

# 4596 S TRACY BOULEVARD TRACY, CA

**100% LEASED**  
**SINGLE TENANT NET LEASE**  
**INVESTMENT OPPORTUNITY**

LISTING PRICE: \$6,277,000 | 5.80% CAP



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## Fully Leased, Office Building Investment Opportunity

Cushman & Wakefield and The Econic Company are pleased to offer an excellent opportunity to acquire 4596 S Tracy Boulevard (the "Property"), one of the primary frontage buildings located in the Edgewood Business Park. Situated on  $\pm 0.78$  acres, the property contains  $\pm 16,218$  square feet of fully leased space—commencing on June 1, 2023 by Valley Mountain Regional Center (the "Tenant").

The Property is located on the south end of the city of Tracy, surrounded by dense residential neighborhoods and adjacent to the ACE Park-N-Ride Station. The property offers access to main thoroughfares of Tracy from S Tracy Boulevard and close proximity to Interstate 580, 5, and 205.

### INVESTMENT OVERVIEW

|             |             |
|-------------|-------------|
| SALES PRICE | \$6,277,000 |
| PRICE/SF    | \$387.04    |
| CAP RATE    | 5.80%       |
| NOI         | \$363,932   |
| OCCUPANCY   | 100%        |
| LEASE TYPE  | NNN         |

### PROPERTY INFORMATION

|               |                   |
|---------------|-------------------|
| APN           | 248-030-200       |
| RENTABLE AREA | $\pm 16,218$ SF   |
| PARCEL SIZE   | $\pm 0.78$ Acres  |
| YEAR BUILT    | 2004              |
| ZONING        | Commercial Office |

### PROPERTY HIGHLIGHTS

- $\pm 16,218$  SF building office
- Excellent space conditions; multiple conference rooms/offices/break areas
- Large power/data/computer server capabilities
- Located adjacent to ACE Tracy Park-N-Ride Station
- Shared parking stalls within Edgewood Corporate Center
- Dense residential surrounding the subject property
- New residential developments in Southwest Tracy underway (Tracy Hills, Ellis, Regency)





Learn more at  
[vmrc.net](http://vmrc.net)

The mission of Valley Mountain Regional Center (VMRC) is to support people with developmental disabilities as they enrich their lives through choices and inclusion. VMRC is committed to securing quality, individualized services in collaboration with families and the community:

- Established in 1974
- Serves nearly 18,000 individuals with intellectual and developmental disabilities in Amador, Calaveras, San Andreas and Tuolumne Counties
- Employs over 500 staff across in four (4) offices
- Contracts with over 2,000 vendors
- Directed by a 21-member Board of Directors

| PREMISES & TERM    |  |
|--------------------|--|
| TENANT             | Valley Mountain Regional Center  |
| LEASE GUARANTY     | Corporate Guaranty   |
| LEASE TYPE         | NNN  |
| LEASE TERM         | 10 years, 3 months   |
| LEASE COMMENCEMENT | June 1, 2023   |
| LEASE EXPIRATION   | August 31, 2033  |
| OPTION PERIOD      | Two (2) five-year options to renew - base rent subject to FMV but no less than 103.5% of prior term's base rent at start of each option period; 3.5% annual increases thereafter |
| OCCUPIED SF        | ±16,218 SF   |

| RENT ROLL        |         |              |              |
|------------------|---------|--------------|--------------|
| BASE RENT        |         |              |              |
| DATE RANGE       | BASE/SF | MONTHLY RENT | ANNUAL RENT  |
| 6/1/23 - 8/31/23 | \$0     | \$0          | -            |
| 9/1/23 - 8/31/24 | \$1.87  | \$30,327.66  | \$363,931.92 |
| 9/1/24 - 8/31/25 | \$1.94  | \$31,389.13  | \$376,669.56 |
| 9/1/25 - 8/31/26 | \$2.00  | \$32,487.75  | \$389,853.00 |
| 9/1/26 - 8/31/27 | \$2.07  | \$33,624.82  | \$403,497.84 |
| 9/1/27 - 8/31/28 | \$2.15  | \$34,801.69  | \$417,620.28 |
| 9/1/28 - 8/31/29 | \$2.22  | \$36,019.75  | \$432,237.00 |
| 9/1/29 - 8/31/30 | \$2.30  | \$37,280.44  | \$447,365.28 |
| 9/1/30 - 8/31/31 | \$2.38  | \$38,585.25  | \$463,023.00 |
| 9/1/31 - 8/31/32 | \$2.46  | \$39,935.74  | \$479,228.88 |
| 9/1/32 - 8/31/33 | \$2.55  | \$41,333.49  | \$496,001.88 |

| EXPENSES             |  |
|----------------------|--|
| LANDLORD OBLIGATIONS | Landlord, subject to reimbursement, must keep in good order, condition, and repair the foundations, exterior walls, structure, roof, common areas, sprinklers, utility systems, and major repairs/replacement to HVAC. |
| TENANT OBLIGATIONS   | Tenant, at its sole expense, shall keep premises, utility installations, and alterations in good, order, condition and repair, including HVAC maintenance and repairs.   |
| TAXES                | Tenant   |
| INSURANCE            | Tenant   |
| UTILITIES            | Tenant   |
| CAM                  | Tenant pays prorata share of operating expenses, including management fee.   |















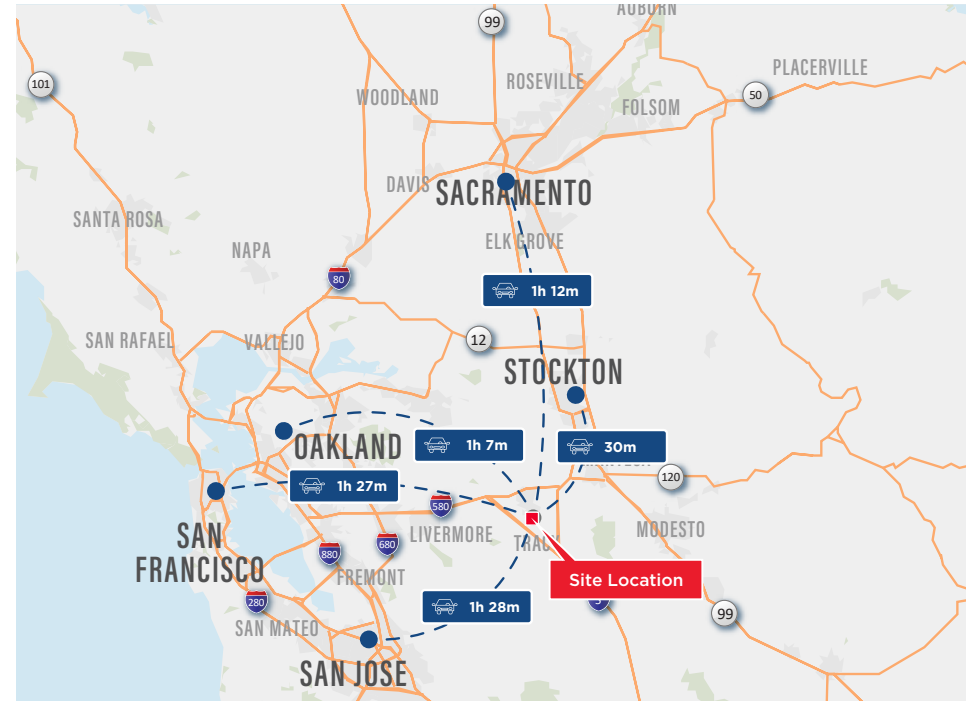
## TRACY, CALIFORNIA

Our strategic location is a theme that runs throughout our town's history, even as the country's emphasis has shifted from railroads to highways. Tracy is now centered in a triangle formed by the major interstates of 580, 205 and 5. Tracy is also conveniently situated just an hour from Sacramento, San Francisco and San Jose and just a few hours from Los Angeles. If it is recreation you seek, Tracy is also convenient to the Delta, Yosemite, Tahoe and the San Francisco Bay.

| POPULATION INFORMATION            |            |            |            |
|-----------------------------------|------------|------------|------------|
|                                   | 1 Mile     | 3 Miles    | 5 Miles    |
| 2022 POPULATION                   | 12,772     | 59,511     | 100,984    |
| 2022 DAYTIME POPULATION           | 9,708      | 47,026     | 93,400     |
| 5-YEAR EXPECTED POPULATION GROWTH | +3.4%      | +4.05%     | +4.35%     |
| MEDIAN RESIDENT AGE               | 32.1 Years | 33.8 Years | 33.7 Years |
| HOUSEHOLDS                        | 3,507      | 17,064     | 29,190     |
| MEDIAN HOME VALUE                 | \$518,619  | \$498,823  | \$487,097  |
| AVERAGE HOUSEHOLD INCOME          | \$140,434  | \$139,773  | \$129,730  |
| MEDIAN HOUSEHOLD INCOME           | \$111,152  | \$111,080  | \$102,875  |
| TOTAL BUSINESSES                  | 250        | 1,708      | 3,360      |
| TOTAL EMPLOYEES                   | 1,804      | 12,928     | 32,537     |

Information generated from location epicenter of 4596 S Tracy Blvd, Tracy, CA 95377

sources: cityoftracy.org, ESRI





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For more information, please contact:



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