

BELLA TERRA
PLAZA

FOR LEASE

1110 W. KETTLEMAN LANE • LODI • CA • 95240

FREE RENT!

3 MONTHS OR MORE
RENT ABATEMENT FOR T.I.'S



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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PROPERTY SUMMARY

ADDRESS: 1110 W. Kettleman Lane • Lodi

LOT SIZE: ± 4.71 AC

TENANCY: Multi

PARKING: 257 Spaces / 3.01 Ratio

FLOORS: Two (2)

COUNTY: San Joaquin

PROPERTY TYPE: Retail/Office

YEAR BUILT: 1986

ZONING: PD

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

This stunning Mediterranean-style building, featuring charming Tuscan elements, fountains, and palm trees, is centrally located in Lodi's bustling retail and business district. The property is equipped with upgraded LED lighting throughout the parking area, four (4) staircases, two (2) elevators, and one (1) cargo elevator. The complex encompasses ± 82,131 SF and is situated on a ± 4.71 AC site, accommodating a two-story retail and office center. The property also includes a high-speed fiber optic internet terminal at the building and features four (4) food service restaurants: Nona's Steakhouse (new), Yen Ching, Mexicana, and Bakery-Café (new). Anchor tenants include the US Social Security Office, Sally's Beauty, and Rio Valley Charter School.



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AVAILABILITY

BELLA TERRA PLAZA

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SUITE	SQUARE FOOTAGE	AVAILABILITY	Tenant	SUITE	SQUARE FOOTAGE	AVAILABILITY	Tenant
1	5,810	Occupied	Restaurant	29	443	Occupied	Til Death Artistry
2	2,637	Occupied	Restaurant	30	432	Available	August 1, 2025
3 & 4	8,778	Occupied	Social Security Administration	31	1,066	Available	Available
5	2,145	Occupied	Beauty Systems Group, LLC	32	820	Occupied	ThiNK Beauty
6, 7, & 8	8,416	Occupied	Miscellaaneous	33	432	Occupied	Salon
9, 10, 11, 12, & 13	11,023	Occupied	Pacific Charter Institute	34-1	182	Occupied	Retail
14	2,868	Occupied	Restaurant	34-2	167	Available	Available
15-16	1,608	Available	Available	34-4	167	Occupied	Miscellaaneous
17	2,525	Available	Available	34-5	236	Available	Available
18	507	Occupied	Vitalina's Hair Design	35	2,177	Available	Available
18P1-18P2	216	Occupied	Opal Moon Beauty	36	701	Occupied	Meet the Maker
18P3-18P4	101	Occupied	Barber Shop/Salon	37-38	1,800	Available	Available
18P5	101	Occupied	Crepe Tea Co.	39	1,475	Occupied	The Craft Room
19	1,443	Occupied	Retail	40	928	Available	Available
20A-20B	1506	Occupied	Belended Beauty	41	1,040	Occupied	Retail
21	1180	Occupied	Office	42-44	2,160	Available	Available
22	1,243	Available	Available	45-46	2,760	Available	Available
23	619 +	Available	Demo'd/Unfinished	47	1,347	Occupied	Bella Terra Dental
24A	1,300	Available	Available	48	2,534	Available	Available
24B	1,435			49-50	3,156	Available	Available
25	517	Occupied	Miscellaaneous	KIOSK 1	100	Occupied	Culebra Coffee
26	443	Occupied	Liberty Property Management	KIOSK 2	100	Occupied	Crepe Tea Co.
27	Unknown	Occupied	Office				
28	852	Available	Available				

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The floor plan shows the following areas and their status:

- SUITE 2**: OCCUPIED
- SUITE(S) 3 & 4**: OCCUPIED
- SUITE 5**: OCCUPIED
- SUITE(S) 6-8**: OCCUPIED
- SUITE(S) 9 -13**: OCCUPIED
- SUITE 14**: OCCUPIED
- SUITE 17**: AVAILABLE
- SUITE(S) 15 & 16**: Available
- SUITE 18**: OCCUPIED
- SUITE(S) 18 P-6 Janitorial Storage**: OCCUPIED
- SUITE 18 P-5**: OCCUPIED
- SUITE(S) 18 P-3 & P-4**: OCCUPIED
- SUITE(S) 18 P-1 & P-2**: OCCUPIED
- KIOSK 1**: OCCUPIED
- KIOSK 2**: OCCUPIED
- SUITE 1**: OCCUPIED

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SECOND FLOOR



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PHOTO GALLERY • Kiosk 1



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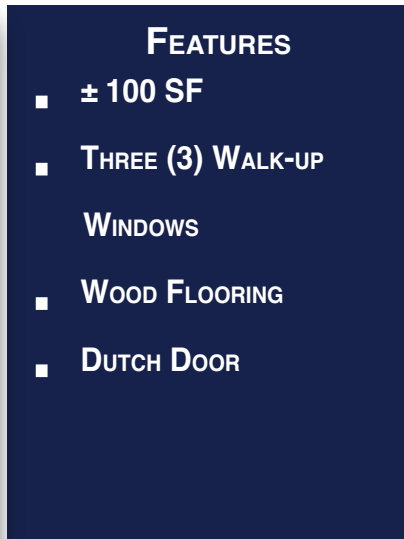
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PHOTO GALLERY • Kiosk 2



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PHOTO GALLERY • SUITE 22

FEATURES

- ± 1,243 SF
- SPACIOUS OPEN AREA
- LARGE WINDOWS



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PHOTO GALLERY • SUITE 24A



FEATURES

- LARGE RECEPTION AREA
- WAINSCOTING
- THREE (3) OFFICES
- LARGE CONFERENCE ROOM
- LOCATED NEAR ELEVATOR



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PHOTO GALLERY • SUITE 31



FEATURES

- ± 1,066 SF
- RECEPTION AREA
- FOUR (4) OFFICES
- COPY ROOM WITH CABINETS



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PHOTO GALLERY • SUITE 32



FEATURES

- ± 820 SF
- SMALL ENTRY
- TWO (2) OFFICES
- COPY/STORAGE ROOM
- LARGE CONFERENCE ROOM



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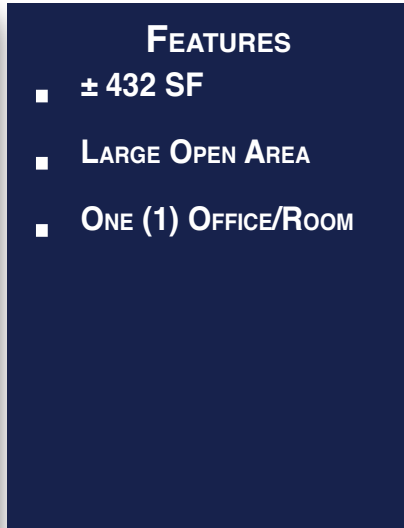
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PHOTO GALLERY • SUITE 33



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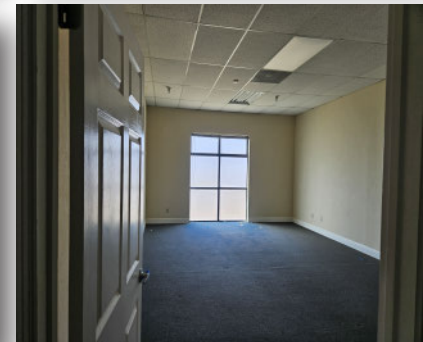
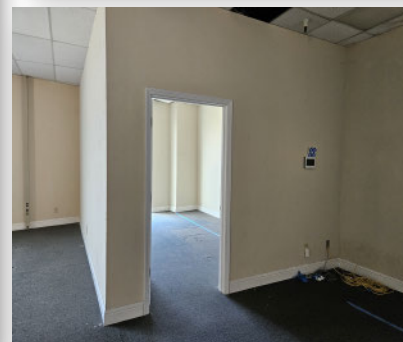
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PHOTO GALLERY • SUITE 34



FEATURES

- ± SF
- LARGE ENTRY
- FOUR (4) OFFICES
- SPACIOUS OPEN AREA



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PHOTO GALLERY • SUITE 37 - 38



- FEATURES**
- ± 1,800 SF
 - LARGE ENTRY
 - SIX (6) ROOMS/OFFICES
 - SPACIOUS OPEN AREA
 - RESTROOM
 - BREAK-ROOM



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PHOTO GALLERY • SUITE 40



FEATURES

- ± 928 SF
- LARGE ENTRY
- Two (2) Rooms/OFFICES
- SPACIOUS OPEN AREA



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PHOTO GALLERY • SUITE 45 - 46



- FEATURES**
- ± 2,760 SF
 - RECEPTION AREA
 - DECORATIVE WALLS
 - TWO (2) LARGE ROOMS
 - TWO (2) RESTROOMS



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PHOTO GALLERY • SUITE 48



- FEATURES**
- ± 2,534 SF
 - LARGE ENTRY
 - FULL KITCHEN
 - THREE (3) OFFICES
 - LARGE BACK OFFICE WITH RESTROOM, BUILT-IN CABINETS AND BALCONY



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PHOTO GALLERY • SUITE 49 - 50



- FEATURES**
- ± 3,156 SF
 - SPACIOUS END SUITE
 - LARGE RECEPTION AREA
 - EIGHT (8) OFFICES
 - TWO (2) RESTROOM
 - LARGE CONFERENCE/OPEN ROOM



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PHOTO GALLERY • EXTERIOR



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LOCATION MAP



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AERIAL VIEW



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