



# TRACY HILLS

## COMMERCE CENTER

I-580 & S. CORRAL HOLLOW ROAD  
TRACY, CA 95377

## LEASE-SALE-BTS

±1.7 MILLION SF ON ±97.35 ACRES  
PHASE 1 - 618,291 SF - PERMIT READY

[www.tracyhillscommercecenter.com](http://www.tracyhillscommercecenter.com)



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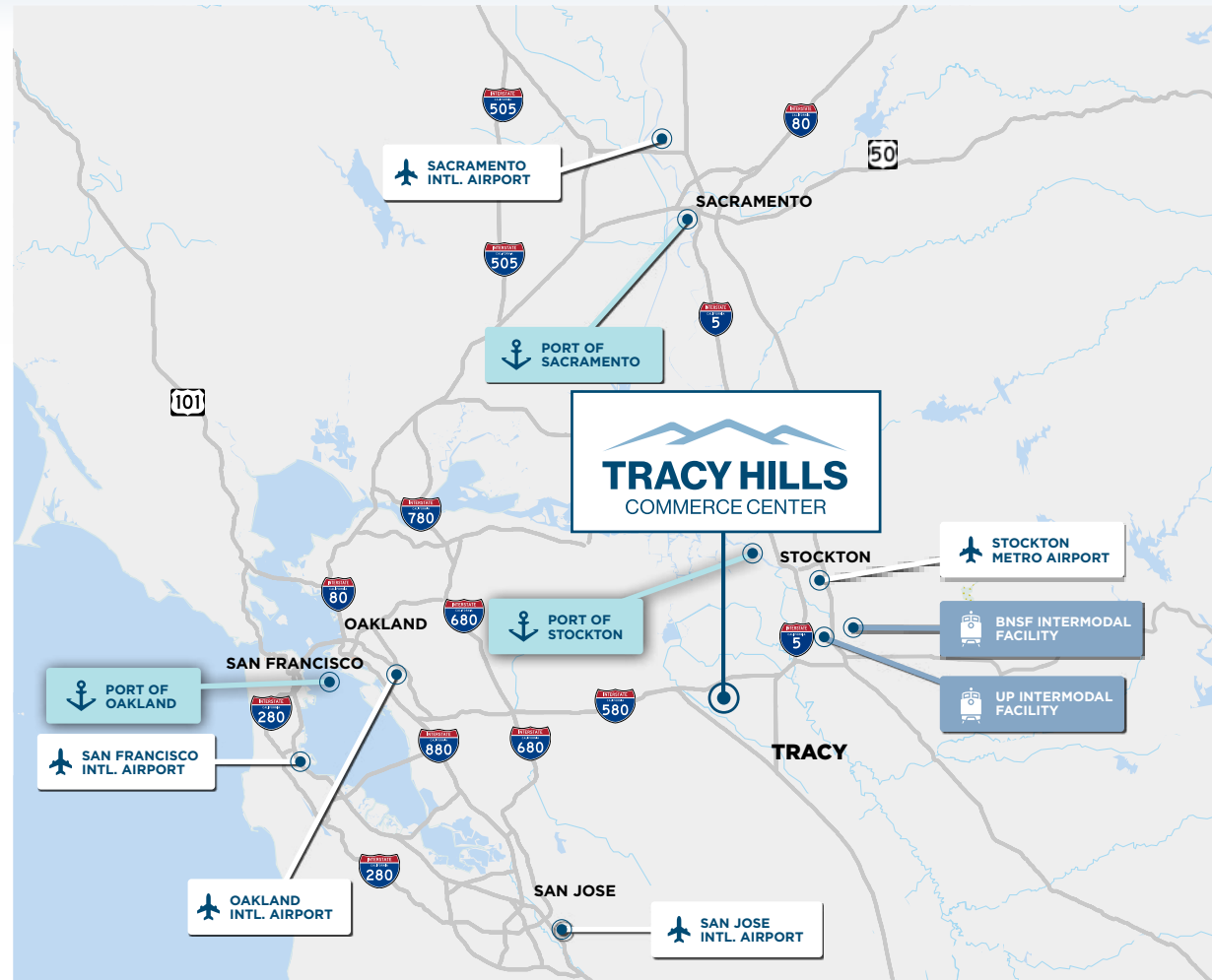
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# TRACY HILLS

COMMERCE CENTER

- Fully entitled, master-planned industrial campus located in Tracy, CA
- 97.35 acres with direct access to I-580 via Corral Hollow Road and immediate connectivity to I-205 and I-5
- Efficient access to the Bay Area, Port of Oakland and Sacramento
- Ideal for manufacturing, distribution, logistics, and e-commerce
- Located in a high-growth Northern California industrial market with a strong labor pool
- **Buildings for Lease, Sale or BTS**



Central, High-  
Connectivity Location



Strong Regional  
Labor Pool



Class A  
Industrial Design



Multi-Tenant  
Flexibility

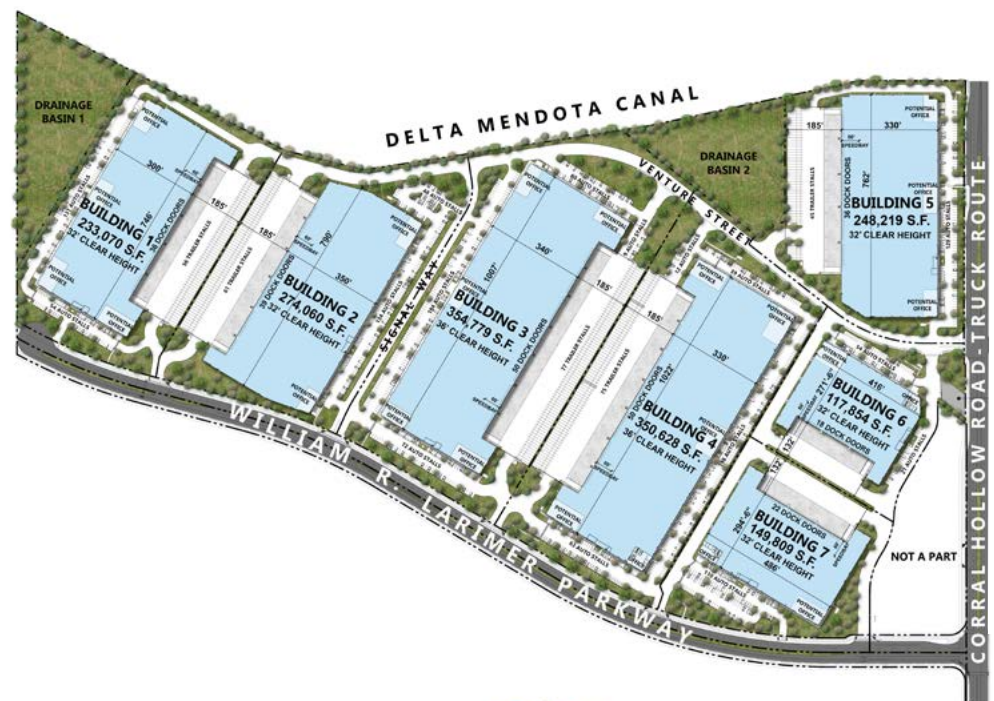


Advanced Manufacturing  
Ready



LEED Certified  
Sustainable Design

# MASTER PLANNED COMMERCE PARK



## TRANSPORTATION & ACCESS

### Regional Freeway Connectivity

Direct access to **I-580** via **Corral Hollow Road** with immediate connectivity to **I-205** and **I-5**, supporting efficient inbound/outbound logistics and employee access.



## FULLY ENTITLED, SHOVEL-READY

### Master-Planned Industrial Business Park

Fully entitled development allowing for accelerated delivery timelines.



## ON-SITE INFRASTRUCTURE & UTILITIES

### Robust Utility Infrastructure

**Power, water, sewer, storm drainage, and telecommunications** designed to support logistics and advanced manufacturing users.



## PHASED DEVELOPMENT FLEXIBILITY

### Phased Build-Out Capability

Thoughtful phasing enables near-term occupancy while preserving long-term expansion optionality across the 97.35-acre campus.



## TRUCK & CIRCULATION DESIGN

### Efficient Internal Circulation

Wide internal roadways, optimized truck courts, and four signalized intersections designed for truck circulation and operational efficiency.



## SUSTAINABLY DESIGNED BUILDINGS

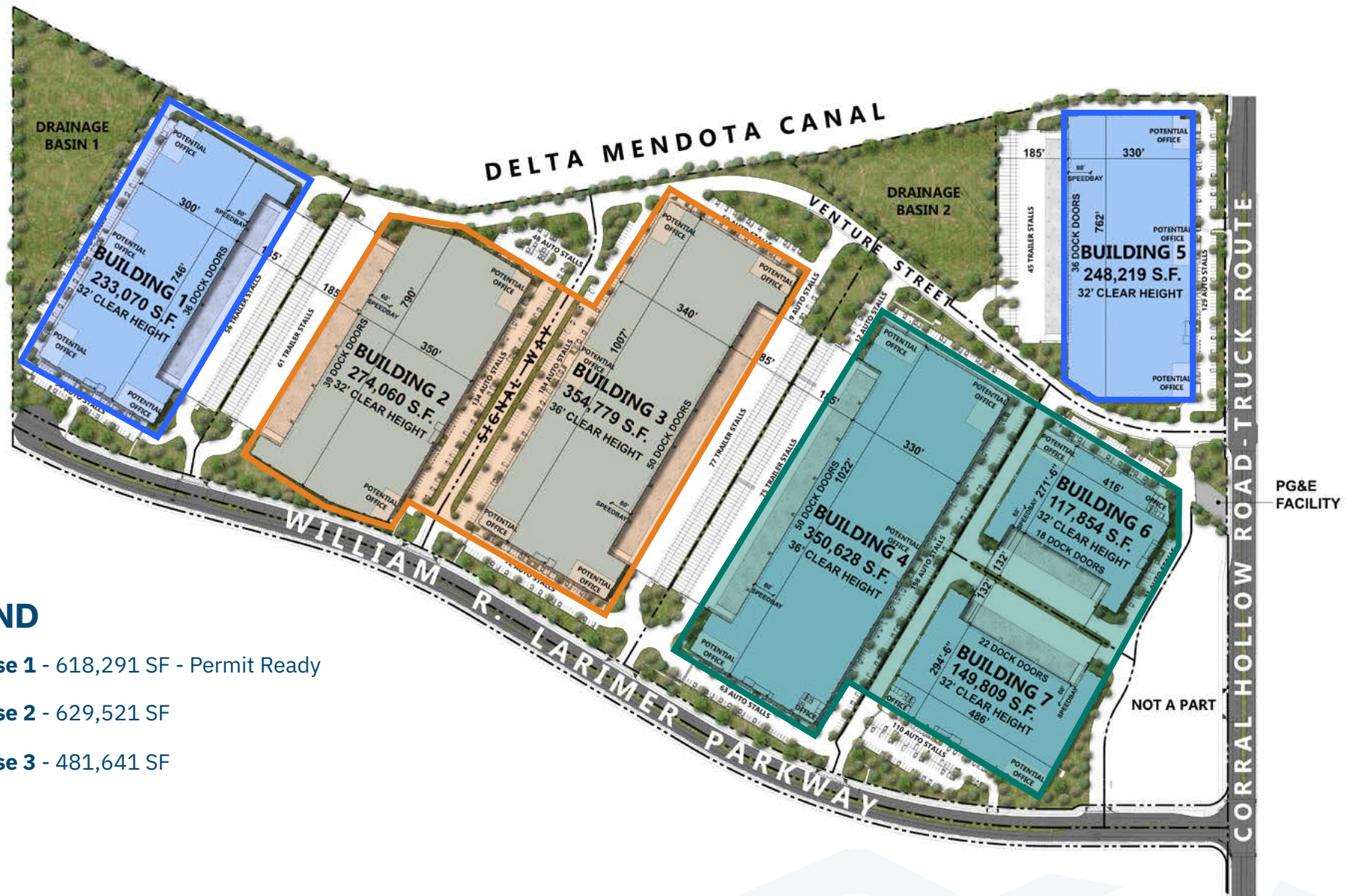
### Environmentally Focused Project Design

Integrated stormwater management, landscape buffers, conduit for future truck chargers and energy-conscious planning in a **LEED Certified buildings**.



# MASTER SITE PLAN

BUILDING SIZES RANGING FROM ±118K TO ±355K SF



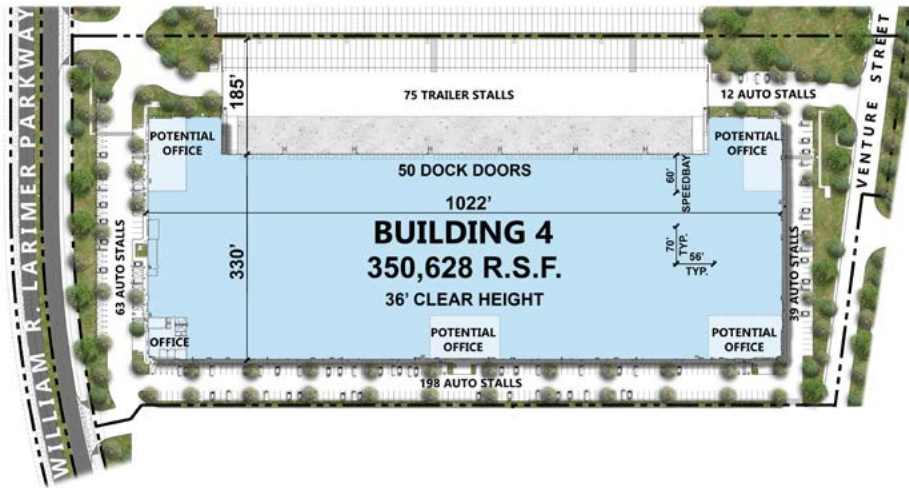
## LEGEND

- Phase 1 - 618,291 SF - Permit Ready
- Phase 2 - 629,521 SF
- Phase 3 - 481,641 SF

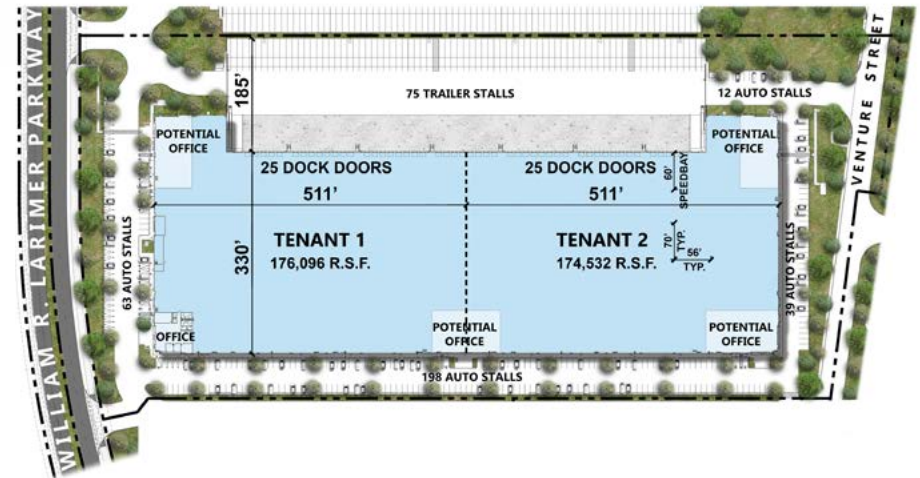


# PHASE 1 | BUILDING 4 | ±350,628 SF

## SINGLE-TENANT PLAN



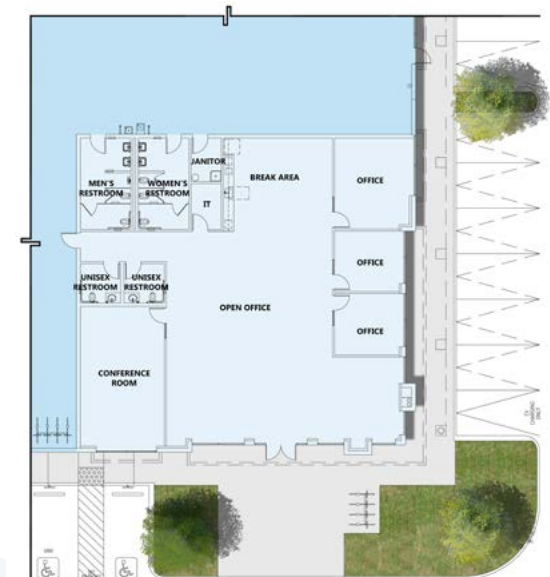
## MULTI-TENANT PLAN



## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

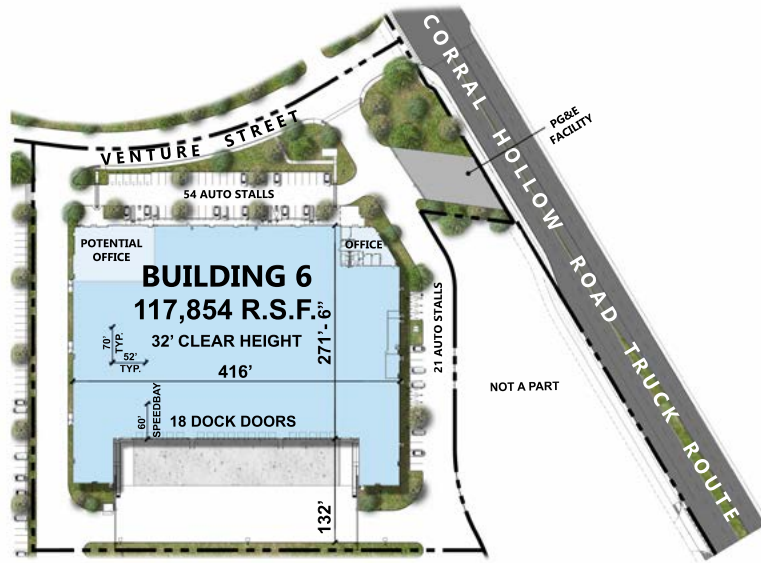
|                       |                                                                           |                   |                                                                                                 |
|-----------------------|---------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------|
| OFFICE SF             | 4,340 SF                                                                  | SPEED BAYS        | 60'                                                                                             |
| CLEAR HEIGHT          | 36'                                                                       | AUTO PARKING      | 312                                                                                             |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 75                                                                                              |
| POWER                 | 4,000 AMP SERVICE                                                         | TRUCK COURT       | 185'                                                                                            |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                                               |
| COLUMN SPACING        | 56' X 70'                                                                 | DOCK-HIGH DOORS   | 50 INSULATED-SECTIONAL LIFTS                                                                    |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | 45K LB MECHANICAL PIT LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

## OFFICE FLOOR PLAN

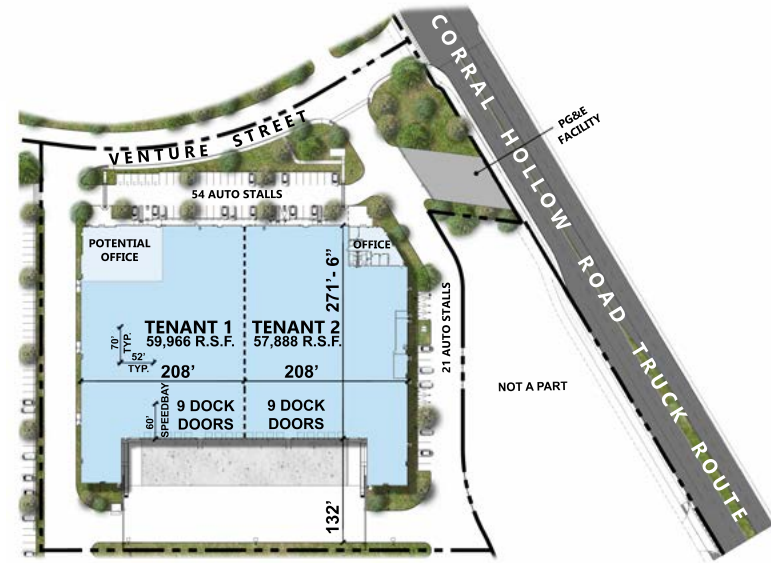


# PHASE 1 | BUILDING 6 | ±117,854 SF

## SINGLE-TENANT PLAN



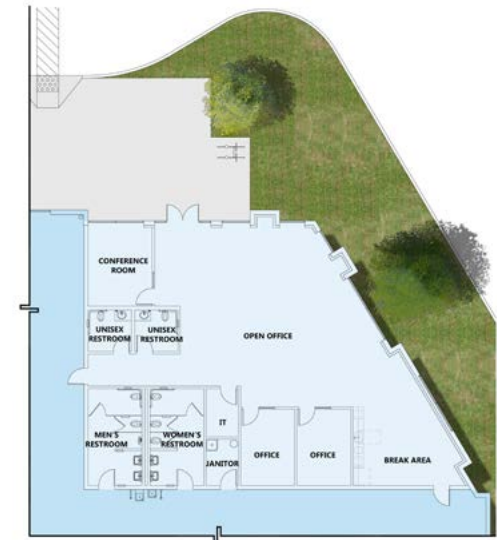
## MULTI-TENANT PLAN



## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

|                       |                                                                           |                   |                                                                                             |
|-----------------------|---------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------|
| OFFICE SF             | 2,915 SF                                                                  | SPEED BAYS        | 60'                                                                                         |
| CLEAR HEIGHT          | 32'                                                                       | AUTO PARKING      | 75                                                                                          |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 0                                                                                           |
| POWER                 | 2,500 AMP SERVICE                                                         | TRUCK COURT       | 132'                                                                                        |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                                           |
| COLUMN SPACING        | 52X70                                                                     | DOCK-HIGH DOORS   | 18 INSULATED-SECTIONAL LIFTS                                                                |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | 35K LB MECHANICAL LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

## OFFICE FLOOR PLAN

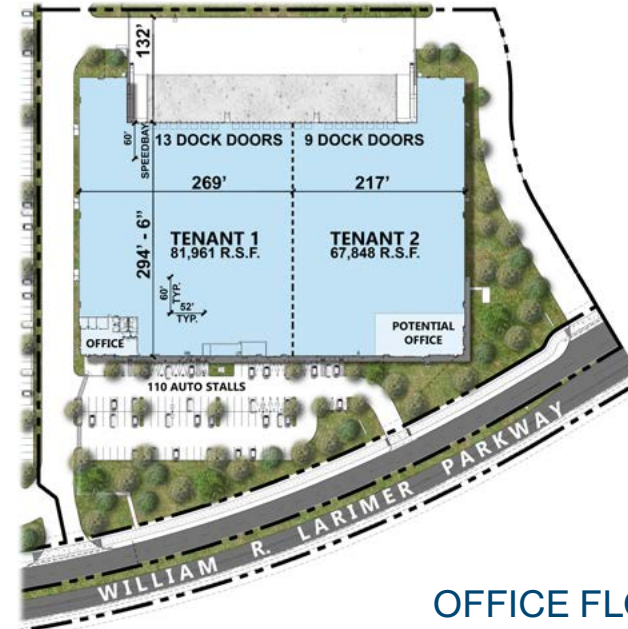


# PHASE 1 | BUILDING 7 | ±149,809 SF

## SINGLE-TENANT PLAN



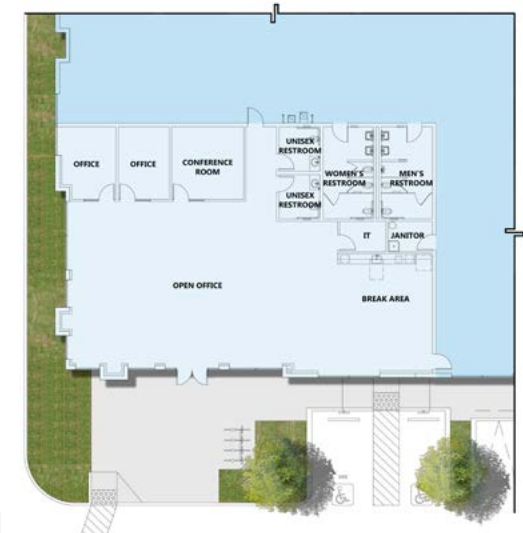
## MULTI-TENANT PLAN



## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

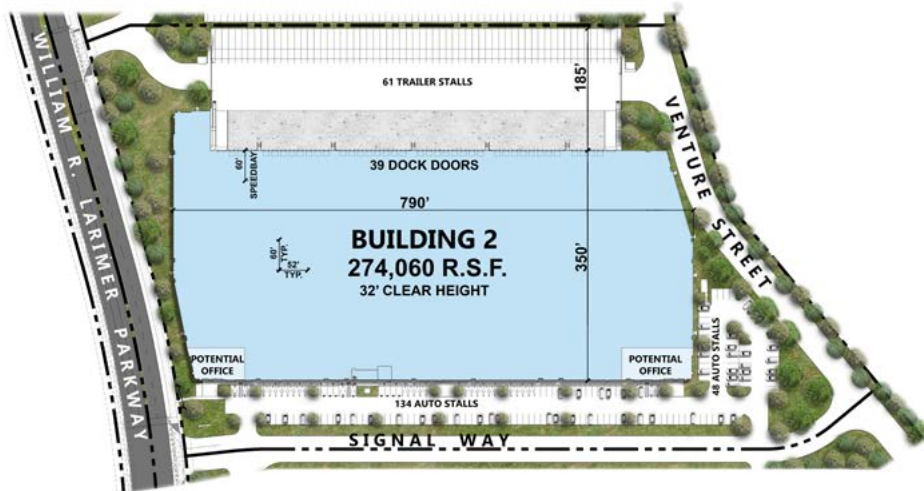
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|-----------------------|---------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------|
| OFFICE SF             | 3,527 SF                                                                  | SPEED BAYS        | 60'                                                                                             |
| CLEAR HEIGHT          | 32'                                                                       | AUTO PARKING      | 110                                                                                             |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 0                                                                                               |
| POWER                 | 2,500 AMP SERVICE                                                         | TRUCK COURT       | 132'                                                                                            |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                                               |
| COLUMN SPACING        | 52X60                                                                     | DOCK-HIGH DOORS   | 22 INSULATED-SECTIONAL LIFTS                                                                    |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | 35K LB MECHANICAL PIT LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

## OFFICE FLOOR PLAN

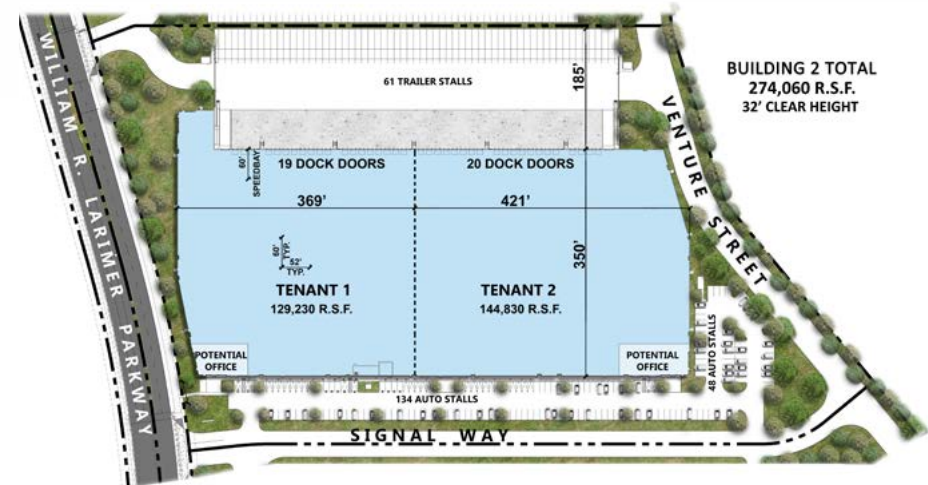


# PHASE 2 | BUILDING 2 | ±274,060 SF

## SINGLE-TENANT PLAN



## MULTI-TENANT PLAN



## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

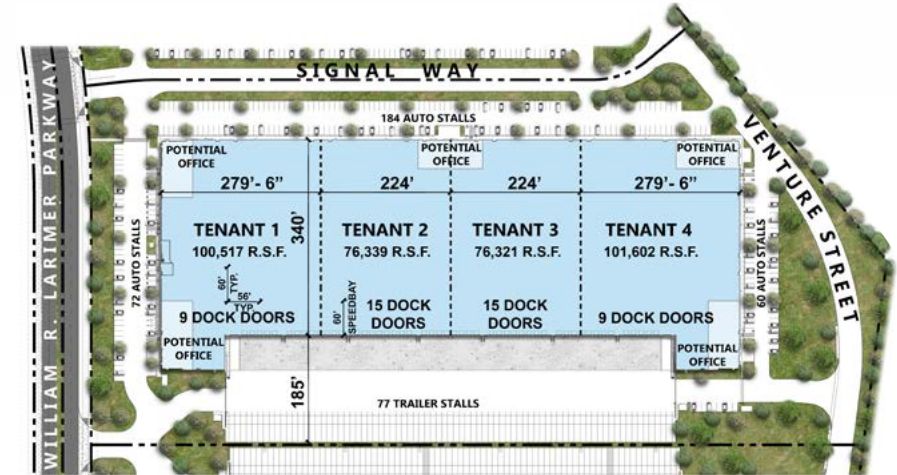
|                       |                                                                           |                   |                                                                      |
|-----------------------|---------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------|
| OFFICE SF             | BTS                                                                       | SPEED BAYS        | 60'                                                                  |
| CLEAR HEIGHT          | 32'                                                                       | AUTO PARKING      | 182                                                                  |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 61                                                                   |
| POWER                 | TO SUIT                                                                   | TRUCK COURT       | 185'                                                                 |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                    |
| COLUMN SPACING        | 52X60                                                                     | DOCK-HIGH DOORS   | 39 INSULATED SECTIONAL LIFTS                                         |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

# PHASE 2 | BUILDING 3 | ±354,779 SF

## SINGLE-TENANT PLAN



## MULTI-TENANT PLAN

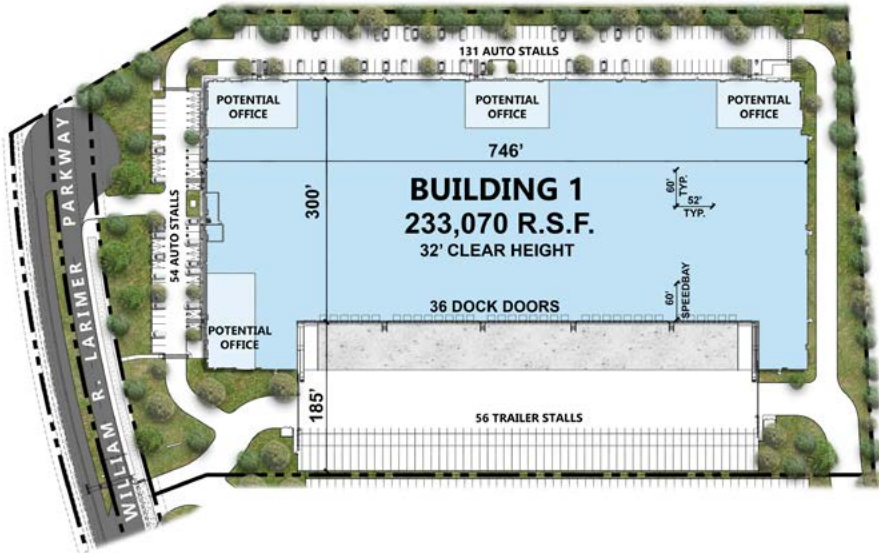


## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

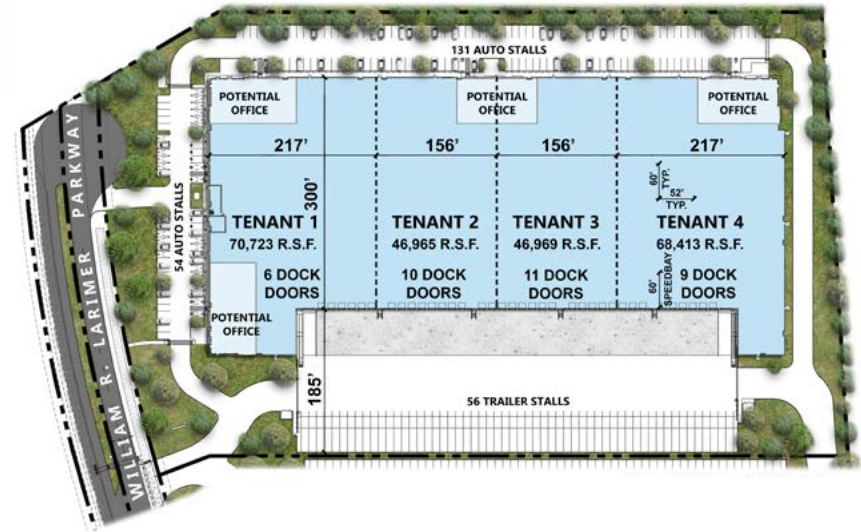
|                       |                                                                           |                   |                                                                      |
|-----------------------|---------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------|
| OFFICE SF             | BTS                                                                       | SPEED BAYS        | 60'                                                                  |
| CLEAR HEIGHT          | 36'                                                                       | AUTO PARKING      | 316                                                                  |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 77                                                                   |
| POWER                 | TO SUIT                                                                   | TRUCK COURT       | 185'                                                                 |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                    |
| COLUMN SPACING        | 56X60                                                                     | DOCK-HIGH DOORS   | 50 INSULATED SECTIONAL LIFTS                                         |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

# PHASE 3 | BUILDING 1 | ±233,070 SF

## SINGLE-TENANT PLAN



## MULTI-TENANT PLAN

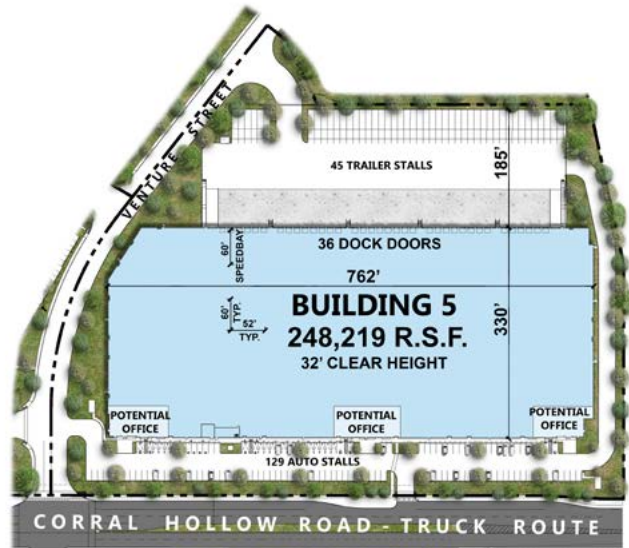


## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

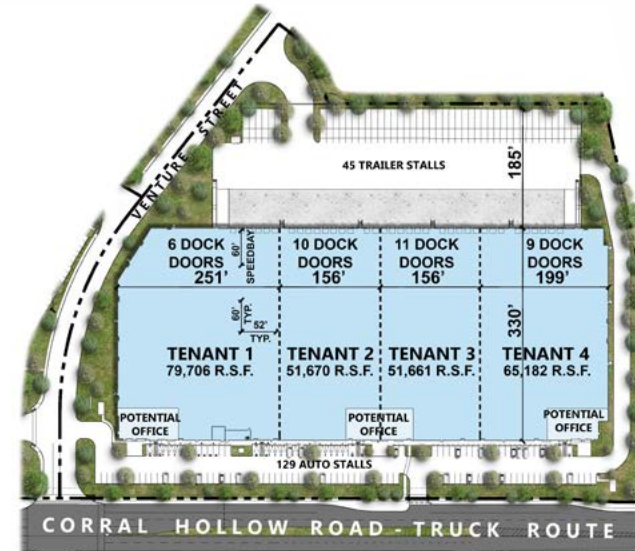
|                       |                                                                           |                   |                                                                      |
|-----------------------|---------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------|
| OFFICE SF             | BTS                                                                       | SPEED BAYS        | 60'                                                                  |
| CLEAR HEIGHT          | 32'                                                                       | AUTO PARKING      | 185                                                                  |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 56                                                                   |
| POWER                 | TO SUIT                                                                   | TRUCK COURT       | 185'                                                                 |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                    |
| COLUMN SPACING        | 52X60                                                                     | DOCK-HIGH DOORS   | 36 INSULATED SECTIONAL LIFTS                                         |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

# PHASE 3 | BUILDING 5 | ±248,219 SF

## SINGLE-TENANT PLAN



## MULTI-TENANT PLAN



## BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

|                       |                                                                           |                   |                                                                      |
|-----------------------|---------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------|
| OFFICE SF             | BTS                                                                       | SPEED BAYS        | 60'                                                                  |
| CLEAR HEIGHT          | 32'                                                                       | AUTO PARKING      | 129                                                                  |
| SPRINKLERS            | ESFR                                                                      | TRAILER PARKING   | 45                                                                   |
| POWER                 | TO SUIT                                                                   | TRUCK COURT       | 185'                                                                 |
| LIGHTING              | 28 FC @ 3' AFF WITH 20' WHIPS                                             | GRADE LEVEL DOORS | 2                                                                    |
| COLUMN SPACING        | 52X60                                                                     | DOCK-HIGH DOORS   | 36 INSULATED SECTIONAL LIFTS                                         |
| INTERIOR IMPROVEMENTS | R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR | DOCK EQUIPMENT    | MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR |

# IN GOOD COMPANY

SURROUNDED BY ESTABLISHED MANUFACTURING,  
DISTRIBUTION, AND E-COMMERCE LEADERS



Tracy Hills Commerce Center is positioned within one of Northern California's leading industrial corridors, home to major occupiers including Amazon, Costco, FedEx, Safeway, Best Buy, and Pepsi. These companies have selected Tracy for its strategic location, workforce availability, and exceptional transportation access.

The market's strong concentration of established users supports distribution, advanced manufacturing, and e-commerce operations while reinforcing the area's stability, proximity to Silicon Valley, and long-term growth potential.



# WORKFORCE ACCESS & COMMUTE ADVANTAGE



Located along the I-580/I-205/I-5 corridor, Tracy Hills Commerce Center provides industrial users access to a multi-county labor shed, allowing employers to recruit from both the Central Valley and East Bay. This connectivity significantly expands workforce availability for large-scale distribution, e-commerce, and advanced manufacturing operations.

## INDUSTRIAL LABOR ALIGNMENT

The local workforce is well aligned with Tracy Hills Commerce Center industrial positioning, with strong experience in:

- Distribution and warehousing
- Transportation and logistics
- E-commerce and fulfillment
- Advanced manufacturing and assembly

These skill sets support efficient staffing, rapid operational ramp-up, and long-term scalability.

## COST EFFICIENCY & EMPLOYEE RETENTION

Compared to Bay Area markets, Tracy offers a meaningful cost-of-living advantage, supporting improved employee retention and reduced wage pressure. This affordability continues to drive eastward workforce migration, reinforcing long-term labor stability for Tracy Hills Commerce Center occupiers.

| DEMOGRAPHICS:           |                                                                            |
|-------------------------|----------------------------------------------------------------------------|
| SUMMARY                 | SAN JOAQUIN VALLEY<br>(2025 REGIONAL DEMOGRAPHICS)<br>METRIC 2025 ESTIMATE |
| TOTAL POPULATION        | ≈ 3.4–3.6 MILLION                                                          |
| TOTAL HOUSEHOLDS        | ≈ 1.1–1.3 MILLION<br>(DERIVED REGIONAL ESTIMATE)                           |
| MEDIAN HOUSEHOLD INCOME | ≈ \$62K – \$74K                                                            |
| MEDIAN AGE              | ≈ 34–36 YEARS                                                              |

## WHY TRACY HILLS?

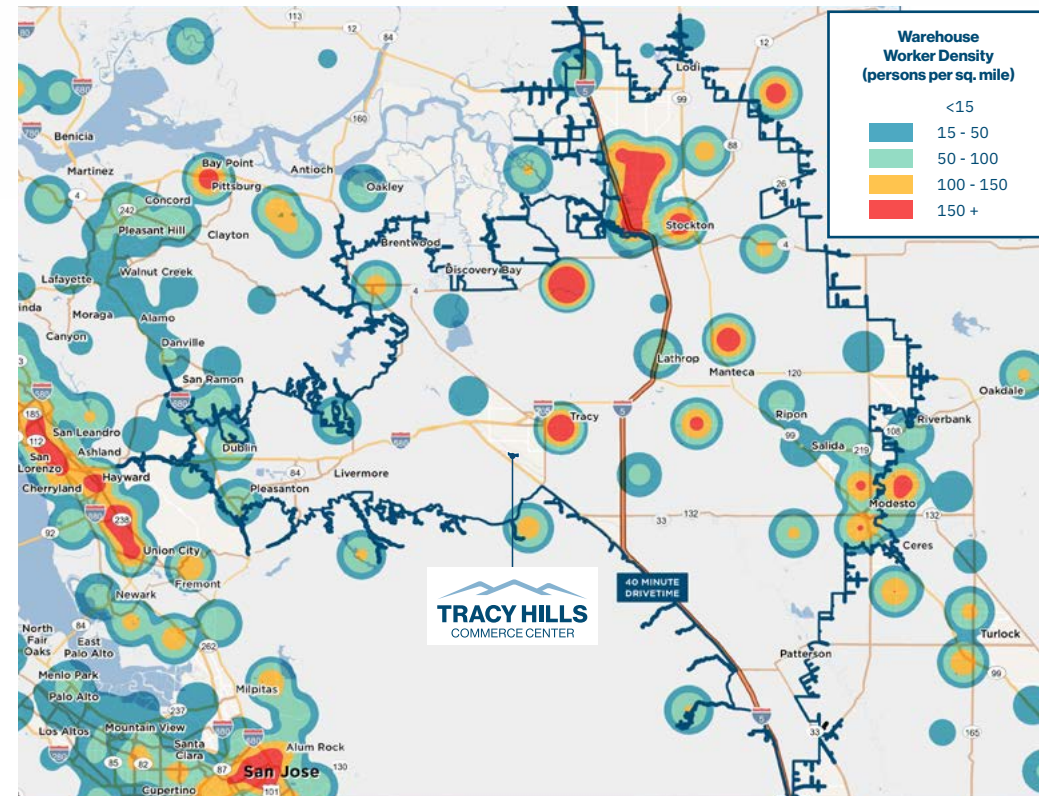
TRACY HILLS COMMERCE CENTER CREATES AN IDEAL LOWER COST OPERATING ENVIRONMENT FOR HIGH-PERFORMANCE LOGISTICS AND DISTRIBUTION USERS WHEN COMPARED TO THE BAY AREA.

# LABOR - MARKET ANALYSIS

## DISTRIBUTION MANUFACTURING WORKFORCE

### Targeted Demographic Pool

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial distribution/light manufacturing labor pool of approximately 46,000 within a 10-mile radius
- A positive labor supply/demand balance, with approximately 15,000 more applicants than jobs within a 40-minute drive time



### POPULATION

|             | 40 MIN<br>DRIVETIME | WITHIN<br>10 MILES | 40 MIN<br>DRIVETIME | SUPPLY/<br>DEMAND | JOBS       | % CHANGE | WITHIN<br>10 MILES | UNEMPLOYMENT<br>RATE | TOTAL     | % HOUSEHOLDS<br>EARNING<br>< \$35k/yr |
|-------------|---------------------|--------------------|---------------------|-------------------|------------|----------|--------------------|----------------------|-----------|---------------------------------------|
| TRACY HILLS | 1,315,353           | 188,923            | 127,241             | -2,895            | 124,346    | 6%       | 24,902             | 6                    | 37,166    | 14.7                                  |
| SACRAMENTO  | 2,403,386           | 936,032            | 200,946             | 4,959             | 205,905    | 5        | 92,657             | 5.3                  | 63,614    | 16.8                                  |
| FRESNO      | 1,264,037           | 712,038            | 105,062             | 8,691             | 113,753    | 4        | 79,353             | 4.7                  | 43,566    | 22.9                                  |
| PATTERSON   | 742,410             | 38256              | 80,961              | -4,699            | 76,262     | 3        | 283                | 6.6                  | 23,942    | 16                                    |
| FAIRFIELD   | 1,321,997           | 252439             | 24,836              | -7,812            | 17,024     | 4        | 24,836             | 4.9                  | 34,112    | 14.5                                  |
| VACAVILLE   | 1,307,784           | 245155             | 24,836              | -7,812            | 17,024     | 4        | 22,089             | 4.7                  | 33,071    | 14.9                                  |
| USA         | 339,887,819         | NA                 | 39,768,110          | 1                 | 39,768,111 | 4        | NA                 | 4.3                  | 7,559,402 | 20.4                                  |

### APPLICABLE LABOR POOL

# A GATEWAY TO MAJOR MARKETS

## ACCESS TO MARKETS

| RAILWAYS      | MILES | CITY           | MILES |
|---------------|-------|----------------|-------|
| BNSF          | 4     | OAKLAND        | 54    |
| UNION PACIFIC | 51    | SAN JOSE       | 60    |
|               |       | SAN FRANCISCO  | 62    |
|               |       | SACRAMENTO     | 67    |
|               |       | FRESNO         | 124   |
|               |       | LOS ANGELES    | 323   |
|               |       | LAS VEGAS      | 510   |
|               |       | BOISE          | 623   |
|               |       | PORTLAND       | 645   |
|               |       | PHOENIX        | 698   |
|               |       | SALT LAKE CITY | 719   |
|               |       | SEATTLE        | 818   |
|               |       | DENVER         | 1,238 |

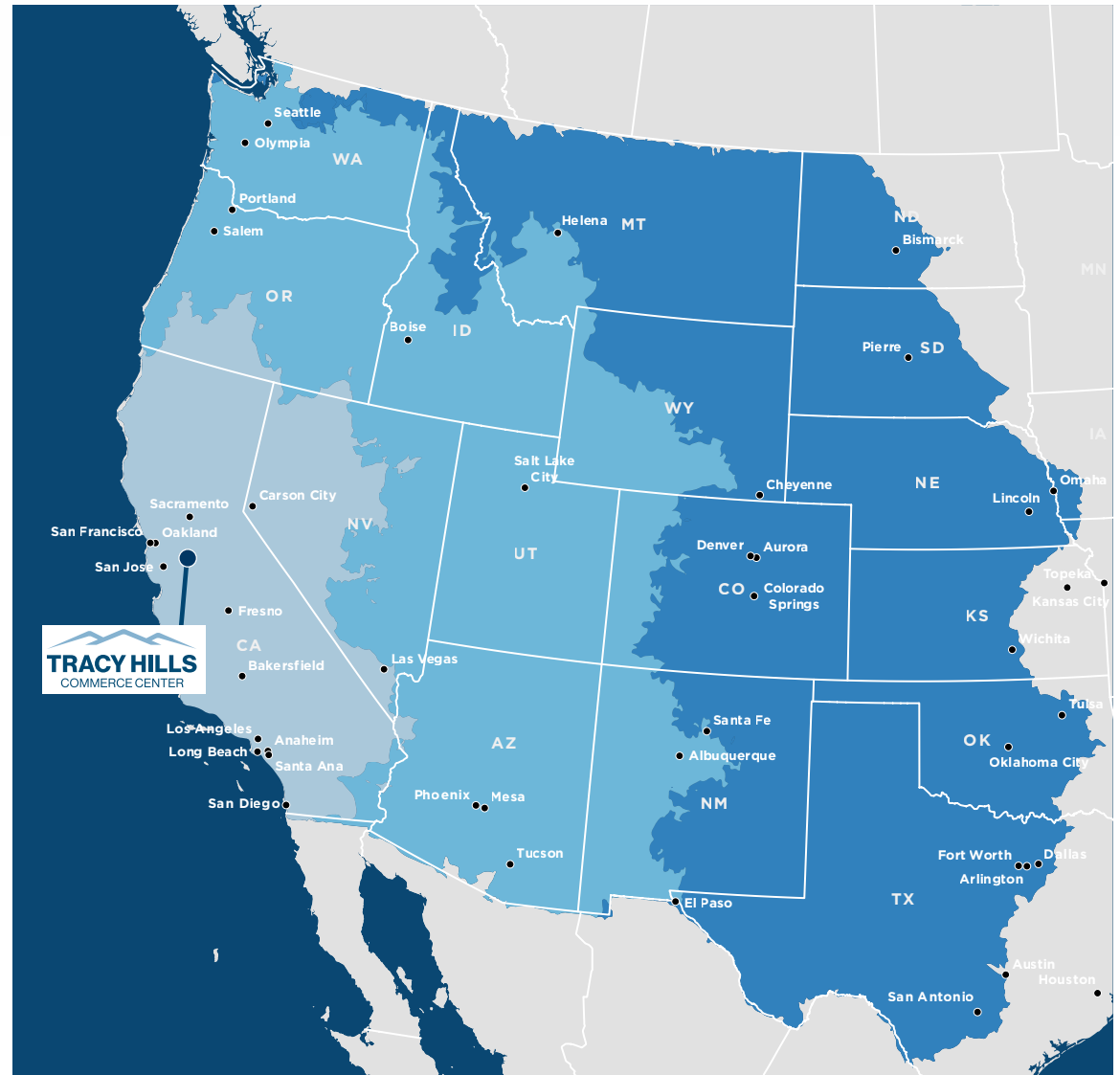
| PORTS      | MILES |
|------------|-------|
| STOCKTON   | 22    |
| OAKLAND    | 50    |
| LONG BEACH | 350   |
| SEATTLE    | 825   |

| AIRPORTS      | MILES |
|---------------|-------|
| STOCKTON      | 19    |
| OAKLAND       | 46    |
| SAN JOSE      | 57    |
| SAN FRANCISCO | 65    |
| SACRAMENTO    | 80    |

## MARKET DELIVERY

| DELIVERY TIME / POPULATION |            |
|----------------------------|------------|
| SAME DAY                   | 43 MILLION |
| NEXT DAY                   | 71 MILLION |
| 2ND DAY                    | 98 MILLION |





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COMMERCE CENTER

[www.tracyhillscommercecenter.com](http://www.tracyhillscommercecenter.com)

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**CUSHMAN &  
WAKEFIELD**



**RIDGELINE**  
PROPERTY GROUP



**AFFINIUS**  
CAPITAL

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