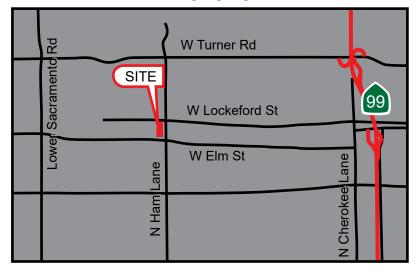


LAKEWOOD PLAZA | LAND 1320 W LOCKEFORD ST

LODI, CA

FEATURES:

- Anchored by In-Shape Health Club, Dollar Tree, and Ace Hardware
- 22 vehicle stack plan for proposed double drive aisle layout
- 470' of frontage on W Elm Street
- 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
- Multi-tenant building planned on vacant land to be anchored by a nationally popular drive-thru coffee tenant
- 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.

Good mix of restaurant and service tenants which keep the center well trafficked throughout the day. Con Azucar Cafe coming soon!

LEASE RATES:

Pad 1:

Suite 110 945 SF -5,915 SF Suites <2,000 SF \$3.50 PSF, NNN

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

Divisible to 945 SF

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

ETHAN CONRAD PROPERTIES, INC.

LODI, CA

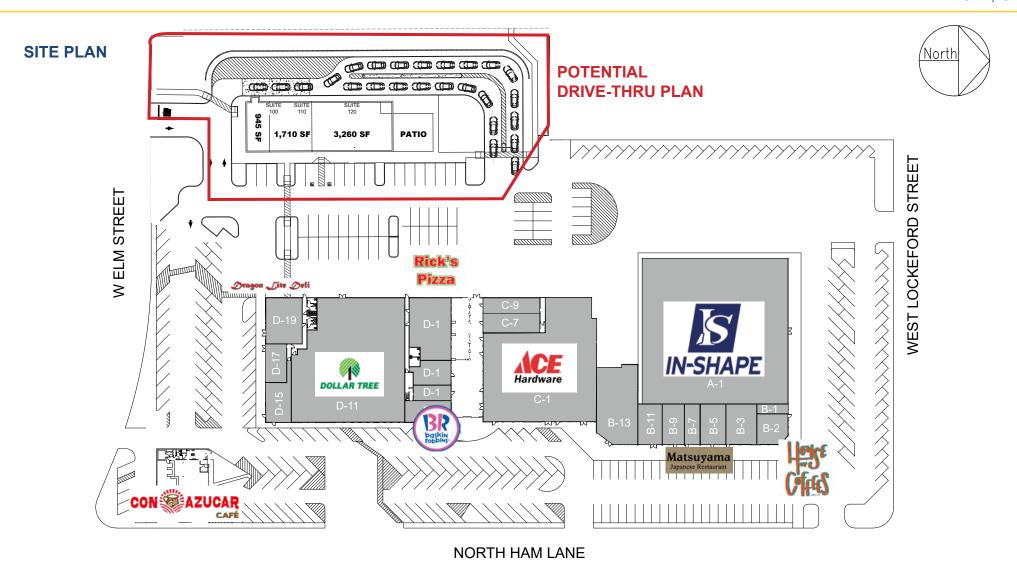
POTENTIAL DRIVE-THRU PLAN





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LAKEWOOD PLAZA | LAND 1320 W LOCKEFORD ST

LODI, CA



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