

# SUNWEST PLAZA SHOPPING CENTER

SEC HWY 12 (West Kettleman Lane) &  
South Lower Sacramento Road  
Lodi, CA



**Lease space with us!**



PRESENTED BY:



**COMMERCIAL WEST, INC.**  
REAL ESTATE SERVICES AND DEVELOPMENT

**WILL BETTENCOURT**  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



**BROWMAN DEVELOPMENT COMPANY, INC.**  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# SUNWEST PLAZA



**SHOP SPACE AVAILABLE**

Sunwest Plaza is anchored by Food 4 Less, Hobby Lobby, Petco, Burlington, and recently added Five Below to its list of successful tenants. Located in Lodi's main retail corridor with roughly 1 million s.f. of retail at the intersection, neighboring retailers include Target, Wal-Mart, Lowe's, Safeway, Staples, ULTA, Marshalls & Big 5. Due to the volume of quality of retailers in the area, the center pulls customers from Lodi, North Stockton, Rio Vista, Thornton, & Lockeford. Additionally the City of Lodi is seeing strong residential growth, with nearly 2,000 homes in various stages of development within approximately one mile of Sunwest Plaza.

## DEMOGRAPHICS



1-Mile	3-Mile	8-Mile
<b>9,654</b>	<b>68,809</b>	<b>242,705</b>

POPULATION



1-Mile	3-Mile	8-Mile
<b>\$145,897</b>	<b>\$114,399</b>	<b>\$118,284</b>

AVG. HH INCOME



**67,325**  
CITY OF LODI POPULATION



**797,502**  
MSA POPULATION

**SITE**



## TRAFFIC COUNTS



**59,336 ADT**  
INT. OF W. KETTLEMAN LN. &  
S. LOWER SACRAMENTO RD.

PRESENTED BY:



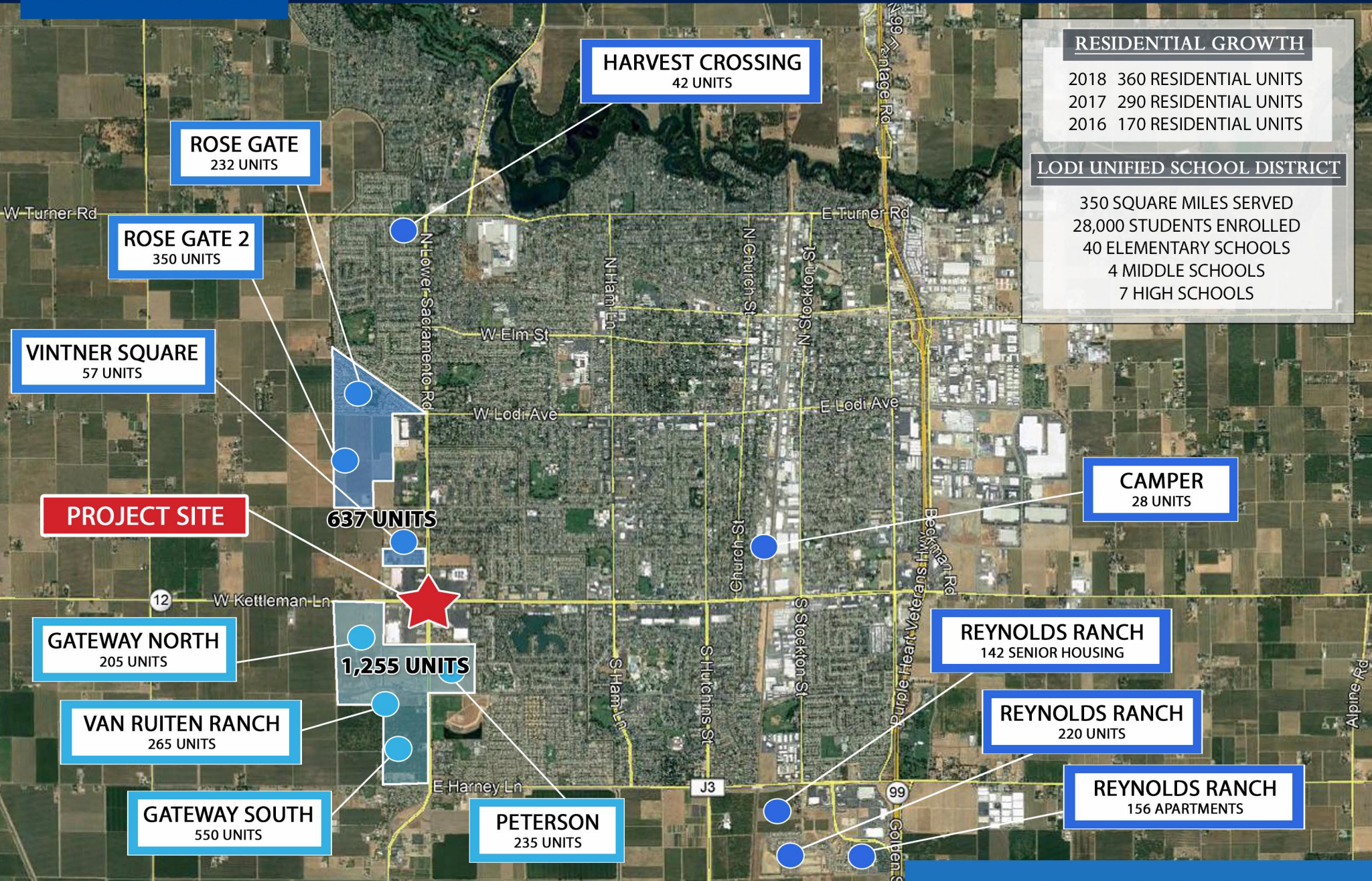
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# SUNWEST PLAZA



## RESIDENTIAL GROWTH

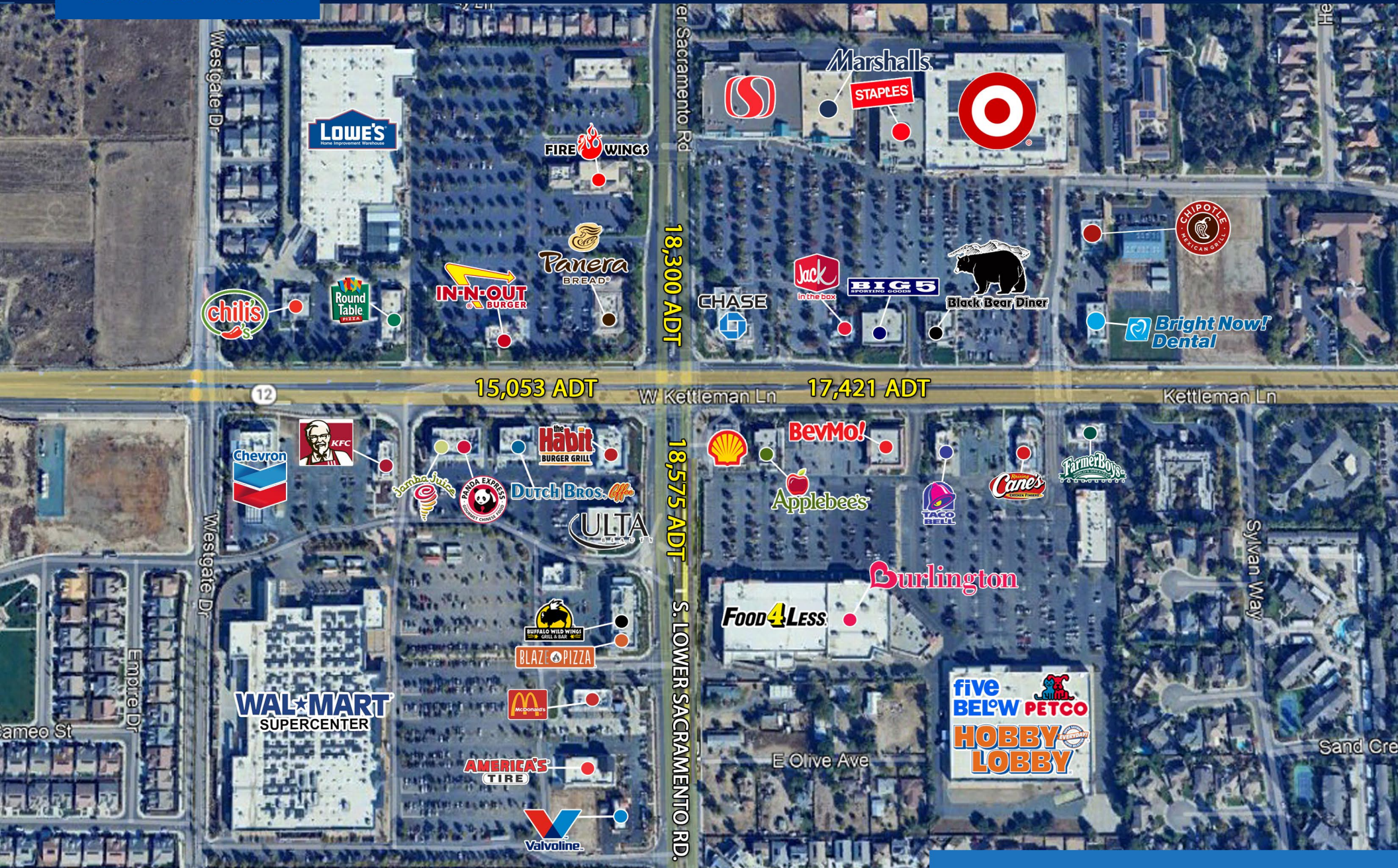
2018	360 RESIDENTIAL UNITS
2017	290 RESIDENTIAL UNITS
2016	170 RESIDENTIAL UNITS

## LODI UNIFIED SCHOOL DISTRICT

350 SQUARE MILES SERVED  
28,000 STUDENTS ENROLLED  
40 ELEMENTARY SCHOOLS  
4 MIDDLE SCHOOLS  
7 HIGH SCHOOLS

# HOUSING AERIAL

# SUNWEST PLAZA



# INTERSECTION AERIAL

# SUNWEST PLAZA



**Burlington**

SHOPS 1

**SUBWAY**

**FALAFEL CORNER**  
MEDITERRANEAN GRILL

- 1,175 SF AVAILABLE
- 1,235 SF AVAILABLE
- IN NEGOTIATION
- 1,218 SF AVAILABLE

SHOPS 2

discovery shop  
American Cancer Society

CELL PHONE REPAIR  
We Save Your Mobile Life™

**Lendmark**  
Financial  
RETAIL SERVICES

23,964 SF AVAILABLE



SHOPS 3

**STRINGS**  
Italian Cafe

Oh My Yogurt

**GK**  
MONGOLIAN BBQ

**GNC**

*Elegant*  
Nail & Beauty Supply

**SALLY**  
BEAUTY SUPPLY

ADPTE TO IMPRE  
**JG ACADEMY**  
GRACILIA IN VITA  
Jiu-Jitsu

Lodi  
HEALTHY SMILES

# SITE PLAN

# SUNWEST PLAZA

**1,218 S.F. HIGH PROFILE END-CAP**  
Former Advance America Space, next to  
Hobby Lobby, Petco, and Five Below.



**1,289 S.F. IN-LINE SPACE**  
Former Cell Phone Repair,  
space available for lease.

**1,175 S.F. OPPORTUNITY**  
Former Swirl'd space,  
next to Burlington.

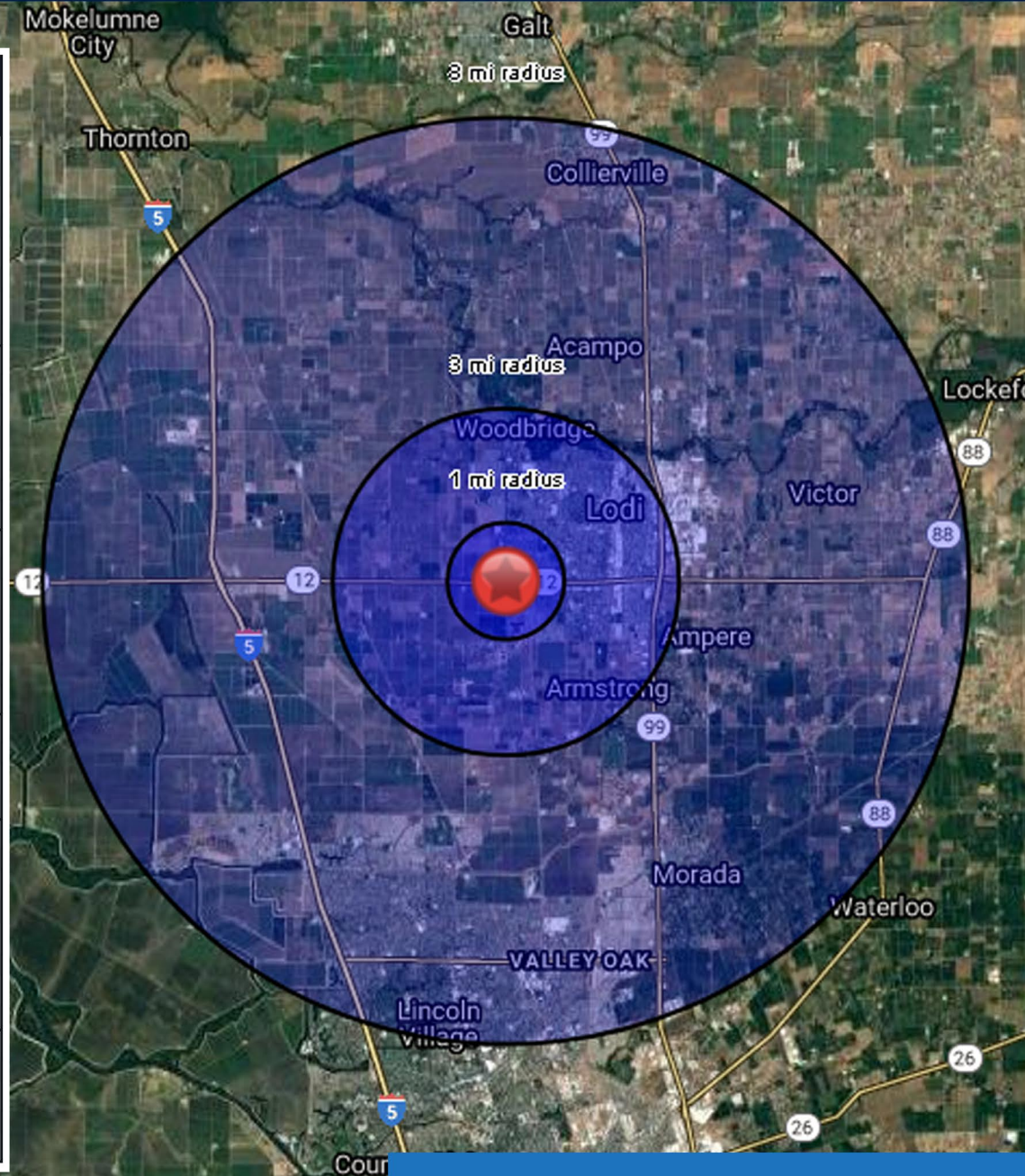


# SHOPS 2 BUILDING

# SUNWEST PLAZA

## SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
<b>Population</b>			
2023 Estimated Population	9,654	69,809	242,705
2028 Projected Population	10,618	71,617	250,355
2020 Census Population	8,587	68,332	239,242
2010 Census Population	7,875	64,642	220,544
Projected Annual Growth 2023 to 2028	2.0%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	1.7%	0.6%	0.8%
2023 Median Age	42.0	37.6	36.4
<b>Households</b>			
2023 Estimated Households	3,834	25,174	79,993
2028 Projected Households	4,207	25,863	82,517
2020 Census Households	3,359	24,452	78,000
2010 Census Households	3,070	22,900	72,806
Projected Annual Growth 2023 to 2028	1.9%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	1.9%	0.8%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	59.1%	50.8%	35.5%
2023 Estimated Black or African American	2.2%	1.8%	8.3%
2023 Estimated Asian or Pacific Islander	13.2%	11.7%	24.8%
2023 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.2%
2023 Estimated Other Races	24.4%	34.5%	30.3%
2023 Estimated Hispanic	27.0%	40.3%	36.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$145,897	\$114,399	\$118,284
2023 Estimated Median Household Income	\$114,543	\$91,500	\$88,044
2023 Estimated Per Capita Income	\$58,217	\$41,413	\$39,135
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.0%	11.2%	9.8%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	7.3%	7.9%
2023 Estimated High School Graduate	25.8%	25.4%	26.5%
2023 Estimated Some College	23.3%	22.5%	22.6%
2023 Estimated Associates Degree Only	10.3%	10.2%	10.9%
2023 Estimated Bachelors Degree Only	21.2%	14.9%	14.7%
2023 Estimated Graduate Degree	12.0%	8.5%	7.6%
<b>Business</b>			
2023 Estimated Total Businesses	355	2,272	6,378
2023 Estimated Total Employees	2,230	17,821	49,114
2023 Estimated Employee Population per Business	6.3	7.8	7.7
2023 Estimated Residential Population per Business	27.2	30.7	38.1



## DEMOGRAPHICS