | CFO

925 203 1106

chris.santana@ngcip.com

Lic. # 01868378

NAI Pence Capital

A Subsidiary of  NORTHGATE

Lease

Lease Rate:

Spaces Available :

**Inquire for more availability*

Lease Type:

Traffic Counts:

Contact Broker

3310C ± 1,238 Sq Ft

3310D ± 861 Sq Ft

3266 ± 10,430 Sq Ft

NNN

I-205 - ±47,500 ADT

W Kavanaugh Ave near Site - ±2,100 ADT

HIGHLIGHTS:

- Strong retail presence in the immediate area including La Perla Market, In-N-Out Burger, Starbucks, McDonald's, Nation's, Arco and more
- Drive thru pad available
- CVS and Planet Fitness anchored center
- Located just off Interstate 205 along Tracy's primary retail corridor of N Tracy Blvd
- Average household income of \$109,597 within a 5 mile radius
- Excellent for ethnic grocer, coffee/sandwich shop & eateries
- Ample on-site parking



Market View



Market View



Site Plan



Suite	Tenant	SF
3228	Straw Hat Pizza	3,000
3230	Angel Relax	1,480
3232	ILoveKickBoxing	1,470
3234	ILoveKickBoxing	1,550
3236	Available	1,200
3240	Hairkutz	1,200

Suite	Tenant	SF
3224	Fatafel Restaurant Negotiation	960
3250	New Indian Market	13,516
3232	Cheema Dental	2,750
3234	Afghan Grocery Market	3,250
3262	Planet Fitness	19,937
3266	Available	10,430

Suite	Tenant	SF
3310B	Metro T-Mobile Wireless	1,238
3310C	Available	1,238
3310D	Available	861
3310E	Smoke Shop	861
3310F	Taqueria	2,181

■ - AVAILABLE

Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	18,219	71,792	101,497
2025 Projected Population:	19,454	76,265	107,653
2010 Census Population:	16,968	63,792	90,075
2025 Projected Growth:	1.4%	1.2%	1.2%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	5,691	21,414	29,959
2025 Projected Households:	5,903	22,109	30,881
2010 Census Households:	5,260	19,058	26,607
Projected Growth:	0.7%	0.6%	0.6%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	704	3,047	3,489
2020 Estimated Total Employees:	4,504	29,916	33,127

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$86,098	\$102,650	\$109,597

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	49.9%	47.7%	48.4%
2020 Estimated Black/African American:	7.1%	8.1%	8.3%
2020 Estimated Asian/Pacific Islander:	9.3%	16.9%	18.2%
2020 Estimated American Indian/Native Alaskan:	1.1%	0.9%	0.8%
2020 Estimated Hispanic:	50.7%	41.5%	38.2%
2020 Estimated Other Races:	32.7%	26.4%	24.3%

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