

FOR LEASE

355 & 359 E Lodi Ave
Lodi, CA



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NAINorthgate

INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±7,525 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- Large commercial building available on highly trafficked E. Lodi & S. Central Avenue intersection.
- Located in the heart of Lodi along the mixed-use corridor.
- Building equipped with (2) grade-level doors.
- Perfect location and layout for multiple retail uses.
- Area co-tenancy includes Smart & Final Extra, A&W, Wienerschnitzel, Five Star Burger, Jaiden's Fruit n' Cream, Mariscos Frescos al Estilo Mazatlan, Noriega's Chicken Grill, and more.

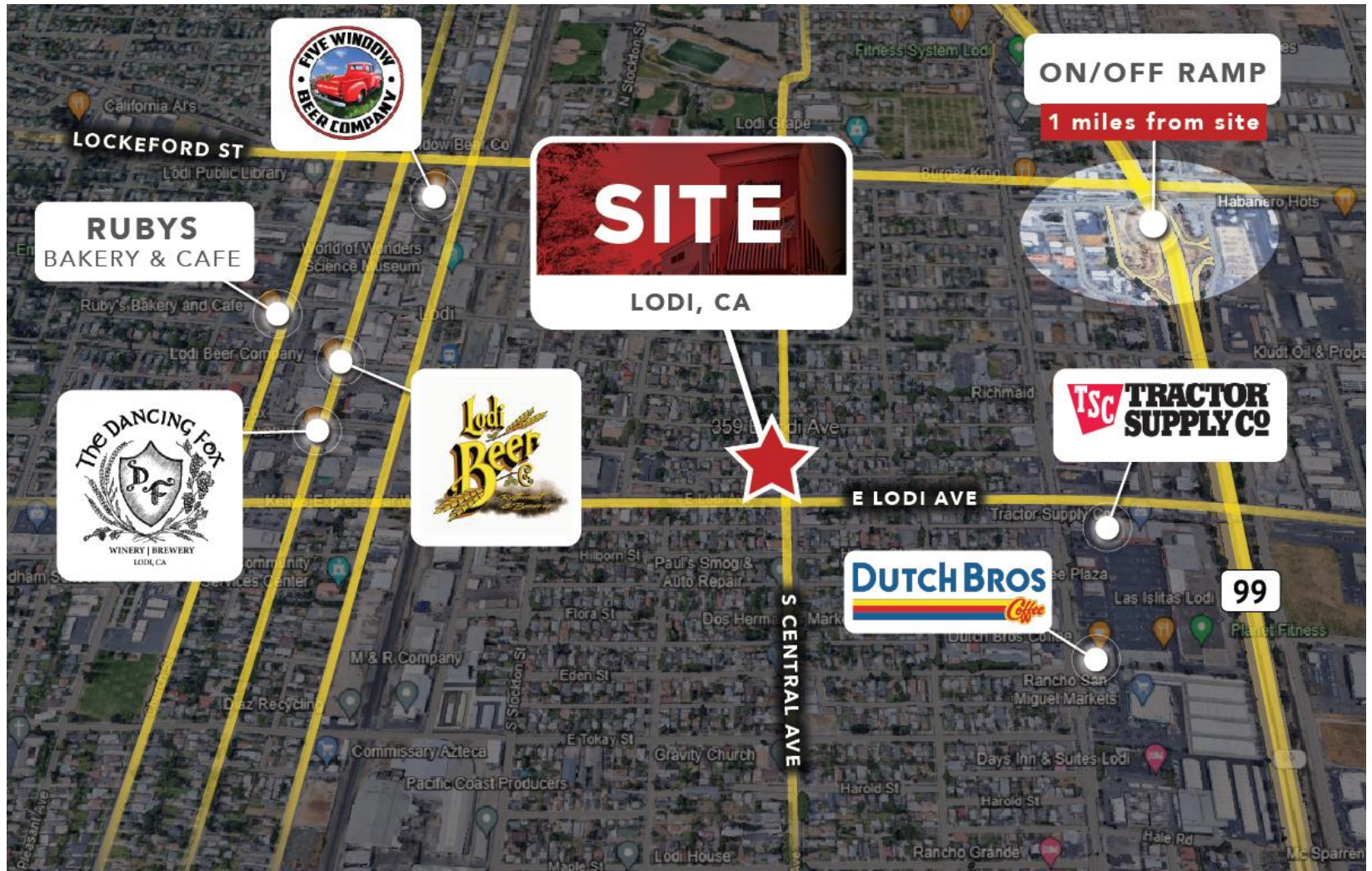
PROPERTY INFO

ADDRESS	355 & 359 E Lodi Avenue Lodi, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	±7,525 SF
LAND	±0.18 AC
ZONING:	Mixed Use Corridor (MCO)
LEASE TYPE:	NNN
APNs	046-130-330-000 043-130-320-000
TRAFFIC:	E Lodi Ave: 13.7K ADT S Cherokee Ln E: 11.7K ADT Hilborn St S: 17.7K ADT

MARKET AERIALS



MARKET AERIALS



AREA OVERVIEW

- Thriving Economy:** Lodi boasts a robust local economy with diverse industries, including agriculture, wine production, manufacturing, and healthcare. The region's economic stability provides a steady customer base and ample opportunities for retail businesses to thrive.
- Strong Tourism:** Lodi has earned a reputation as a must-visit destination for wine enthusiasts. With numerous wineries and tasting rooms, the city draws a steady stream of tourists year-round. Retailers can tap into this affluent and eager customer base, selling wine-related merchandise, clothing, and accessories.
- Growing Population:** The city's population has been steadily growing, attracting a mix of young professionals and families. As more people settle in Lodi, there is a rising demand for retail services, including grocery stores, boutiques, and specialty shops.
- Vibrant Downtown:** Lodi's historic downtown district is a thriving hub of activity. Its pedestrian-friendly streets, unique boutiques, and diverse dining options draw both locals and visitors. Retail establishments can take advantage of the foot traffic and vibrant atmosphere to attract customers.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	20,454	20,454	72,760	80,370
2028 Projected Population	20,923	20,923	75,022	82,830
2023 Median Age	32.9	32.9	37.0	37.4
INCOME				
2023 Estimated Average Household Income	\$64,844	\$64,844	\$90,145	\$92,555
DIVERSITY				
2023 Estimated White	81.8%	81.8%	82.7%	82.5%
2023 Estimated African American/Black	1.6%	1.6%	1.4%	1.4%
2023 Estimated Asian or Pacific Islander	10.4%	10.4%	9.9%	10.2%
2023 Estimated Hispanic	63.3%	63.3%	39.6%	39.3%



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355 & 359 E LODI AVE | LODI, CA



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