

ANCHOR SPACE FOR LEASE

Part of the McKinley Village Shopping Center



2005 Tracy Boulevard | Tracy, CA

Property Features:

- Approximately 158,000 Square Foot Neighborhood Shopping Center
- Surrounded by Dense Residential Population and New Housing
- Located at High Traffic Intersection on Main Thoroughfare in Tracy

Demographics:

	1 Mile	2 Mile	3 Mile
Population	23,661	52,995	74,968
Avg HH Income	\$66,263	\$79,289	\$86,219

Location:

SWC Tracy Blvd. & Grant Line Rd.

Zoning:

Commercial, General (CG), City of Tracy

Traffic Counts:

Tracy Blvd	±17,647 ADT
Grant Line Rd	±24,000 ADT
Total	±41,647 ADT

Source: KSS Fuels, 2012



COMMERCIAL | RETAIL ASSOCIATES

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McKinley Village - Location Aerial



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Site Plan



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