LAKEWOOD PLAZA | LAND
1320 W LOCKEFORD ST
LODI, CA

FOR SALE OR LEASE OR BUILD-TO-SUIT
1.13 ACRE RETAIL LAND PARCEL

ETHAN CONRAD PROPERTIES INC.

LEASE SIGNED!
CON AZUCAR CAFÉ

FOR MORE INFORMATION CONTACT:

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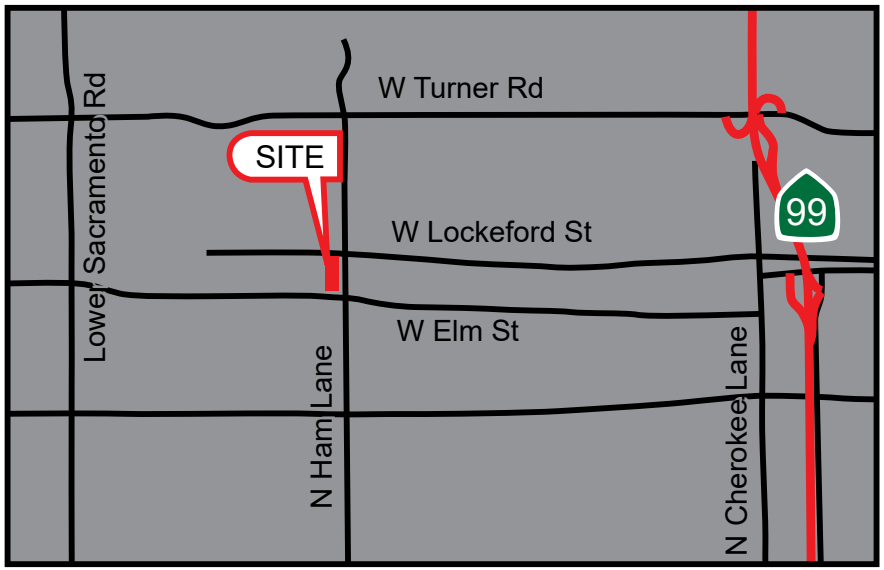
FEATURES:

- Shopping center is anchored by In-Shape Health Club, Dollar Tree, and Ace Hardware
- Centrally located in the City of Lodi and directly across the street from Lodi High
- Located at the intersection of W Lockeford St & N Ham Lane
- Surrounded by dense residential population with Lodi High School one block away
- Watermill Express water & ice kiosk on-site
- IONNA EV charging stations on-site



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.

Good mix of restaurant and service tenants which keep the center well trafficked throughout the day.

Con Azucar Cafe coming soon!

GROUND LEASE:

$98,210.00/Yr

PURCHASE PRICE: $1,403,000.00 ($28.50 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	

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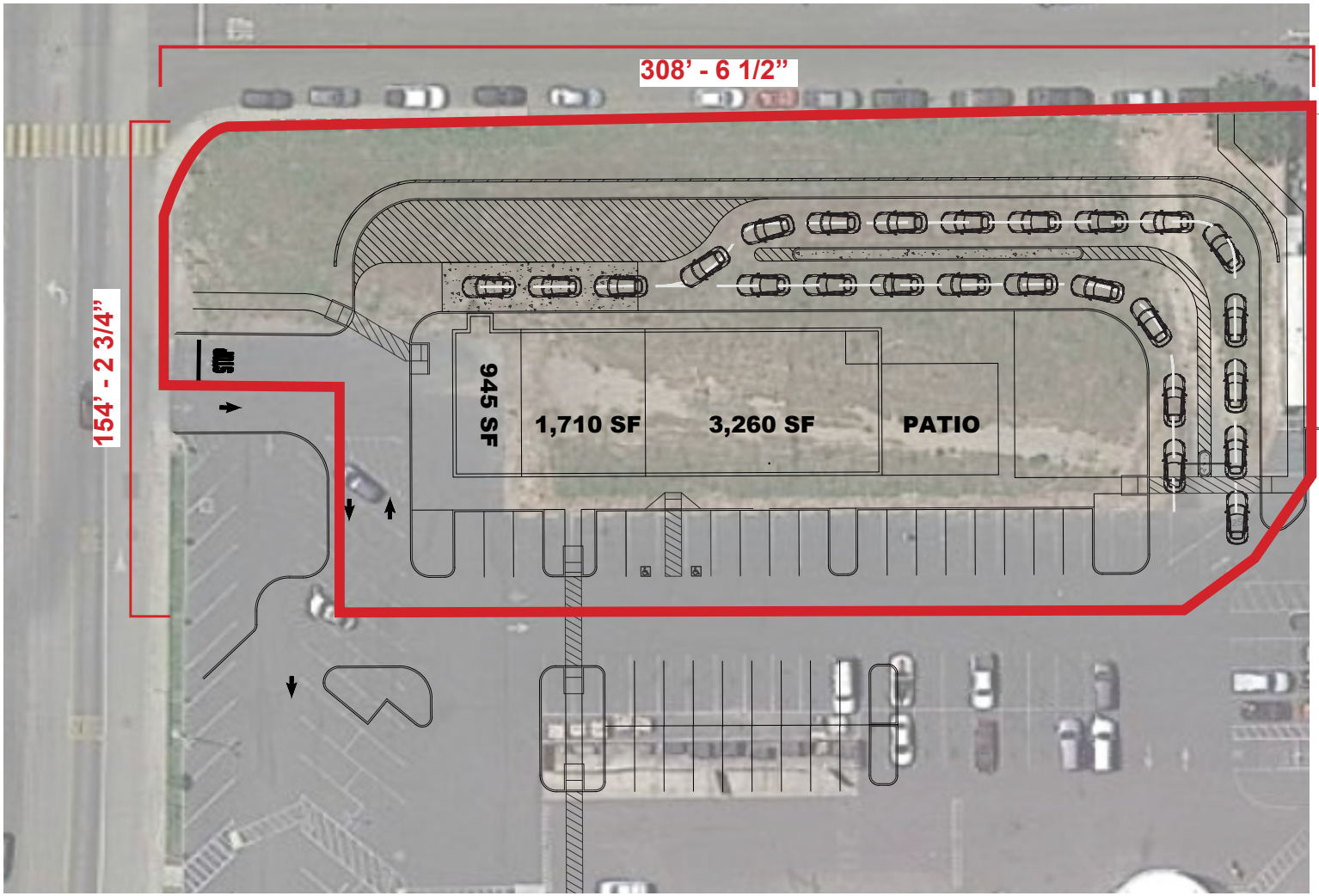
POTENTIAL DRIVE-THRU PLAN



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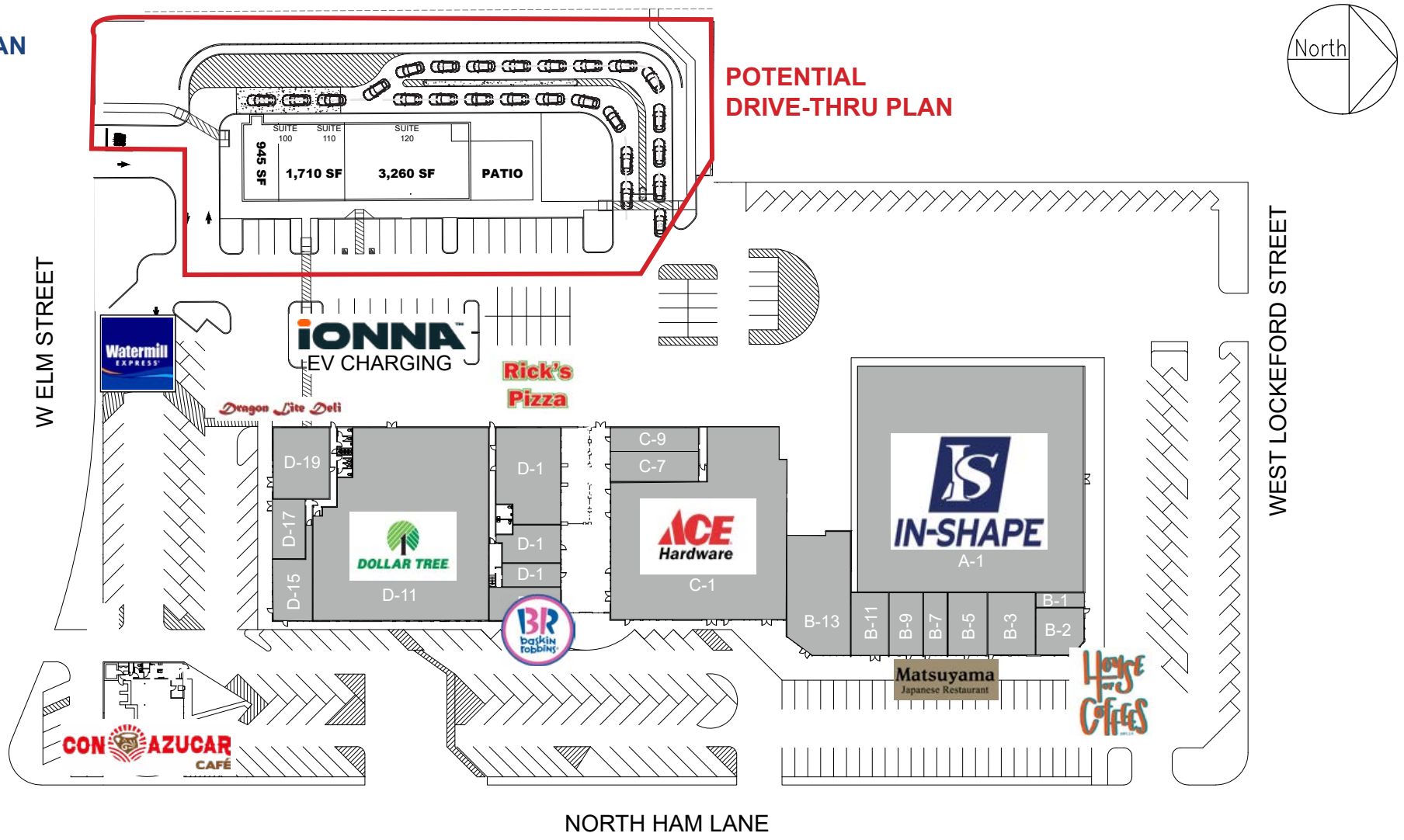
SITE PLAN



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