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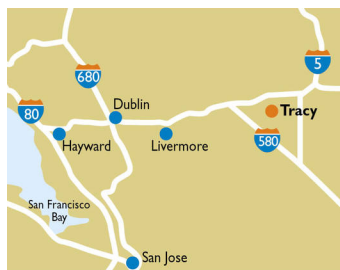
97,655 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,746	81,899	104,200
Households	5,818	24,292	30,981
Median HH Income (\$)	126,216	119,688	115,860

MAJOR TENANT(S)

Raley's
Wells Fargo
Starbucks



LOCATION

2550 S. Tracy Boulevard | Tracy, CA 95376

PROPERTY HIGHLIGHTS

- Anchored by Raley's newly designed "Fresh Market" concept
- Featuring Starbucks, Wells Fargo, Club Pilates, The Great Greek and Anytime Fitness
- Built in 2009, LEED certified with state-of-the-art energy management systems
- Tracy is the highest-income region in San Joaquin County and features the strongest-performing retail market
- More than 81,800 residents in the three-mile trade area with an average household income over \$139,400
- Positioned in the major growth area of Tracy

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@philliposedison.com



MORE INFO

www.philliposedison.com



RED MAPLE VILLAGE

2550 S. Tracy Boulevard | Tracy, CA 95376

SPACE	TENANT	SQ. FT.
Shad I	Kitchell Development	
1000	Raley's	57,372 SF
1110	Wells Fargo	4,523 SF
1120	Aldo's Gelateria	1,250 SF
1130	Subway	1,250 SF
1140	Supercuts	1,258 SF
1150	EyeBrow Art	1,254 SF
1160	Tracy Smiles	3,758 SF
2110	Mikasa Asian Bistro & Sushi	3,715 SF
2130	Sansar Indian Restaurant	1,883 SF
2140	Taqueria La Mexicana	2,631 SF
2150	Starbucks	1,799 SF
3100	The Great Greek	2,105 SF
3110	Club Pilates	1,600 SF
3120	Anytime Fitness	4,748 SF
4110	Affordable Pet Vet Clinic	2,411 SF
4120	Queen B Nails & Spa	1,839 SF
4130	Mathnasium	1,606 SF
4140	Round Table Pizza	2,653 SF
TOTAL SQ. FT.		97,655

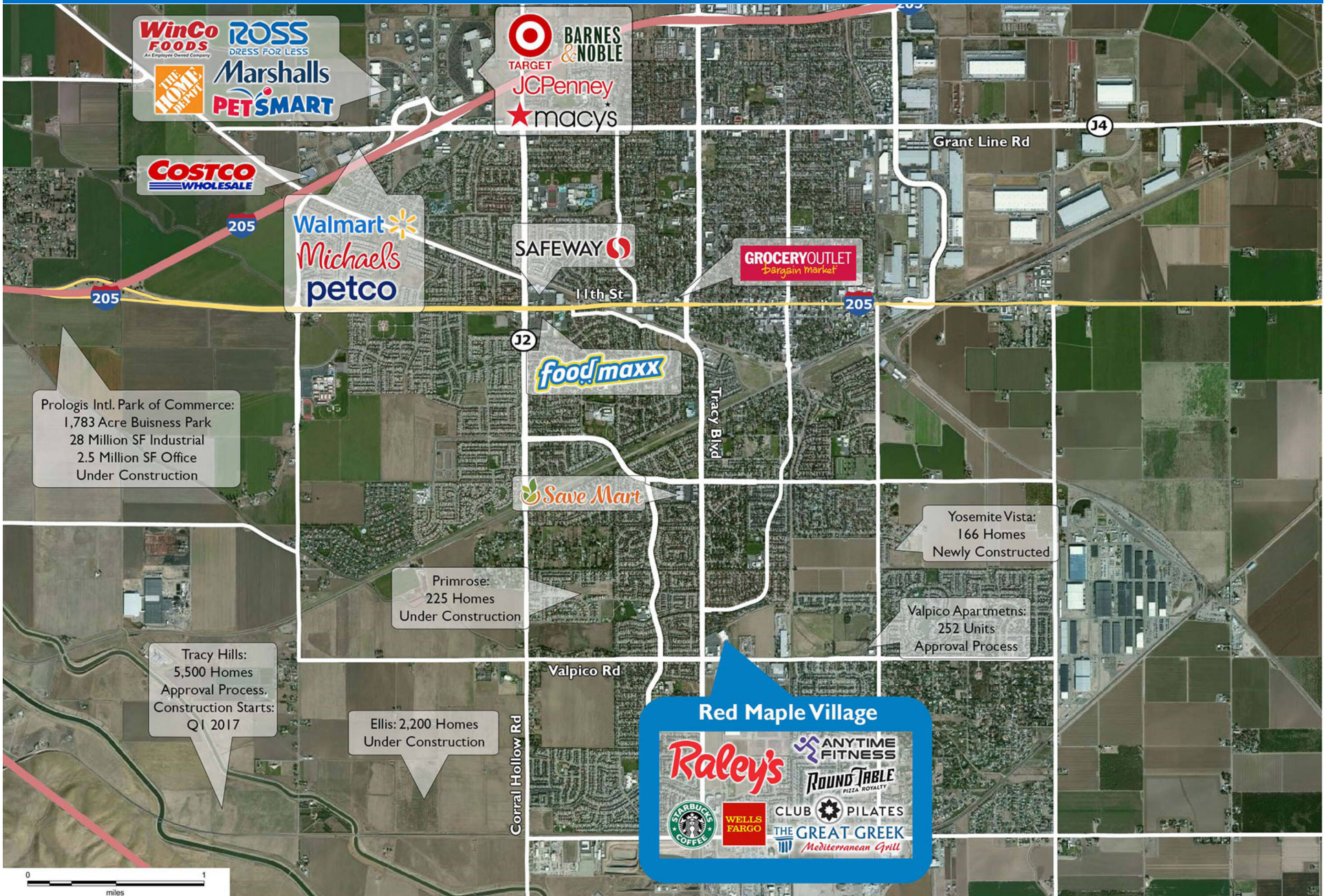
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

RED MAPLE VILLAGE

2550 S. Tracy Boulevard | Tracy, CA 95376



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 37.712235

Longitude: -121.432996

Red Maple Village Tracy, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	19,746	81,899	104,200
	2028 Projected Population	21,580	91,175	116,640
	2010 Census Population	17,145	71,748	88,579
	2000 Census Population	11,789	47,495	61,527
	1990 Census Population	3,951	28,273	38,746
	Historical Annual Growth 1990 to 2000	11.55%	5.32%	4.73%
	Historical Annual Growth 2000 to 2010	3.82%	4.21%	3.71%
	Estimated Annual Growth 2010 to 2023	1.03%	0.97%	1.19%
	Projected Annual Growth 2023 to 2028	1.79%	2.17%	2.28%
	Median Age	38.4	37.8	37.5
Households	Q4 2023 Estimated Households	5,818	24,292	30,981
	2028 Projected Households	6,336	26,899	34,492
	2010 Census Households	5,003	21,207	26,141
	2000 Census Households	3,525	14,809	19,117
	1990 Census Households	1,266	9,531	12,908
	Historical Annual Growth 1990 to 2000	10.78%	4.51%	4.01%
	Historical Annual Growth 2000 to 2010	3.56%	3.66%	3.18%
	Estimated Annual Growth 2010 to 2023	1.10%	0.99%	1.24%
	Projected Annual Growth 2023 to 2028	1.72%	2.06%	2.17%
	Population per Household	3.39	3.36	3.35
Population by Race	White	33.0%	28.2%	28.0%
	Black or African American	7.4%	5.8%	5.7%
	Asian & Pacific Islander	19.7%	20.1%	20.0%
	Other Races	8.0%	7.3%	7.0%
	Hispanic Population	31.9%	38.5%	39.3%
Income	Average Household Income	\$148,044	\$139,483	\$135,871
	Median Household Income	\$126,216	\$119,688	\$115,860
	Per Capita Income	\$43,623	\$41,432	\$40,469
Education (Age 25+)	Elementary	7.2%	8.6%	8.8%
	Some High School	5.6%	7.0%	7.1%
	High School Graduate	24.3%	24.4%	25.2%
	Some College	23.5%	25.1%	24.6%
	Associates Degree Only	12.5%	9.9%	10.0%
	Bachelors Degree Only	20.0%	18.6%	17.9%
	Graduate Degree	6.9%	6.4%	6.5%
Business	Number of Businesses	267	1,986	2,747
	Total Number of Employees	3,328	27,153	39,727
	Employees per Business	12.44	13.67	14.46
	Residential Population per Business	73.83	41.23	37.93

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.