

REYNOLDS RANCH

SWQ Highway 99 & Harney Lane - Lodi, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

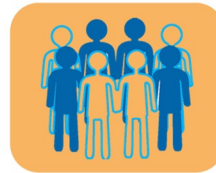
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location: SWQ Highway 99 & Harney Lane
Lodi, CA

anchor tenants: Costco, Home Depot, Dick's Sporting Goods, Boot Barn, Sprouts Farmers Market and Petsmart

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

availability: Future Phase 2B
±1,000 - ±7,000 SF Pads & Shops
Future Phase 2C
Up to ±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
5-mile	100,951



2024 total employees

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



2024 total households

1-mile	4,324
3-mile	19,945
5-mile	37,732



2024 average HH income

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



traffic counts

Highway 99 (south of Kettleman Ln)	79,000
Harney Ln (east of Reynolds Ranch Pkwy)	11,700
Harney Ln (west of Reynolds Ranch Pkwy)	12,680
Reynolds Ranch Pkwy (south of Harney)	10,000



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REYNOLDS RANCH - OVERALL SITE PLAN

SWQ Highway 99 & Harney Lane - Lodi, CA

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SITE PLAN



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
2610-140	AT&T	2,000
2600-140	The UPS Store	1,501
2600-120	PT Solutions	2,852
2600-100	Burger King	2,500
PHASE 3A (NAP)		
Maj 1A - 250	Sprouts	30,000
Maj 1B - 260	PetSmart	18,242
Pad 1 - 2601-100	Chipotle	2,406
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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REYNOLDS RANCH

INTERSECTION AERIAL

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REYNOLDS RANCH

RETAIL TRADE AREA AERIAL

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