

INVESTMENT OPPORTUNITY

280 E. LARCH ROAD

TRACY | CALIFORNIA

NOT INCLUDED IN SALE

15 UNITS AVAILABLE FOR BULK SALE IN THE TRACY COMMERCE CENTER
CONCRETE TILT-UP MULTI-TENANT INDUSTRIAL BUILDING

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FRONT OF BUILDING



REAR OF BUILDING



OFFERING SUMMARY:

Colliers International is pleased to present a rare add-value opportunity in the Central Valley's fastest growing market. The opportunity consists of Fifteen (15) industrial condo units totaling $\pm 32,740$ square feet of the entire $\pm 37,800$ square foot, seventeen (17) unit concrete tilt-up condo project. The Tracy Commerce Center is a 100% occupied industrial condo project comprised of 15 month-to-month individual units ranging from $\pm 2,160$ - $\pm 2,500$ square feet. Each Tenant is paying a lease rate that is significantly lower than today's market rates. Each unit consists of a small office, one (1) restroom, one (1) 12' x 14' grade level door, warehouse lighting and a 200 amp, 3-phase power panel. The center offers freeway visibility from I-205 with an annual average daily traffic count of 112,000 cars.



280 E. LARCH ROAD | TRACY, CALIFORNIA

UNITS AVAILABLE FOR BULK SALE IN TRACY COMMERCE CENTER

PROPERTY FEATURES

- Available Sq. Ft.: ±32,740 Sq. Ft.
- Building Size: ±37,800 Sq. Ft.
- Lot Size: ±2.59 Acres
- Units: Fifteen (15) industrial condo units; individually metered
- Construction: Concrete tilt up
- Clear Height: 18' - 21'
- Sprinklers: Fully sprinklered & monitored
- Indoor Lighting: Fluorescent tube fixtures
- outdoor Lighting: 80w LED wall-pack & metal halide street parking lights
- Parking: 2.51 / 1,000
- Each Unit Includes: ±2,160 - ±2,500 Sq. Ft.
±345 - ±435 Sq. Ft Office
One (1) Restroom
One (1) 12' x 14' Grade Level Door
Air conditioning & Heating
200 Amp, 208 Volt,
3 Phase Power Panel



SUITE	BUSINESS NAME	SQUARE FOOTAGE	IN PLACE RENT		PROFORMA
			GROSS MONTHLY RENT (EXPENSES = \$0.0842 PSF)	NET MONTHLY RENT	NET MONTHLY RENT
101	All AM Machining	2,500 SF	\$1,430.00 (\$0.57 PSF)	\$1,220.00 (\$0.49 PSF)	\$1,875.00 (\$0.75 PSF)
102	All AM Machining	2,160 SF	\$1,236.00 (\$0.57 PSF)	\$1,054.00 (\$0.49 PSF)	\$1,620.00 (\$0.75 PSF)
103	PCMCI Solutions	2,160 SF	\$1,400.00 (\$0.65 PSF)	\$1,218.00 (\$0.56 PSF)	\$1,620.00 (\$0.75 PSF)
104	Clearwater Plumbing	2,160 SF	\$1,188.00 (\$0.55 PSF)	\$1,006.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
105	ClicksEZ	2,160 SF	\$1,600.50 (\$0.74 PSF)	\$1,465.74 (\$0.68 PSF)	\$1,620.00 (\$0.75 PSF)
106	Switch Easy	2,160 SF	\$1,188.00 (\$0.55 PSF)	\$1,006.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
107	Switch Easy	2,160 SF	\$1,188.00 (\$0.55 PSF)	\$1,006.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
108	Lambrequin	2,160 SF	\$1,300.00 (\$0.60 PSF)	\$1,118.00 (\$0.52 PSF)	\$1,620.00 (\$0.75 PSF)
109	eHomegoods	2,160 SF	\$1,600.50 (\$0.74 PSF)	\$1,465.74 (\$0.68 PSF)	\$1,620.00 (\$0.75 PSF)
110	Dog Bed 4 Less	2,160 SF	\$1,200.00 (\$0.56 PSF)	\$1,018.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
111	Dog Bed 4 Less	2,160 SF	\$1,200.00 (\$0.56 PSF)	\$1,018.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
112	Dog Bed 4 Less	2,160 SF	\$1,200.00 (\$0.56 PSF)	\$1,018.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
113	ACW	2,160 SF	\$1,200.00 (\$0.56 PSF)	\$1,018.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
114	Tru Furniture Group	2,160 SF	\$1,188.00 (\$0.55 PSF)	\$1,006.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
115	ACW	2,160 SF	\$1,200.00 (\$0.56 PSF)	\$1,018.00 (\$0.47 PSF)	\$1,620.00 (\$0.75 PSF)
TOTAL		32,740 SF	\$18,518.00 Gross	\$15,761.00 NET	\$24,555.00 NET
Annual net income			\$189,136.00 Net		\$294,660.00 Net
Purchase Price	PSF	TOTAL	CAP RATE	CAP RATE	
	\$150.00	\$4,911,000.00	3.85%	6.00%	
	\$140.00	\$4,583,600.00	4.13%	6.43%	
	\$130.00	\$4,256,200.00	4.44%	6.92%	
	\$120.00	\$3,928,800.00	4.81%	7.50%	



INVESTMENT OPPORTUNITY

280 E. LARCH ROAD

TRACY | CALIFORNIA



ARBOR AVENUE

SUBJECT PROPERTY
280 E. LARCH ROAD

E. LARCH ROAD

BAY AREA - LIVERMORE: 21.9 MILES

STOCKTON: 20.6 MILES

N. MACARTHUR DRIVE

N. TRACY BOULEVARD

