

STARBUCKS PLAZA 224 NORTH HAM LANE LODI, CA

FOR LEASE

1,234 SF - 3,061 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW BEING REMODELED



FOR MORE INFORMATION CONTACT:

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

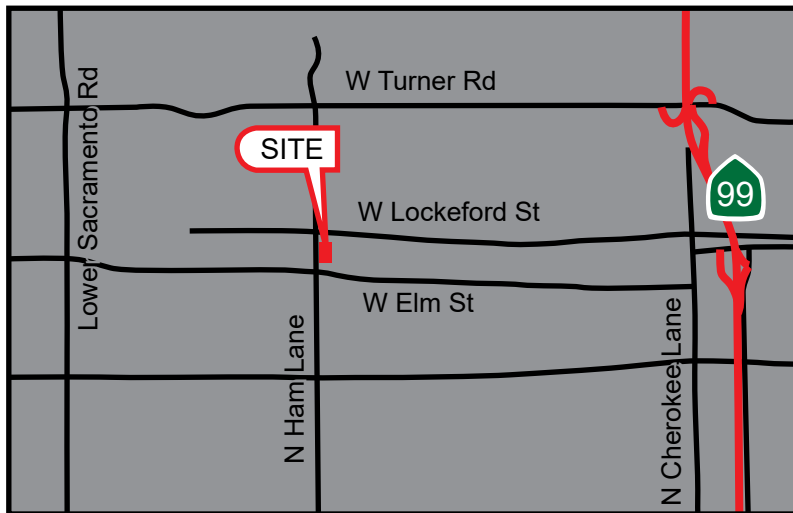
FEATURES:

- Centrally located in the city of Lodi
- Located at the intersection of W Lockeford St & N Ham Lane
- Across the street from Lakewood Plaza
- A top performing drive-thru Starbucks anchors the center
- Monument and building signage available
- Suite 103 has improvements for a 2nd generation kitchen

PROPERTY DETAILS:

Starbucks Plaza is a Class A retail development that is perfectly suited for smaller, inline retailers. The property offers a centralized retail location with many national retail chains in proximity. The prominent street visibility and efficient building design would make a great fit for smaller retail users.

Surrounded by dense residential population with Lodi High School one block away.



LEASE RATES:

Suite 102	1,827 SF	\$3,928.00 (\$2.15 PSF, NNN)
Suite 103	1,234 SF	\$2,591.00 (\$2.10 PSF, NNN)

NNN costs are approximately \$0.49 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,052	74,630	81,818
2023 Average HH Income:	\$84,510	\$97,169	\$92,714
2023 Traffic Count @ N Ham Lane:		11,984	

ETHAN CONRAD PROPERTIES, INC.

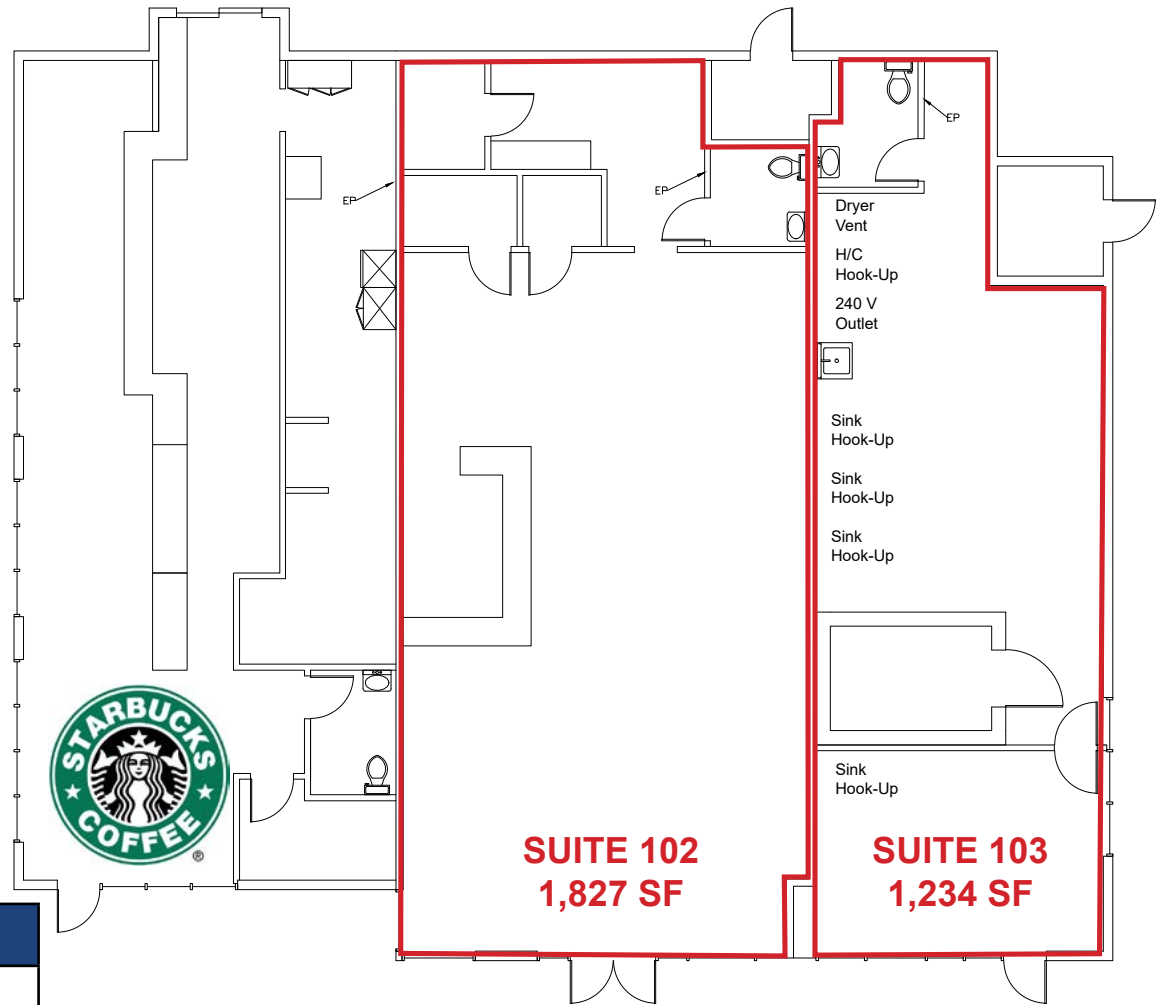
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

224 N HAM LANE
FLOOR PLAN

N HAM LANE



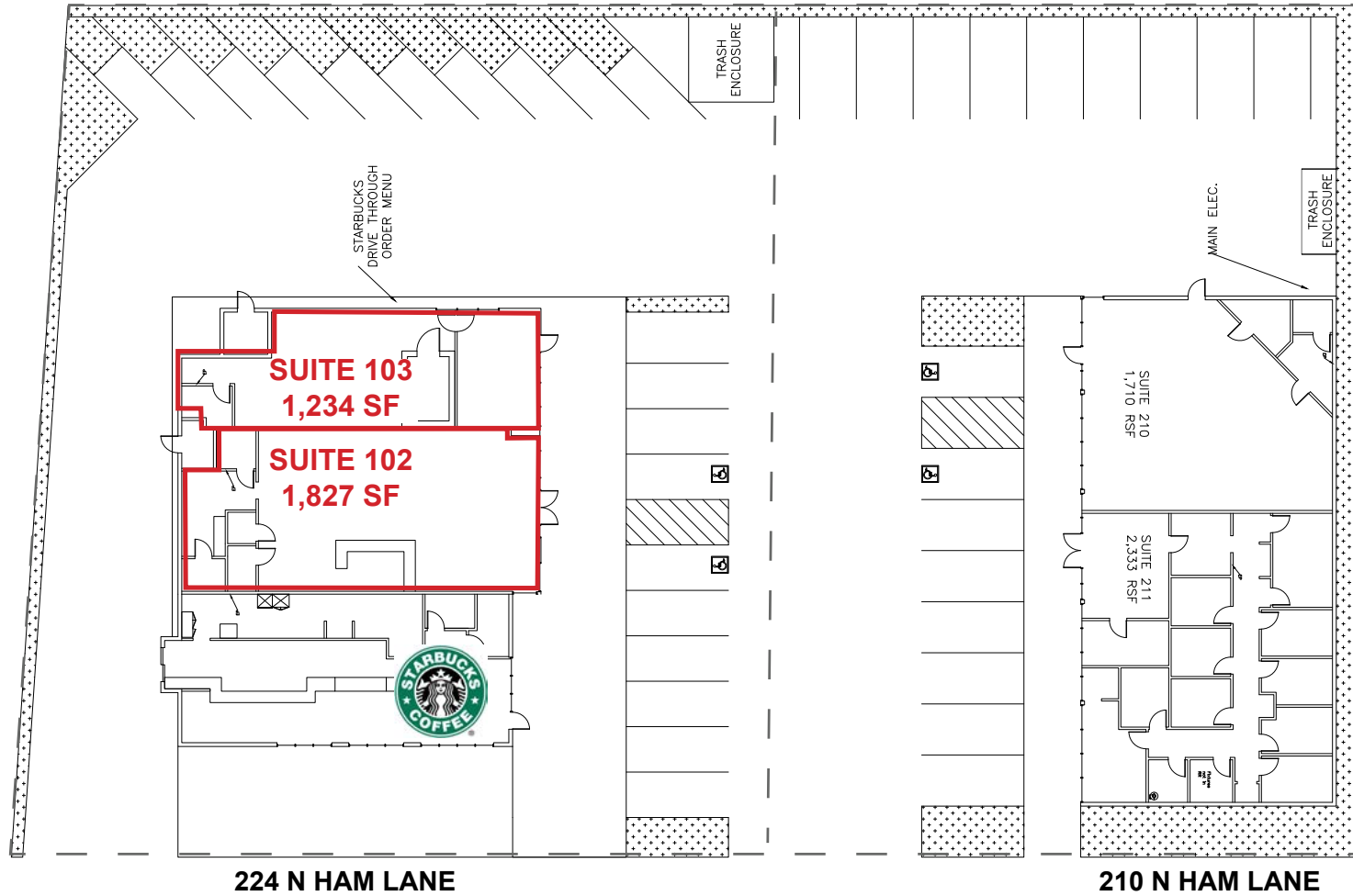
Suite	SF	Lease Rate	Monthly Rent
102	1,827	\$2.15 PSF, NNN	\$3,928.00
103	1,234	\$2.10 PSF, NNN	\$2,591.00

NNN costs are approximately \$0.49 PSF.

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

STARBUCKS PLAZA
224 NORTH HAM LANE
LODI, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PAGE

6