

# AVAILABLE FOR **SUBLEASE**

318 W GRANT LINE ROAD  
Tracy, CA 95376

-/+1,800 SF  
**\$3,300 Per Month**

SUBJECT

**W GRANT LINE RD**  
+/- 16,000 VPD



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**CENTURY 21.**  
Select Real Estate, Inc



**Fully Built Out Turn-key Restaurant Space Available**



# THE PROPERTY

 **318 W Grant Line Road Tracy, CA 95376**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Tracy**



**-/+1,800 SF  
Fully Built Out  
Hood**



**Commercial**



**2nd Gen Rest  
Restaurant**



**\$3,300.00 Per  
Month**



**Plug-and-Play Ready:** Fully built-out second-generation (2nd Gen) restaurant space, allowing for immediate occupancy and significantly reduced tenant improvement (TI) costs.



**Robust MEP Systems:** Equipped with HVAC, grease interceptors, and a commercial-grade hood system already in place.



**Full Kitchen Line:** Includes an established cook line with stainless steel sinks, prep stations, and walk-in cooler/freezer units.



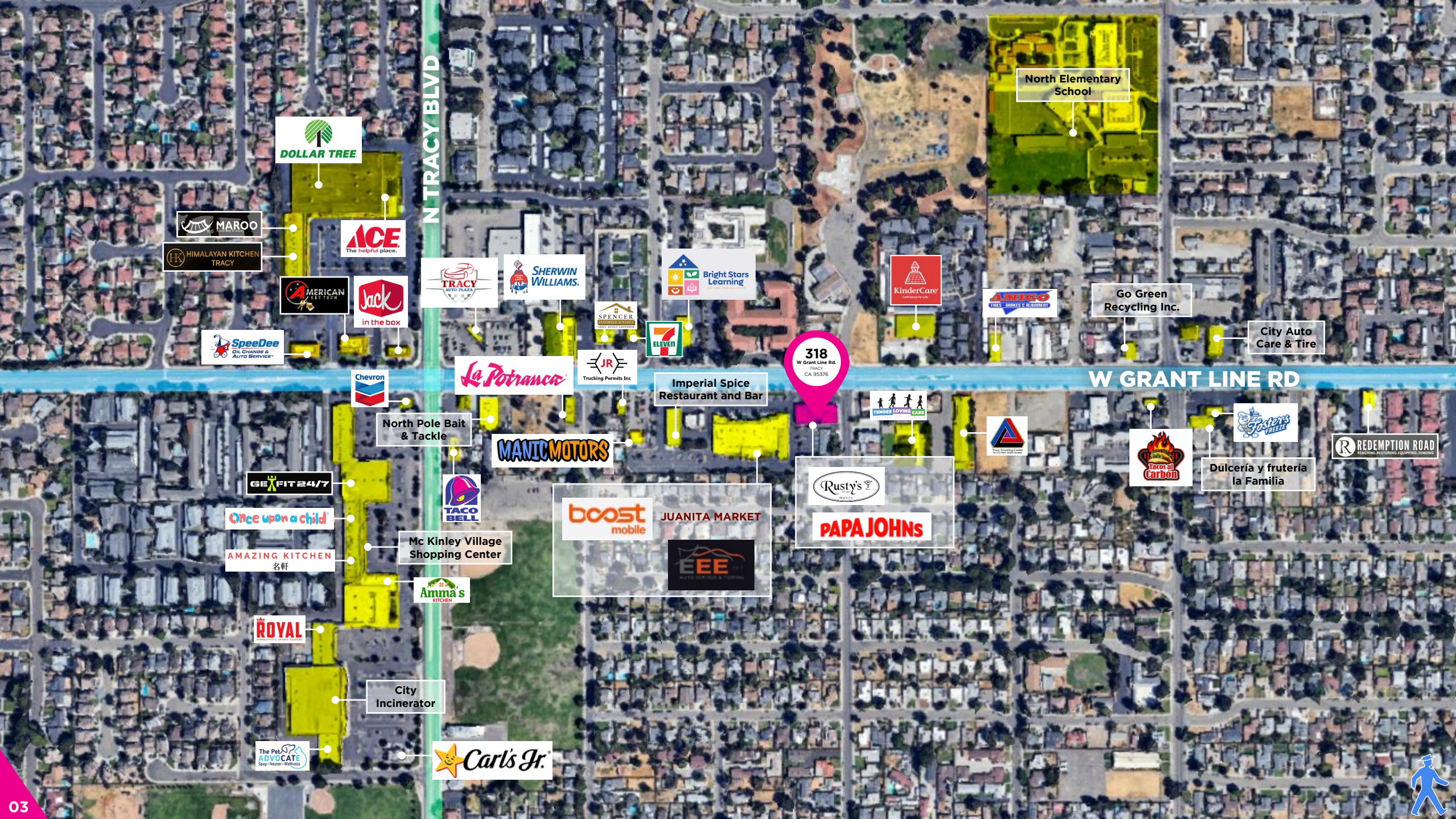
**Utility Capacity:** Dedicated gas lines, heavy power, and municipal water services sized for high-volume service.



CENTURY 21  
Real Estate Group, Inc.

**FOR SUBLEASE**





N TRACY BLVD

W GRANT LINE RD

**DOLLAR TREE**

**MAROO**

**HIMALAYAN KITCHEN TRACY**

**AMERICAN TECH**

**ACE**  
The helpful place.

**Jack**  
in the box

**TRACY AUTO PALACE**

**SHERWIN WILLIAMS**

**Bright Stars Learning**

**KinderCare**  
Caring for Life

**AMIGO**  
THIS... BAKERY & DELICIOUSITY

**Go Green Recycling Inc.**

**City Auto Care & Tire**

**SpeedDee**  
OIL CHANGE & AUTO SERVICE

**SpeedDee**  
OIL CHANGE & AUTO SERVICE

**Chevron**

**La Potranca**

**JR**  
Trucking Permits Inc

**7-ELEVEN**

**Imperial Spice Restaurant and Bar**

**318**  
W Grant Line Rd.  
TRACY  
CA 95376

**TENDER LOVING CARE**

**First Learning Center**

**North Pole Bait & Tackle**

**MANIC MOTORS**

**Imperial Spice Restaurant and Bar**

**GIE FIT 24/7**

**Once upon a child**

**AMAZING KITCHEN**  
名軒

**TACO BELL**

**Mc Kinley Village Shopping Center**

**Amma's KITCHEN**

**boost mobile**

JUANITA MARKET

**EEE**  
AUTO SERVICE CENTER

**Rusty's**

**PAPA JOHN'S**

**ROYAL**  
RESTAURANT & LOBBY BAR

**City Incinerator**

**The Pet ADVOCATE**  
Spay-Neuter-Wellness

**Carl's Jr.**

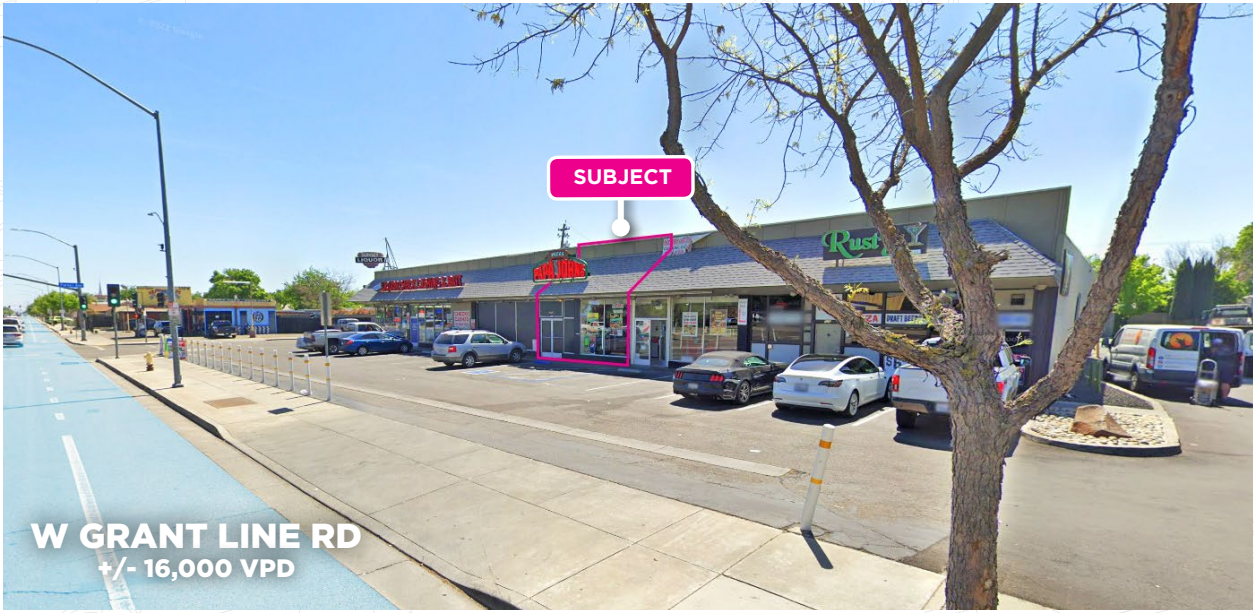
**Tacos al Carbon**

**Dulceria y fruteria la Familia**

**Season's FRESH**

**REDEMPTION ROAD**  
RESTAURANT, EQUIPMENT, SUPPLY





# THE BUILDING

Located at 318 W Grant Line Rd, Tracy, CA 95376, this commercial property is a prime opportunity for retail or restaurant use within the established Grant Line Plaza. This central urban location benefits from high visibility on a major thoroughfare and excellent regional connectivity. **Property & Location Highlights:** Strategic Positioning: Situated in Grant Line Plaza, a ~30,000 SF strip center. High Foot Traffic: Anchored by popular local businesses including Juanita's Mexican Market, which drives significant and consistent customer volume to the center. Versatile Zoning: The GHC (General Highway Commercial) zoning supports a wide range of uses, including retail, restaurant, professional office, or recreational services. Current Neighboring Tenants: Join a diverse mix of existing businesses such as Papa Johns Pizza, a veterinary clinic, auto repair shop, and a dance studio. Regional Connectivity & Demographics Major Arteries: Less than 2 km from Interstate 205, providing easy access for commuters and regional visitors traveling between the Central Valley and the Bay Area. Central Hub: Located approximately 1/4 mile east of Tracy Boulevard, one of the city's primary north-south thoroughfares. Growing Residential Base: Surrounded by established residential neighborhoods and newer high-density developments, including over 1,100 new apartments within a half-mile radius. Proximity to Key Retail: Minutes away from major national retailers like Costco, Super Walmart, and Home Goods, which act as regional draws. Market Appeal The property offers a turnkey-ready atmosphere for food service or retail operators looking to tap into Tracy's vibrant, family-friendly community. Its direct frontage on Grant Line Road ensures maximum brand exposure to a steady flow of local and commuter traffic.





# THE AREA

318 W Grant Line Road is located in a high-visibility commercial corridor in Tracy, CA, benefiting from proximity to major thoroughfares and a population of over 103,000. The area is zoned for commercial use, ideal for retail or restaurant ventures. The site is approximately 1/4 mile from Tracy Boulevard, one of the city's main arteries, and sits near the I-205 interchange, offering excellent regional access to neighboring residents and commuters.

## Property & Area Highlights

**Strategic Location:** Positioned on Grant Line Road, this property benefits from significant traffic flow and proximity to established retail hubs like the West Valley Mall and various power centers.

**Commercial Zoning:** The area typically falls under General Highway Commercial (GHC) or similar designations, supporting a wide range of retail, restaurant, and service-oriented businesses.

**Trade Area:** Tracy is a growing community with a 1.6% annual population increase. The location serves a dense residential base and acts as a connector between major urban centers and agricultural/regional routes.

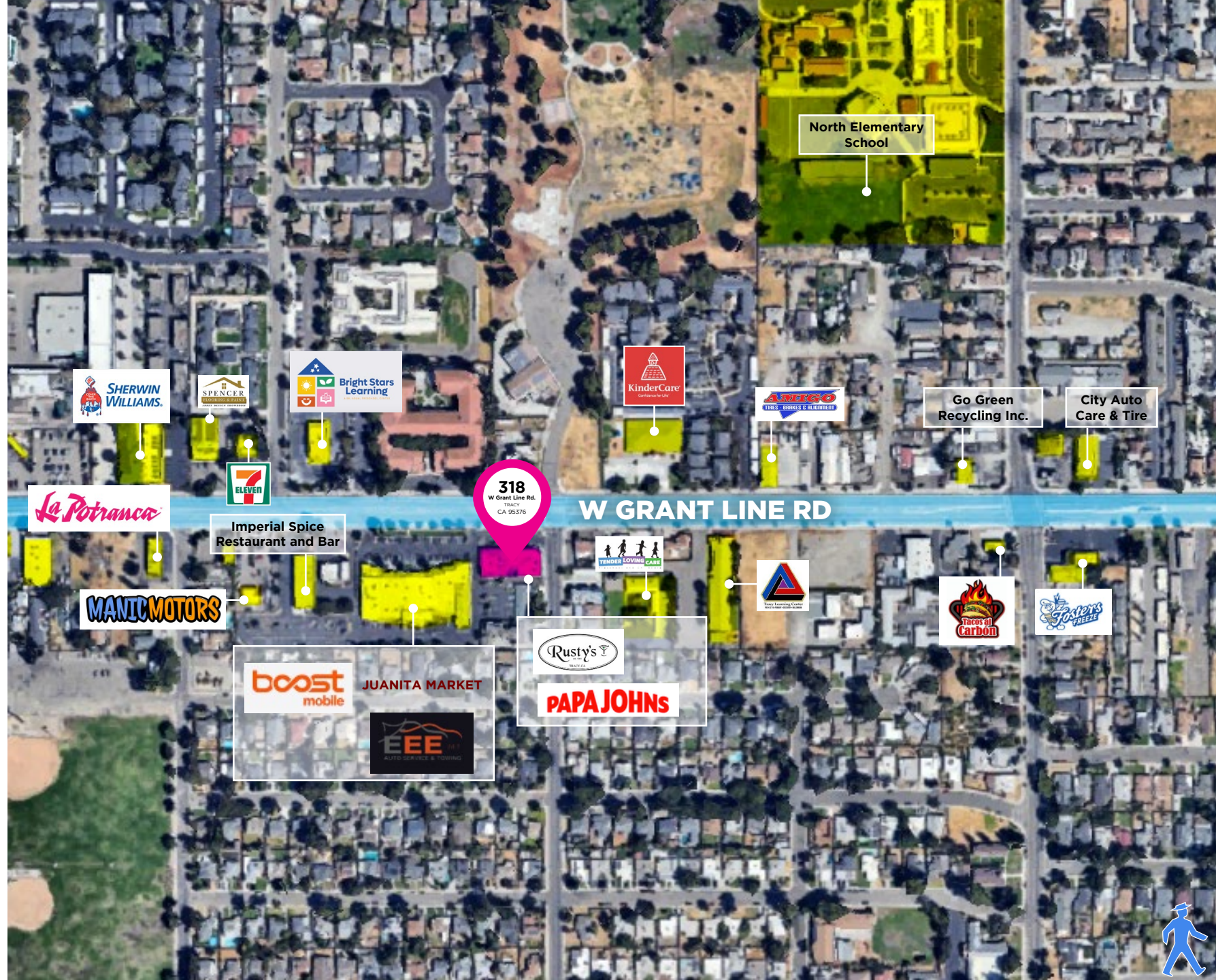
**Nearby Amenities:** The vicinity is highly active with a mix of national retailers (e.g., Target, Costco, Walmart) and local service providers, ensuring a steady stream of local foot and vehicle traffic.

## Market Context

The Tracy market is characterized by a strong retail trade sector. Property in this corridor often features:

**Accessibility:** Easy entry from major regional roads.

**Visibility:** High exposure to commuters heading toward the I-205 or through the city center.



North Elementary School

SHERWIN WILLIAMS

SPENCER

Bright Stars Learning

KinderCare

AMEGO

Go Green Recycling Inc.

City Auto Care & Tire

La Potranca

7 ELEVEN

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W GRANT LINE RD

TENDER LOVING CARE

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EEE

Rusty's

PAPAJOHNS

Early Learning Center

Tacos al Carbon

Foster's Freeze



# DEMOGRAPHICS

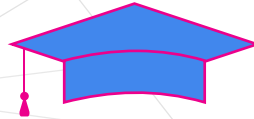
## CONSUMER SPENDING

3 miles Households

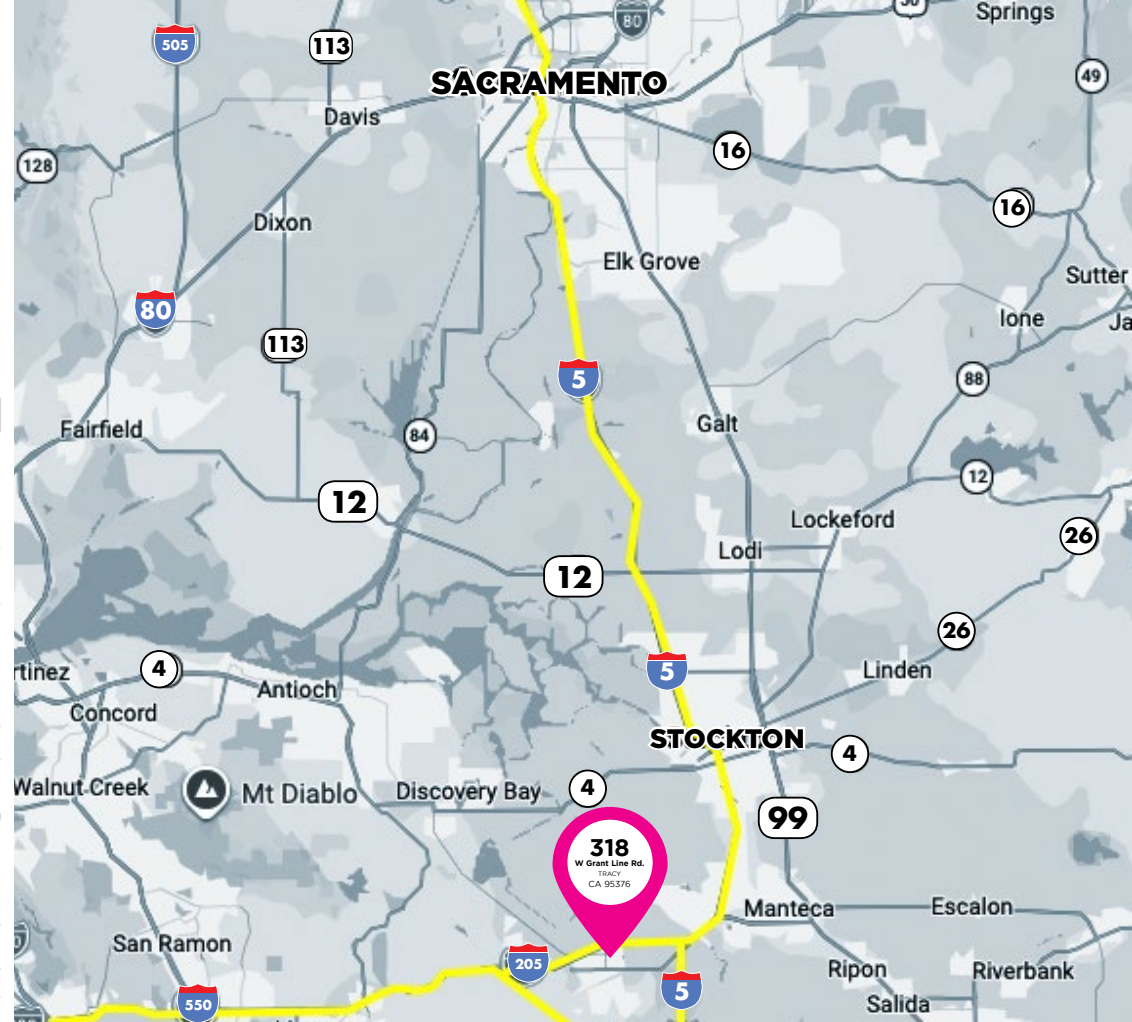


## EDUCATION

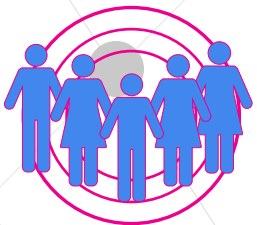
% Breakdown - 2025



- 35% Some College, No Degree
- 15% Bachelor's Degree
- 24% High School Graduate
- 6% Advanced Degree
- 14% Some High School, No Diploma
- 6% Associate Degree



## RESIDENT POPULATION



5 Mile 104,085

## TRAFFIC COUNT



-/+ 16,000 Vehicles Per Day

## HOUSEHOLD INCOME

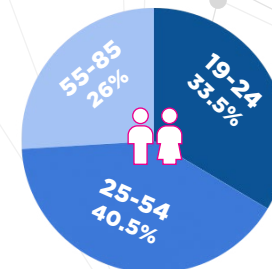


5 Mile Radius

Avg. Household Income	Count
< \$25K	2,044
\$25K - 50K	2,460
\$50K - 75K	3,625
\$75K - 100K	3,751
\$100K - 125K	4,557
\$125K - 150K	3,323
\$150K - 200K	4,972
\$200K+	6,393

## POPULATION BY AGE

3 Mile Radius



## TOTAL HOUSE HOLDS - 2025



2 mile	14,719
5 miles	31,125
10 miles	53,231



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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