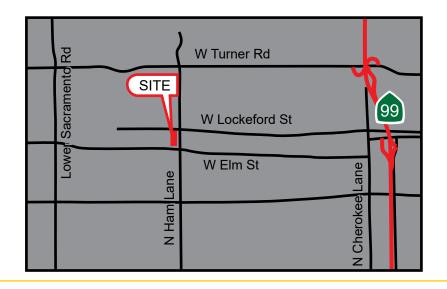


## 1320 W LOCKEFORD ST | 89 - 125 LAKEWOOD MALL

LODI, CA

#### **FEATURES:**

- Anchored by In-Shape Health Club, Dollar Tree, and Ace Hardware
- E-1 is a freestanding building with a drive-thru
- Good mix of restaurant and service tenants which keep the center well trafficked throughout the day
- Ample parking
- Multi-tenant building planned on vacant land anchored by a Dutch Bros Coffee
- Monument and building signage available



#### PROPERTY DETAILS:

Lakewood Plaza Shopping Center is a well-designed and maintained retail building that offers high visibility and inline retail space in Lodi, California. The property offers a centralized retail location, prominent street visibility, strong long-term tenant mix, and efficient building design that can accommodate smaller retail users.

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

#### **LEASE RATES:**

Suite E-1 1,998 SF \$7,972.00 (\$3.99 PSF, NNN)

Pad 1:

Suite 110 800 SF - 4,885 SF Suites <2,000 SF \$3.50 PSF, NNN

Suites >2,000 SF \$3.25 PSF, NNN

Divisible to 800 SF

NNN costs are approximately \$0.96 PSF.

Drive-thru Brochure available.

 DEMOGRAPHICS:
 1 Mile
 3 Mile
 5 Mile

 2023 Total Population (est):
 18,052
 74,630
 81,818

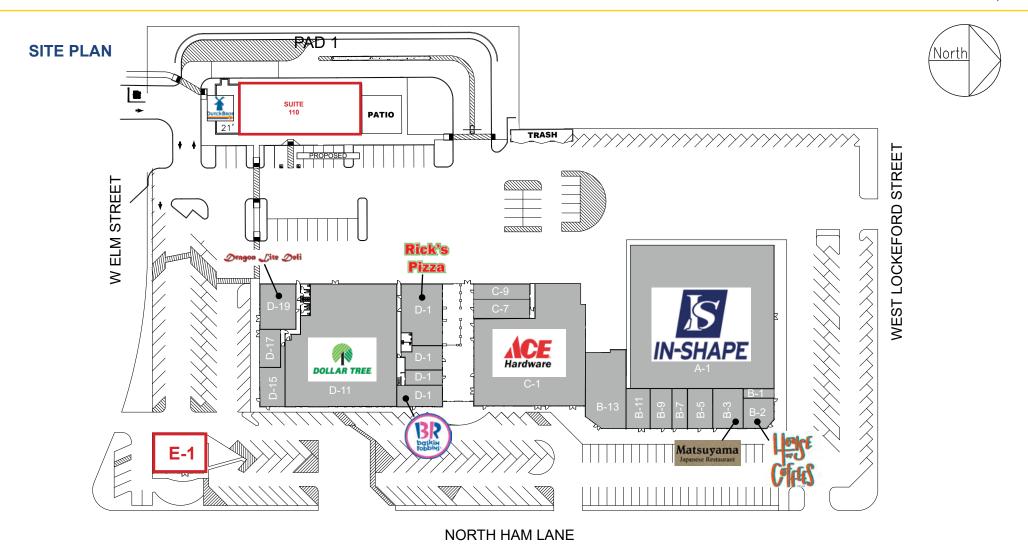
 2023 Average HH Income:
 \$84,510
 \$97,169
 \$92,714

 2023 Traffic Count @ N Ham Lane:
 11,984

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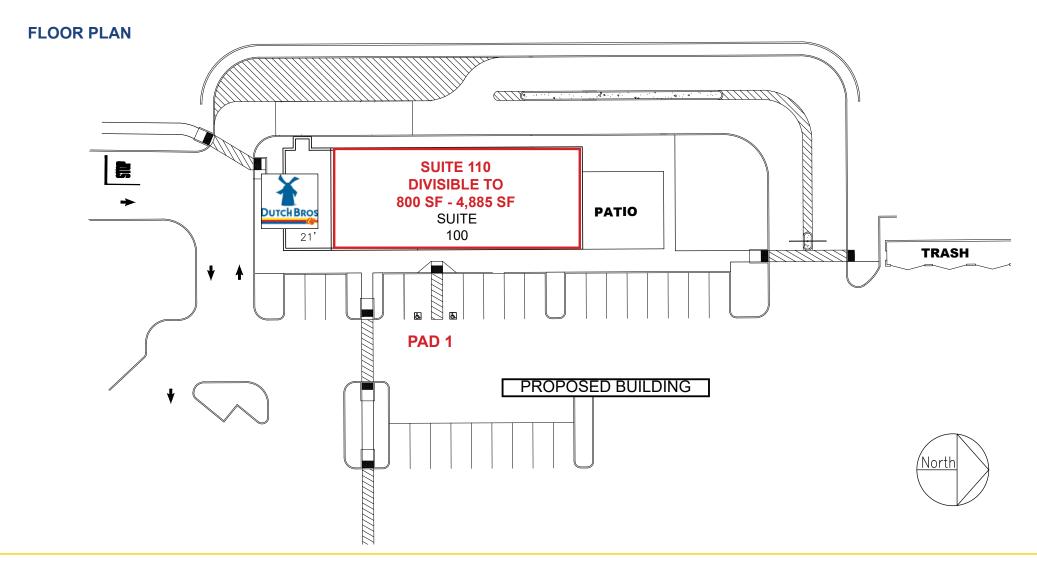
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### ETHAN CONRAD PROPERTIES, INC.

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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.