

±2,408 SQ. FT. AVAILABLE BUILD-TO-SUIT MEDICAL OFFICE FOR LEASE

2955 NORTH CORRAL HOLLOW ROAD | TRACY, CALIFORNIA



COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com





SUITE 100 - ±2,408 SQ. FT. AVAILABLE

DEMOGRAPHICS (2017):	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,878	70,246	100,747
AVG. HOUSEHOLD INCOME	\$87,669	\$90,460	\$97,440

TRAFFIC COUNTS:

I-205 @ CORRAL HOLLOW ROAD - 82,000 ADT (2016)

GRANT LINE RD @ CORRAL HOLLOW ROAD - 31,344 ADT (2016)

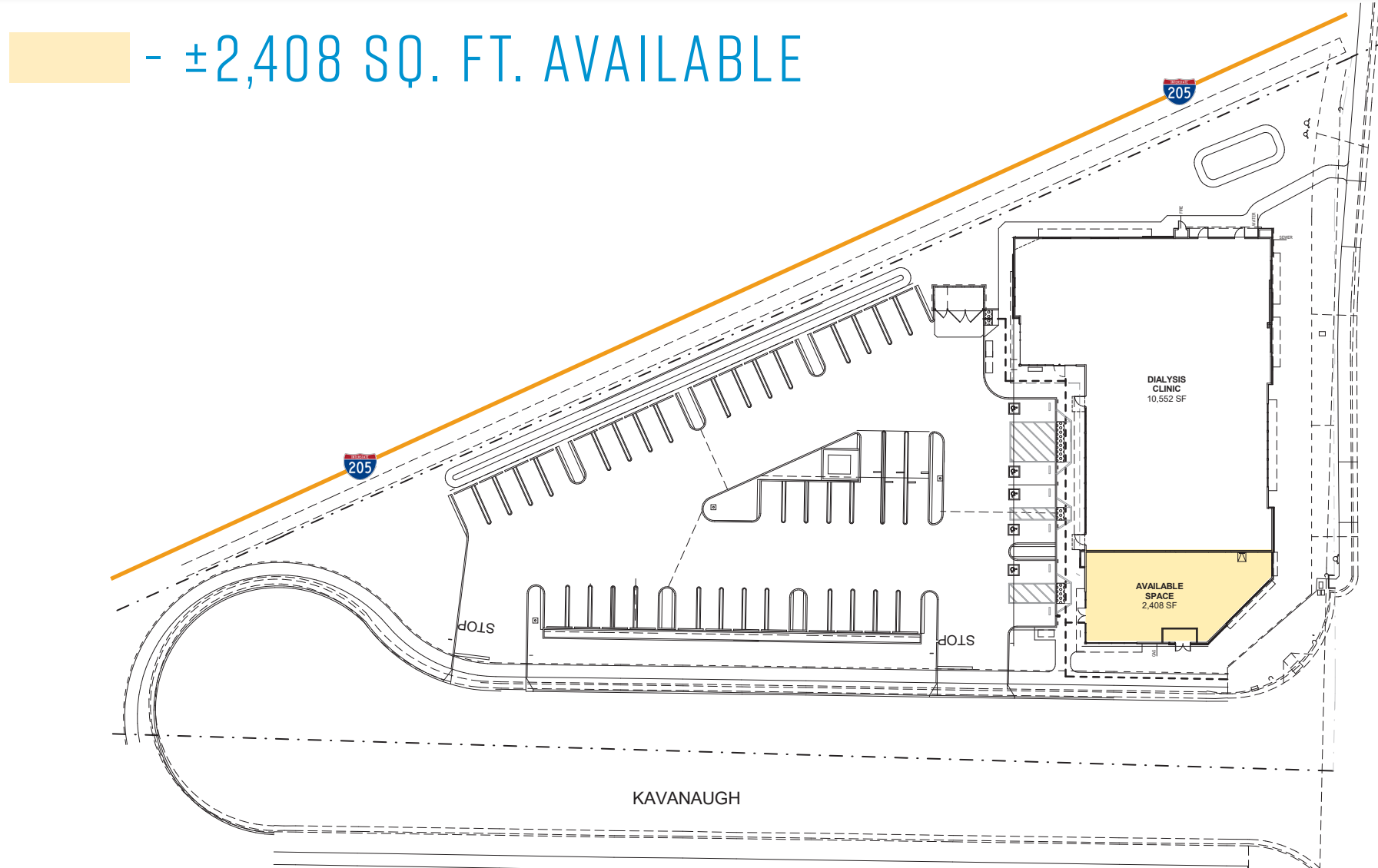
COLLIERS INTERNATIONAL
 3439 Brookside Rd, Suite 108
 Stockton, CA 95219
www.colliers.com



BUILD-TO-SUIT MEDICAL OFFICE FOR LEASE

2955 NORTH CORRAL HOLLOW ROAD | TRACY, CALIFORNIA

SUITE 100 - SITE PLAN



Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. although Colliers international has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2011 Colliers International

±2,408 SQ. FT. AVAILABLE BUILD-TO-SUIT MEDICAL OFFICE FOR LEASE

2955 NORTH CORRAL HOLLOW ROAD | TRACY, CALIFORNIA

PROPERTY SPECIFICATIONS

DESCRIPTION:

- GREAT NORTH CENTRAL TRACY LOCATION
- EASY AND CONVENIENT ACCESS TO INTERSTATE 205 AND INTERSTATE 5
- DAVITA DIALYSIS ON SITE, KAISER PERMANENTE WITHIN A QUARTER OF A MILE
- LOCATED WITHIN MEDICAL DISTRICT
- SAFE, PEDESTRIAN FRIENDLY CAMPUS-LIKE SETTING
- RETAIL SERVICES AND RESTAURANTS NEARBY
- PUBLIC TRANSPORTATION ON SITE
- ENERGY EFFICIENT BUILDING
- HVAC TONNAGE - TWO (2) FIVE TON UNITS
- POWER TO SPACE - 400 Amps

AMENITIES:

- BRAND NEW BUILDING CONSTRUCTED IN 2017
- HIGH VISIBILITY SIGNAGE
- FIBER OPTIC EXISTS THROUGHOUT
- CONVENIENT AT GRADE PARKING ON SITE
- ADA COMPLIANT PROPERTY
- PARKING RATIO: 5/1,000 SF
- DEDICATED PARKING AVAILABLE
- TENANT IMPROVEMENT PACKAGE AVAILABLE INCLUDING DESIGN-BUILD SERVICES
- ON SITE PROJECT SUPERINTENDENT



EXCLUSIVE BROKERS - OFFICE SERVICES TEAM:

ERICA FREY

ASSOCIATE VICE PRESIDENT
+1 209 475 5127 Direct
erica.frey@colliers.com
CA License No. 01870735

COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

