FOR SALE OR LEASE

355 & 359 E Lodi Ave | Lodi, CA



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Excellent opportunity for warehouse users who can benefit from high visibility location.
- Building equipped with (2) grade-level doors.
- Centrally located in Lodi with roof tops in all directions.
- Affordable rents and ability to purchase.
- 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.

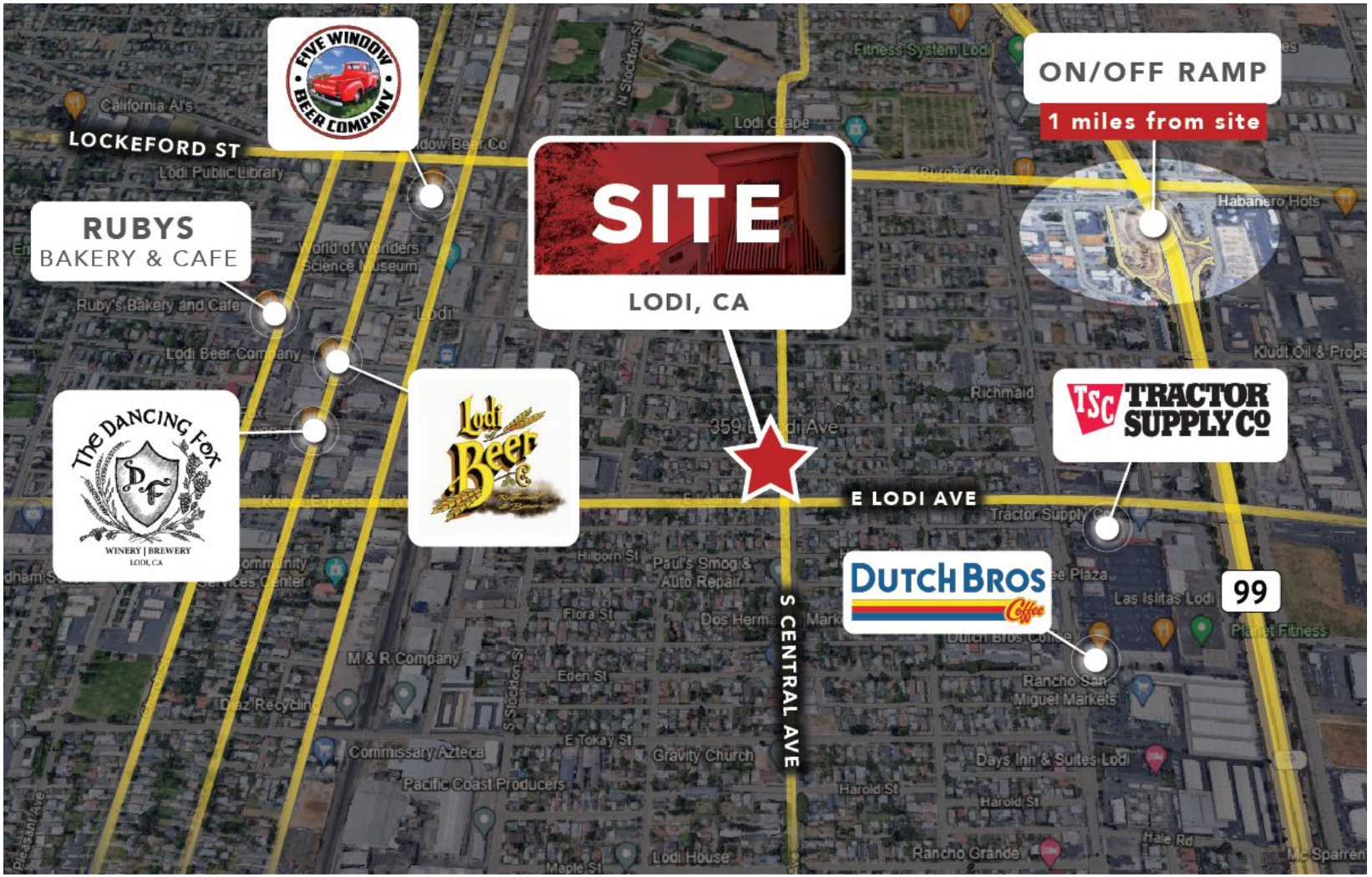
PROPERTY OVERVIEW

ADDRESS	355 & 359 E Lodi Ave, Lodi, CA 95240	
LEASE PRICE	$0.65 PSF NNN ($0.25 PSF)	
SALE PRICE	$650,000	
SPACE AVAILABLE	± 7,525 sq ft	
LOT SIZE	± 0.18 acres	
ZONING	Mixed Use Corridor (MCO)	
LEASE TYPE	NNN	
APN	046-130-330-000 043-130-320-000	
TRAFFIC	E Lodi Ave S Cherokee Ln E Hilborn St S	13.7k ADT 11.7k ADT 17.7k ADT

AERIAL VIEW


INDUSTRIAL CORRIDOR
McDonald's
TACO BELL
Jack in the box
RITE AID
O'Reilly AUTO PARTS
CVS pharmacy
A&W
Smart & Final
E Lodi Avenue - 13.7K ADT
SITE
LODI, CA
MARISCOS
EL FRESCO'S
MEXICAN SEAFOOD
W

AERIAL VIEW


FIVE WINDOW BEER COMPANY
LOCKEFORD ST
RUBYS
BAKERY & CAFE
SITE
LODI, CA
ON/OFF RAMP
1 miles from site
THE DANCING FOX
WINERY | BREWERY
LODI, CA
Lodi Beer Co.
E LODI AVE
TSC TRACTOR SUPPLY CO
DUTCH BROS Coffee
99
S CENTRAL AVE
Fitness System Lodi
California Al's
Lodi Public Library
Lodi Grape
Burger King
Habanero Hots
World of Wonders Science Museum
Ruby's Bakery and Cafe
Lodi
Lodi Beer Company
Richmaid
Kludt Oil & Propa
359 E Lodi Ave
Tractor Supply
Hilborn St
Paul's Smog & Auto Repair
Flora St
Dos Herma
Las Islitas Lodi
Planet Fitness
M & R Company
Eden St
Diaz Recycling
S Stockton St
Rancho San Miguel Markets
E Tokay St
Commissary Azteca
Gravity Church
Days Inn & Suites Lodi
Pacific Coast Producers
Harold St
Rancho Grande
Hale Rd
Lodi House
Maple St
Pleasant Ave







Lodi, California: A Prime Commercial Destination

Located in California's Central Valley, Lodi is a thriving city known for its business-friendly environment, strategic location, and growing economy. Positioned along Highway 99 with easy access to Interstate 5, Lodi is just 35 miles south of Sacramento and 90 miles from the Bay Area, making it a prime location for businesses seeking regional and statewide connectivity.

Economic Strength & Growth

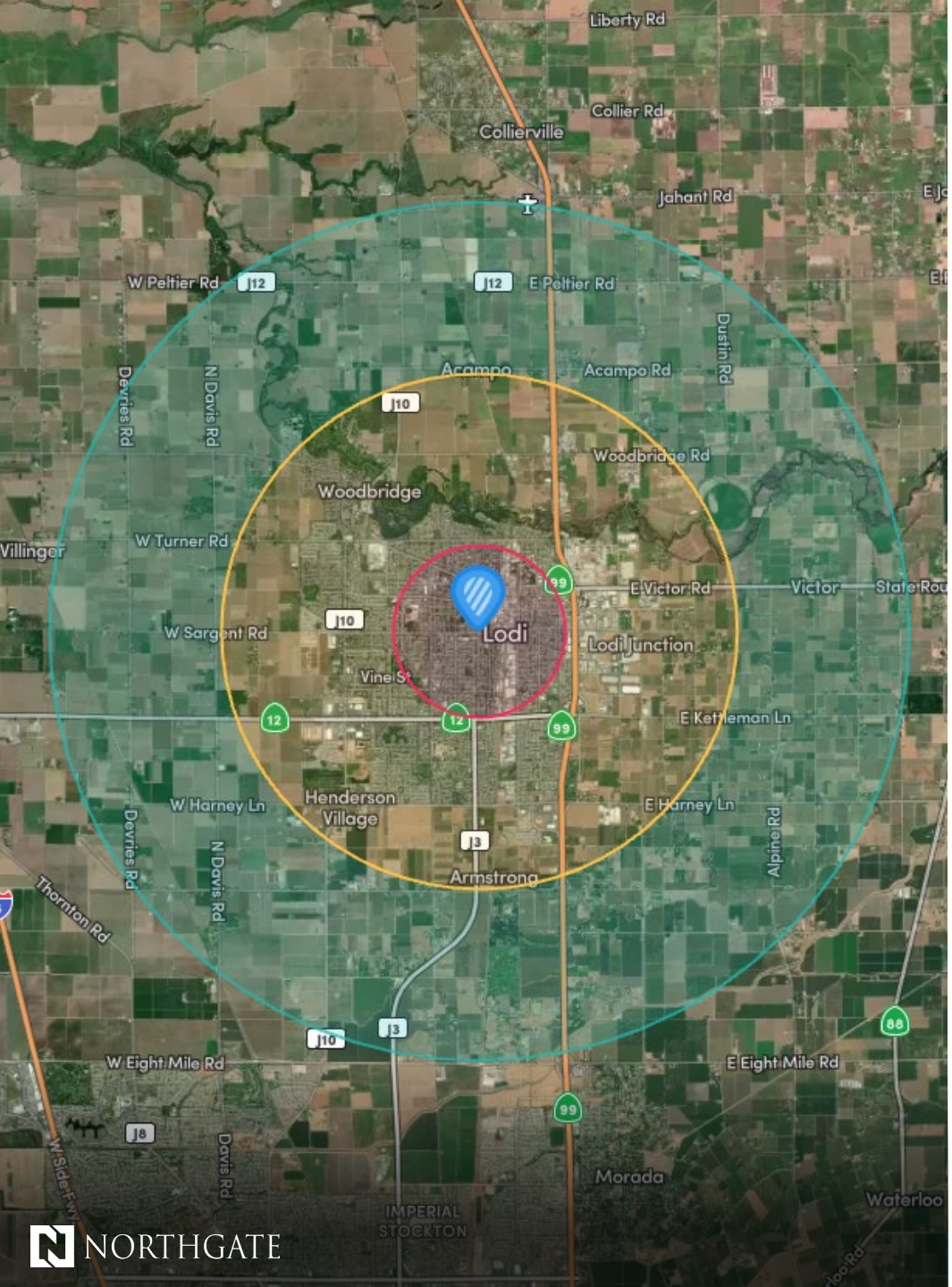
Lodi's economy is fueled by agriculture, manufacturing, logistics, and retail, with a strong presence in wine production—home to over 85 wineries. The city has seen steady commercial and industrial expansion, attracting national retailers, distribution centers, and service providers.

Retail & Business Appeal

With high-traffic corridors like Kettleman Lane and Cherokee Lane, Lodi supports a thriving retail sector, blending national brands with local businesses. Its growing population of 68,000+ residents and year-round tourism provide a strong customer base for commercial ventures.

Why Invest in Lodi?

- Strategic Location with access to major markets and transportation hubs.
- Diverse Economy with opportunities in retail, logistics, and manufacturing.
- Strong Consumer Base from both residents and visitors.
- With expanding commercial opportunities and a supportive business climate, Lodi is an ideal place to invest and grow.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	24,196	73,839	80,106
Projected Growth	24,645	76,456	83,011
Median Age	36	39	40
Households	8,455	26,638	28,849
White Population	9,037	33,541	36,715
Black Population	343	1,340	1,426
Am Indian Population	362	994	1,058
Asian Population	2,602	8,858	9,488
Other Population	12,301	31,724	34,324
Hispanic Population	55.14%	45.26%	45.01%
Average HH Income	$84.8k	$109.3k	$111.2k
Median HH Income	$62.4k	$86.6k	$87.2k
High School Graduates	10,826	39,972	43,535
College Graduates	4,321	16,557	18,061
Total Employees	10,258	33,162	36,019

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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