

# PROMONTORY STATION - PADS AND SHOPS COMING SOON!

FOR LEASE OR BUILD TO SUIT

SOUTHWEST CORNER OF INTERSTATE 205 & MOUNTAIN HOUSE PARKWAY, TRACY, CA

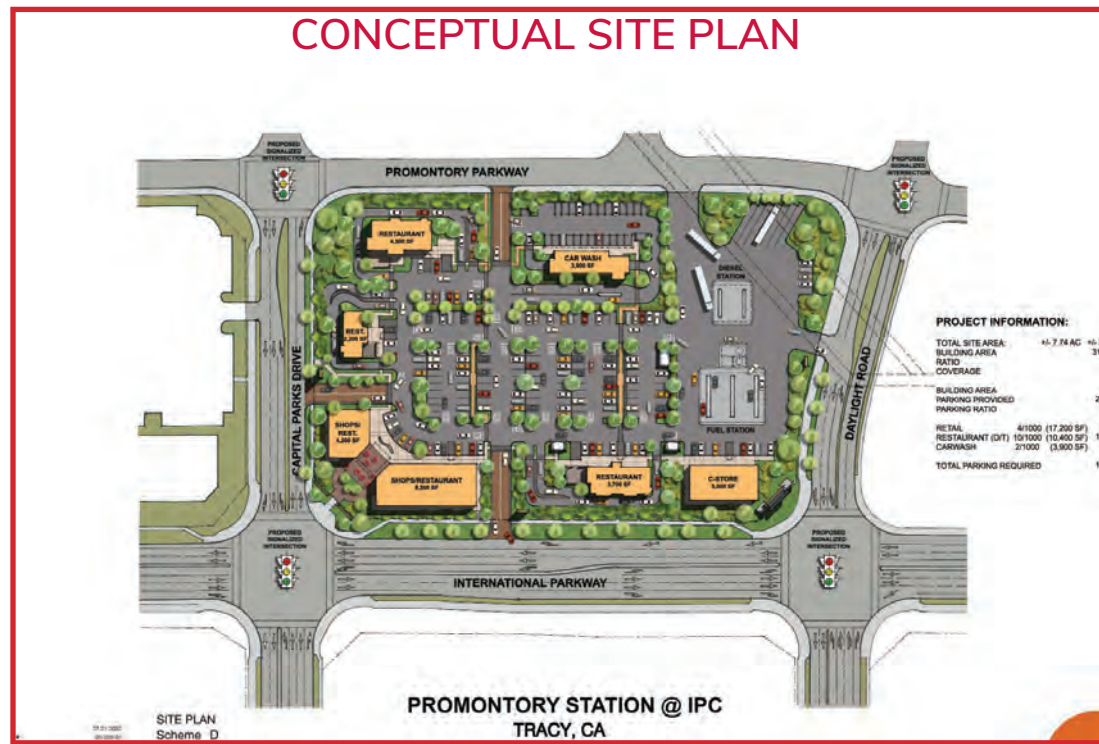


## LISTING DATA

**LOCATION:** Southwest corner of Interstate 205 & Mountain House Parkway  
**LOT SIZE:** 7.6± AC  
**ZONING:** Cordes Ranch Specific Plan - City of Tracy  
**COMMENTS:**

- Prime Highway Commercial Development proposed at Interstate 205 & Mountain House Parkway
- Located at the Gateway of Mountain House and a primary entrance into Prologis International Park of Commerce which will house 24 million square feet of industrial space at completion
- Mountain House trade area consists of over 15,000 residents (and growing) with no local retail services!
- Prologis IPC is a 1,800± Acre fully entitled masterplanned industrial/business park home to major employees including Amazon, Smuckers, Medline, Fed Ex and many others
- Freeway pylon signage available!

## CONCEPTUAL SITE PLAN



## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	5 MILE	10 MILES	15 MILES
Population:	43,059	111,638	221,686
Average HH			
Income:	\$139,062	\$122,603	\$130,461

### TRAFFIC COUNTS:

Interstate 205: 106,000± Cars ADT (2016)

## ECONOMIC DATA:

LEASE RATE: Call for pricing

## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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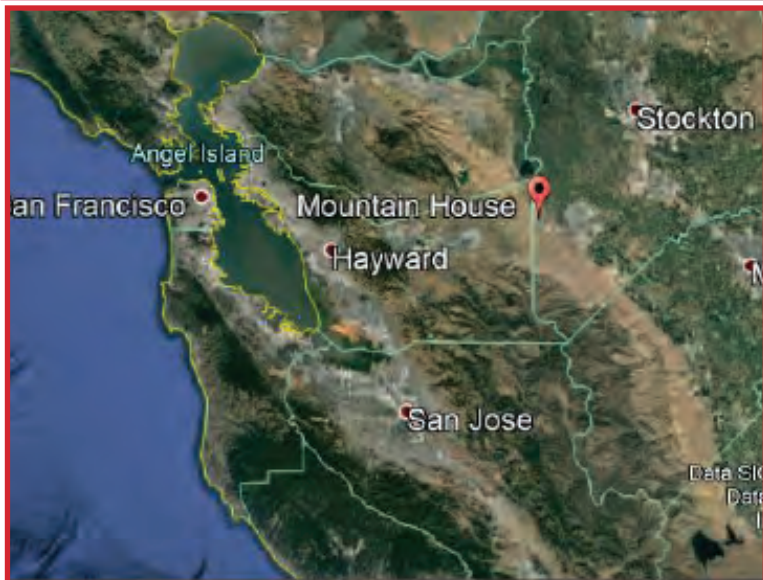
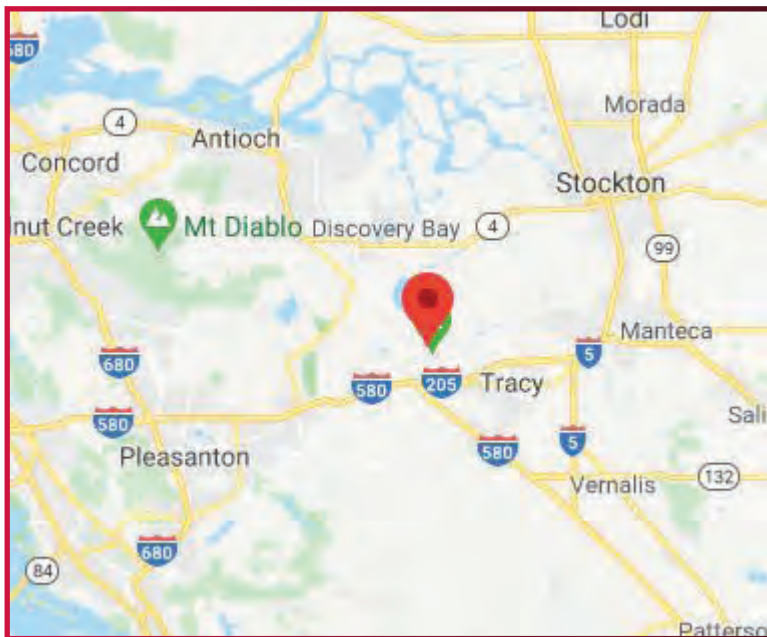




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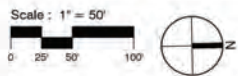


**PROJECT INFORMATION:**

TOTAL SITE AREA:	+/- 7.74 AC	+/- 337,052 SF
BUILDING AREA RATIO COVERAGE		31,500.00 SF 9.70 / 1 9.35 %
BUILDING AREA PARKING PROVIDED PARKING RATIO		31,500 SF 209 STALLS 6.63/1000
RETAIL	4/1000 (17,200 SF)	69 STALLS
RESTAURANT (D/T)	10/1000 (10,400 SF)	104 STALLS
CARWASH	2/1000 (3,900 SF)	9 STALLS
<b>TOTAL PARKING REQUIRED</b>		<b>182 STALLS</b>

## PROMONTORY STATION @ IPC TRACY, CA

SITE PLAN  
Scheme D



DATE: 07.21.2020  
MCG JOB #: 20.225.01

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of accuracy are made.