

Available for Sale

FOR IMMEDIATE SALE COMMERCIAL LAND, TRACY, CA



LOCATION: Intersection of Grant Line Road and Corral Hollow Road, Tracy, CA

SIZE: 1.98± Acres

ZONING: Highway Commercial (GHC)

PRICE: \$1,790,000

DEMOGRAPHICS:

| | <u>POPULATION</u> | <u>INCOME</u> |
|---------|-------------------|---------------|
| 1 miles | 13,559 | \$86,497 |
| 3 miles | 69,245 | \$88,430 |
| 5 miles | 99,624 | \$92,944 |

TRAFFIC COUNTS:

Interstate 205: 117,000± Cars ADT

FEATURES:

- Adjacent to Kaiser Hospital
- Great Interstate 205 access and visibility
- Located at gateway to Tracy
- Signalized intersection
- High commercial growth area of Tracy
- Flexible zoning, ideal for general retail, automotive, office, hotel/motel and other uses!
- Plans for planned office building available.

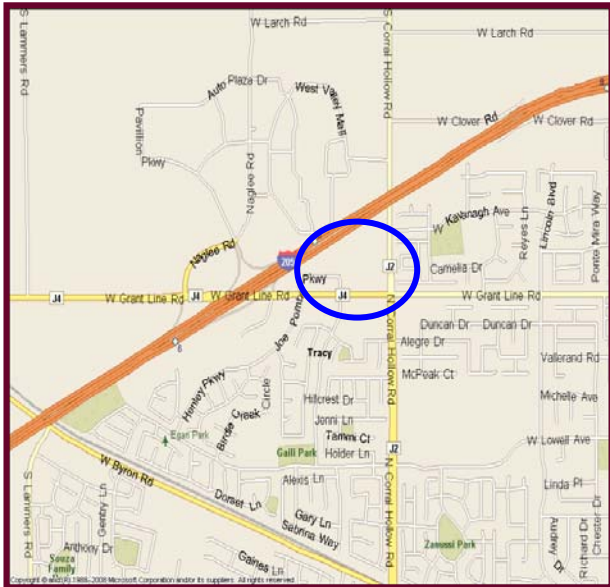
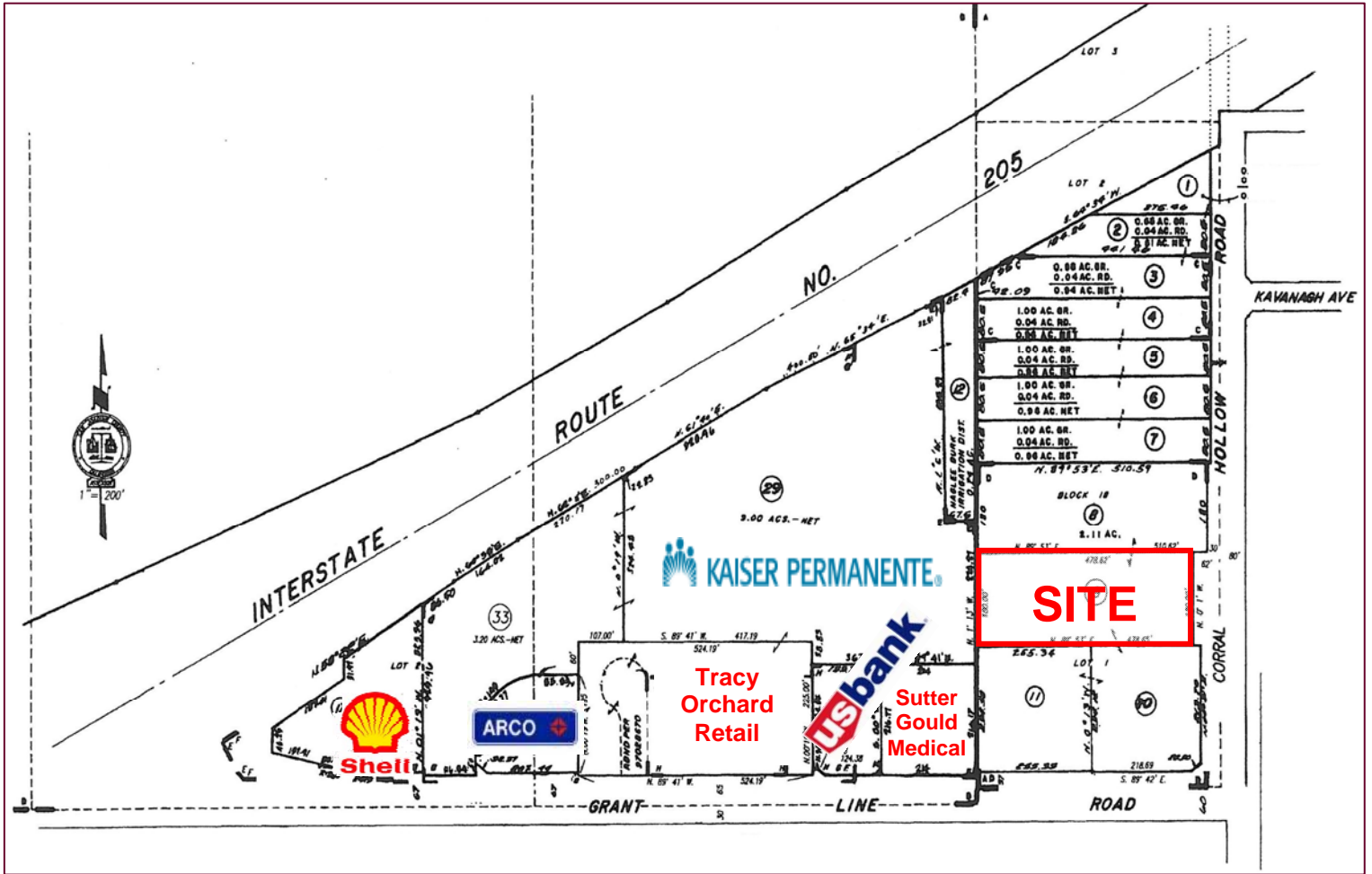
For Further Information Contact:

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DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 37.754228/-121.453256

February 2009

RF9

| W Grant Line Rd & N Corral Hollow Rd Tracy, | 1.00 mi radius | | 3.00 mi radius | | 5.00 mi radius | |
|--|---------------------|------|---------------------|------|---------------------|------|
| Population | | | | | | |
| Estimated Population (2008) | 13,559 | | 69,245 | | 99,624 | |
| Census Population (1990) | 6,873 | | 33,126 | | 39,185 | |
| Census Population (2000) | 10,328 | | 50,553 | | 61,982 | |
| Projected Population (2013) | 15,433 | | 80,398 | | 121,096 | |
| Forecasted Population (2018) | 18,268 | | 96,970 | | 153,925 | |
| Historical Annual Change (1990-2000) | 3,456 | 5.0% | 17,426 | 5.3% | 22,797 | 5.8% |
| Historical Annual Change (2000-2008) | 3,231 | 3.9% | 18,692 | 4.6% | 37,642 | 7.6% |
| Projected Annual Change (2008-2013) | 1,874 | 2.8% | 11,153 | 3.2% | 21,472 | 4.3% |
| Est. Population Density (2008) | 4,318.26 <i>psm</i> | | 2,479.05 <i>psm</i> | | 1,289.85 <i>psm</i> | |
| Trade Area Size | 3.14 <i>sq mi</i> | | 27.93 <i>sq mi</i> | | 77.24 <i>sq mi</i> | |
| Households | | | | | | |
| Estimated Households (2008) | 4,001 | | 20,470 | | 29,278 | |
| Census Households (1990) | 2,192 | | 11,052 | | 13,025 | |
| Census Households (2000) | 3,212 | | 15,779 | | 19,236 | |
| Projected Households (2013) | 4,451 | | 23,221 | | 34,779 | |
| Forecasted Households (2018) | 5,138 | | 27,343 | | 43,401 | |
| Historical Annual Change (1990-2000) | 1,020 | 4.7% | 4,727 | 4.3% | 6,211 | 4.8% |
| Projected Annual Change (2000-2013) | 1,239 | 3.0% | 7,441 | 3.6% | 15,543 | 6.2% |
| Average Household Income | | | | | | |
| Est. Average Household Income (2008) | \$86,497 | | \$88,430 | | \$92,944 | |
| Census Average Hhld Income (1990) | \$47,032 | | \$42,201 | | \$43,984 | |
| Census Average Hhld Income (2000) | \$67,082 | | \$67,773 | | \$69,424 | |
| Proj. Average Household Income (2013) | \$99,052 | | \$101,452 | | \$106,602 | |
| Historical Annual Change (1990-2000) | \$20,051 | 4.3% | \$25,573 | 6.1% | \$25,440 | 5.8% |
| Projected Annual Change (2000-2013) | \$31,970 | 3.7% | \$33,679 | 3.8% | \$37,177 | 4.1% |
| Median Household Income | | | | | | |
| Est. Median Household Income (2008) | \$81,874 | | \$80,899 | | \$83,409 | |
| Census Median Hhld Income (1990) | \$45,281 | | \$39,500 | | \$40,259 | |
| Census Median Hhld Income (2000) | \$63,734 | | \$62,026 | | \$63,696 | |
| Proj. Median Household Income (2013) | \$92,058 | | \$91,327 | | \$94,177 | |
| Historical Annual Change (1990-2000) | \$18,453 | 4.1% | \$22,526 | 5.7% | \$23,436 | 5.8% |
| Projected Annual Change (2000-2013) | \$28,323 | 3.4% | \$29,301 | 3.6% | \$30,482 | 3.7% |
| Per Capita Income | | | | | | |
| Est. Per Capita Income (2008) | \$25,523 | | \$26,195 | | \$27,372 | |
| Census Per Capita Income (1990) | \$14,999 | | \$14,079 | | \$14,621 | |
| Census Per Capita Income (2000) | \$20,947 | | \$20,883 | | \$21,408 | |
| Proj. Per Capita Income (2013) | \$28,565 | | \$29,350 | | \$30,666 | |
| Historical Annual Change (1990-2000) | \$5,948 | 4.0% | \$6,803 | 4.8% | \$6,787 | 4.6% |
| Projected Annual Change (2000-2013) | \$7,619 | 2.8% | \$8,468 | 3.1% | \$9,259 | 3.3% |
| Other Income | | | | | | |
| Est. Median Disposable Income (2008) | \$64,838 | | \$63,912 | | \$65,730 | |
| Proj. Median Disposable Income (2013) | \$72,402 | | \$71,946 | | \$73,744 | |
| Est. Average Household Net Worth (2008) | \$589,042 | | \$625,814 | | \$649,280 | |

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