SWQ Highway 99 & Harney Lane - Lodi, CA















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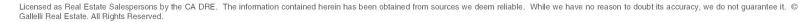
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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



SWQ Highway 99 & Harney Lane location:

Lodi. CA

Costco, Home Depot, Dick's Sporting Goods, Boot anchor tenants:

Barn, Sprouts Farmers Market and Petsmart

±498,522 Square Feet (GLA) shopping center GLA:

availability: **Future Phase 2B**

±1,000 - ±7,000 SF Pads & Shops

Future Phase 2C

Up to $\pm 37,000$ SF Anchor ±1,500 - ±8,000 SF Shops



2024 total population

1-mile 12.156 3-mile 56,112

5-mile 110.186



2024 daytime population

1-mile 9,150 3-mile 58,405 100,951 5-mile



2024 total employees

1-mile 2,545 25,255 3-mile 34,471 5-mile



2024 total households

1-mile 4.324 19.945 3-mile 37.732 5-mile



2024 average HH income

\$112,050 1-mile \$113,277 3-mile 5-mile \$124,358



traffic counts

Highway 99 (south of Kettlemen Ln) 79,000 Harney Ln (east of Reynolds Ranch Pkwy) 11,700 **Harney Ln** (west of Reynolds Ranch Pkwy) 12,680 **Revnolds Ranch Pkwv** (south of Harnev)

10,000



SportClips























PT SOLUTIONS



















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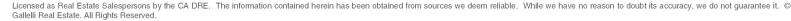
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PROPERTY OVERVIEW

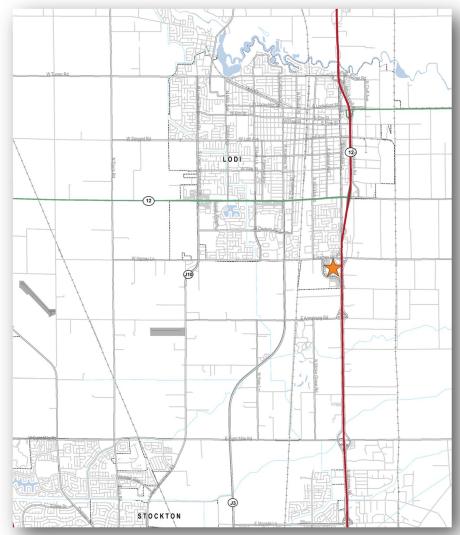


Reynolds Ranch is located at the southwest quadrant of Harney Lane and Highway 99 in Lodi, California. At full build out, the entire center will consist of $\pm 498,522$ square feet of retail space and $\pm 200,000$ square feet of office. The center benefits from excellent visibility along Highway 99, which is travelled by $\pm 79,000$ cars per day.

The center is anchored by Costco, Home Depot, Sprouts Farmers Market, Dick's Sporting Goods, Boot Barn and Petsmart.

Several major companies located in Lodi include Pacific Coast Producers, Con Agra Foods, Kubota and Blue Shield of California. These companies cite the City's strategic location and high quality of life as contributing factors for their success in the area.

Reynolds Ranch is an integral retail component of an overall ±220 acre, mixed-use, master-planned community that will add approximately 3,000 new residents and more than 580 new homes.





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REYNOLDS RANCH - OVERALL SITE PLAN

SWQ Highway 99 & Harney Lane - Lodi, CA



	ANCHOR TENANTS		
	2680	Costco (NAP)	148,000
	2690	Home Depot (NAP)	132,240
	2760	Dick's Sporting Goods	35,000
	2770	Boot Barn	10,000
	PHASE 1A (NAP)		
	2620-100	Starbucks	1,744
	2620-120	Subway	1,200
	2620-130	Verizon Wireless	1,350
	2640-100	Wingstop	1,900
	2640-130	Available	1,000
	2640-140	Nation's Giant Hamburgers	2,500
	2660-100	Grand Nails & Spa	1,200
	2660-130	Mattress Firm	4,308
	PHASE 2A		
	2610-100	Pacific Dental	4,000
1	2610-140	AT&T	2,000
	2600-140	The UPS Store	1,501
ı	2600-120	PT Solutions	2,852
0	2600-100	Burger King	2,500
3	PHASE 3A (NAP)		
	Maj 1A - 250	Sprouts	30,000
	Maj 1B - 260	PetSmart	18,242
	Pad 1 - 2601-100	Chipotle	2,406
3	Pad 1 - 2601-120	Sports Clips	1,250
	Pad 1 - 2601-130	Sourdough & Co.	1,492
	Pad 2 - 2611	McDonald's	5,364
	Pad 6 - 2631	Mancini's Sleepworld	4,512
	FUTURE PHASE 2B		
	2730	AVAILABLE	Up to 7,000
	2740	AVAILABLE	Up to 4,635
	2750	AVAILABLE	Up to 5,735
	FUTURE PHASE 2C		
	Major	AVAILABLE	Up to 37,000
	Shops	AVAILABLE	1,500-8,000



For leasing information, please contact:

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INTERSECTION AERIAL







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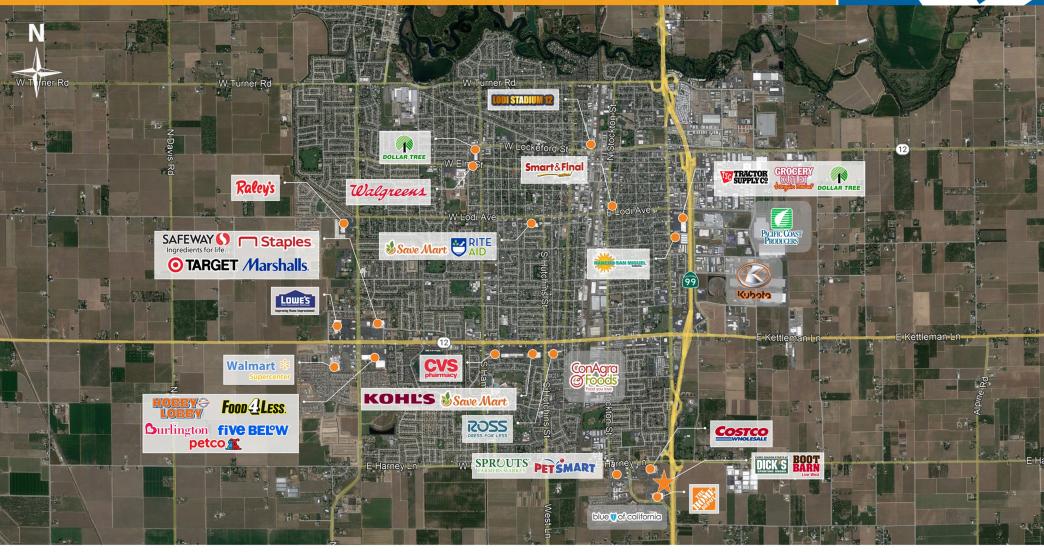
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RETAIL TRADE AREA AERIAL







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