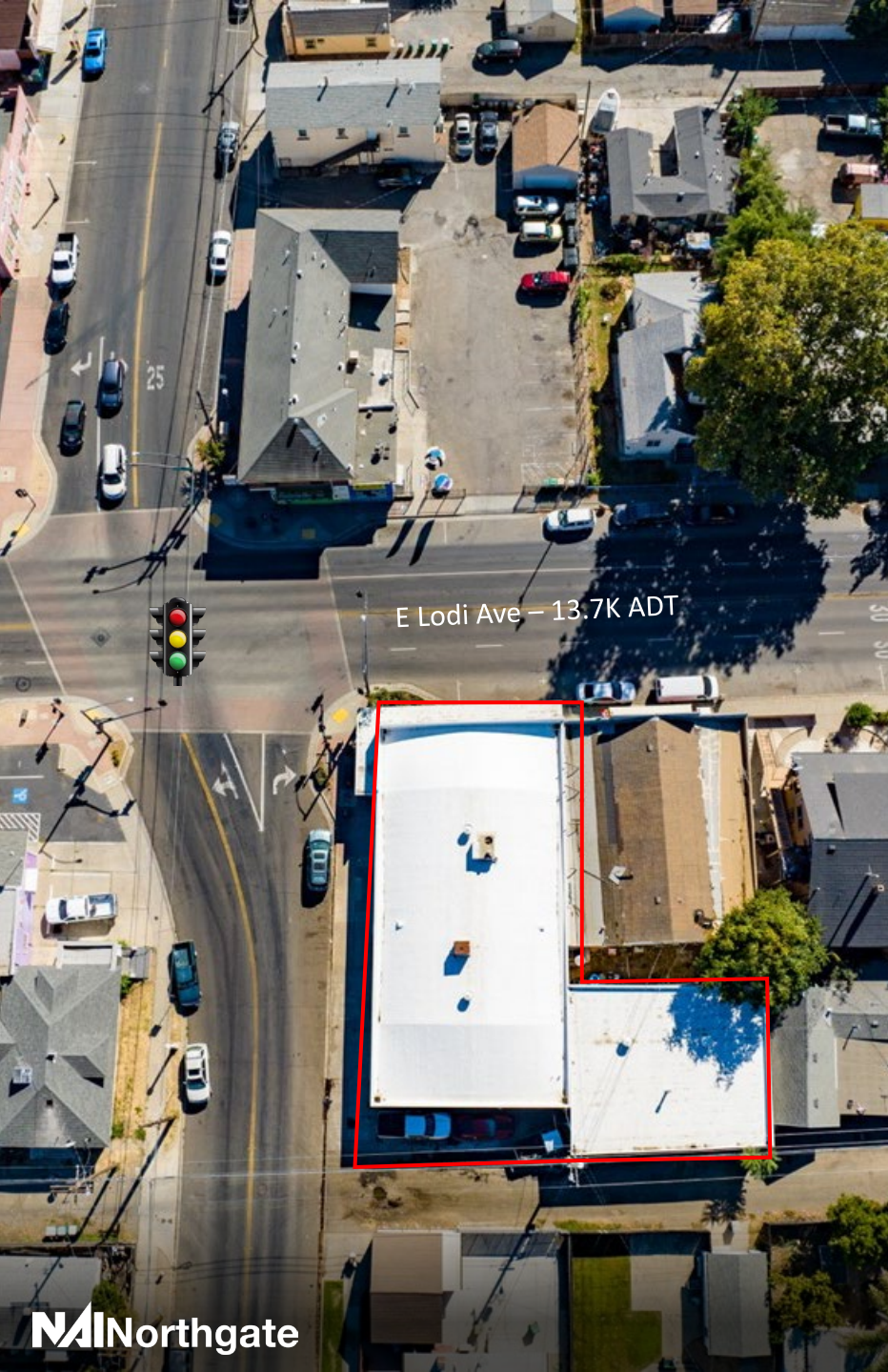


FOR SALE OR LEASE

355 & 359 E Lodi Ave | Lodi, CA





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.

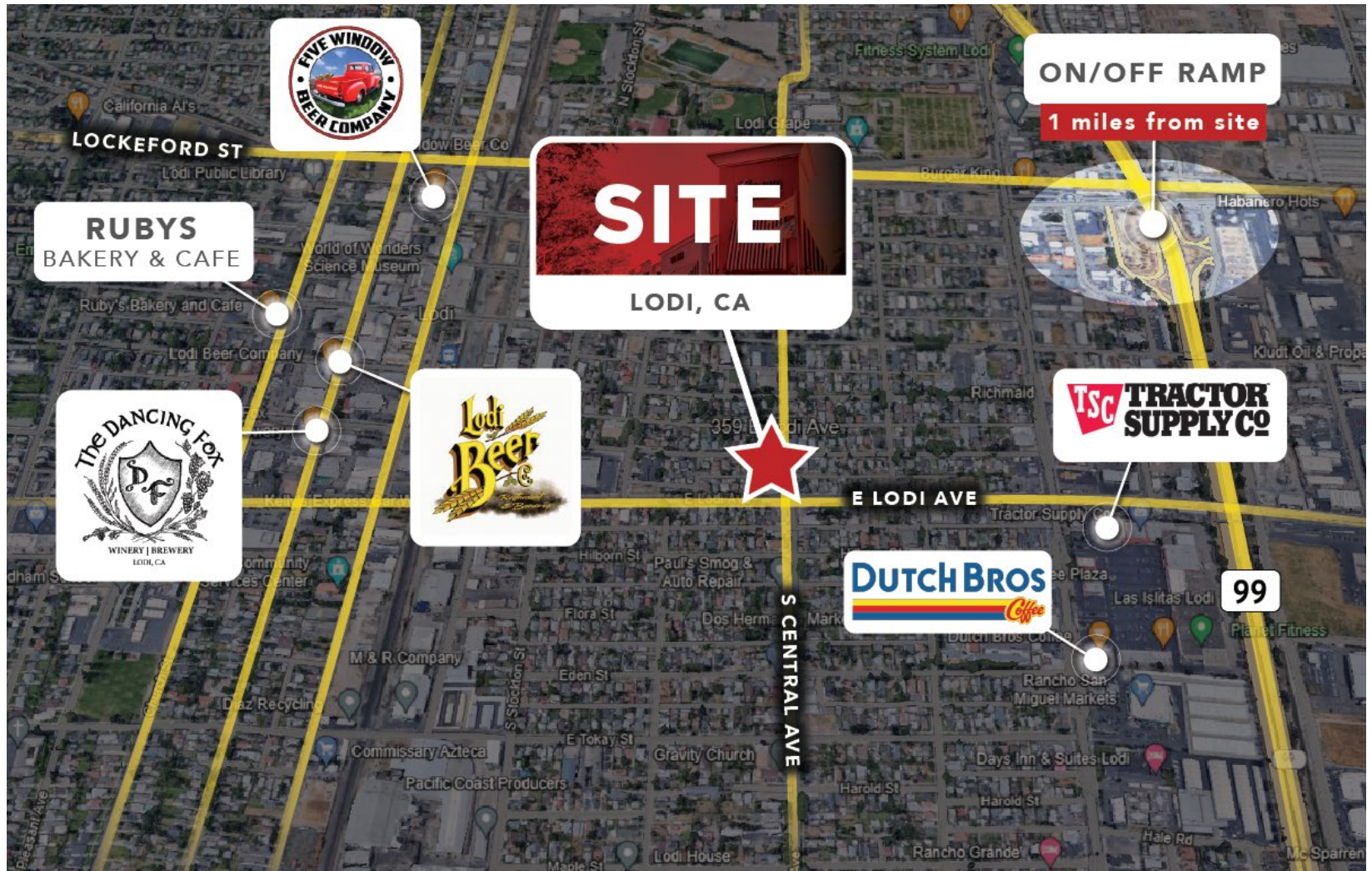
PROPERTY OVERVIEW

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



AERIAL VIEW





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

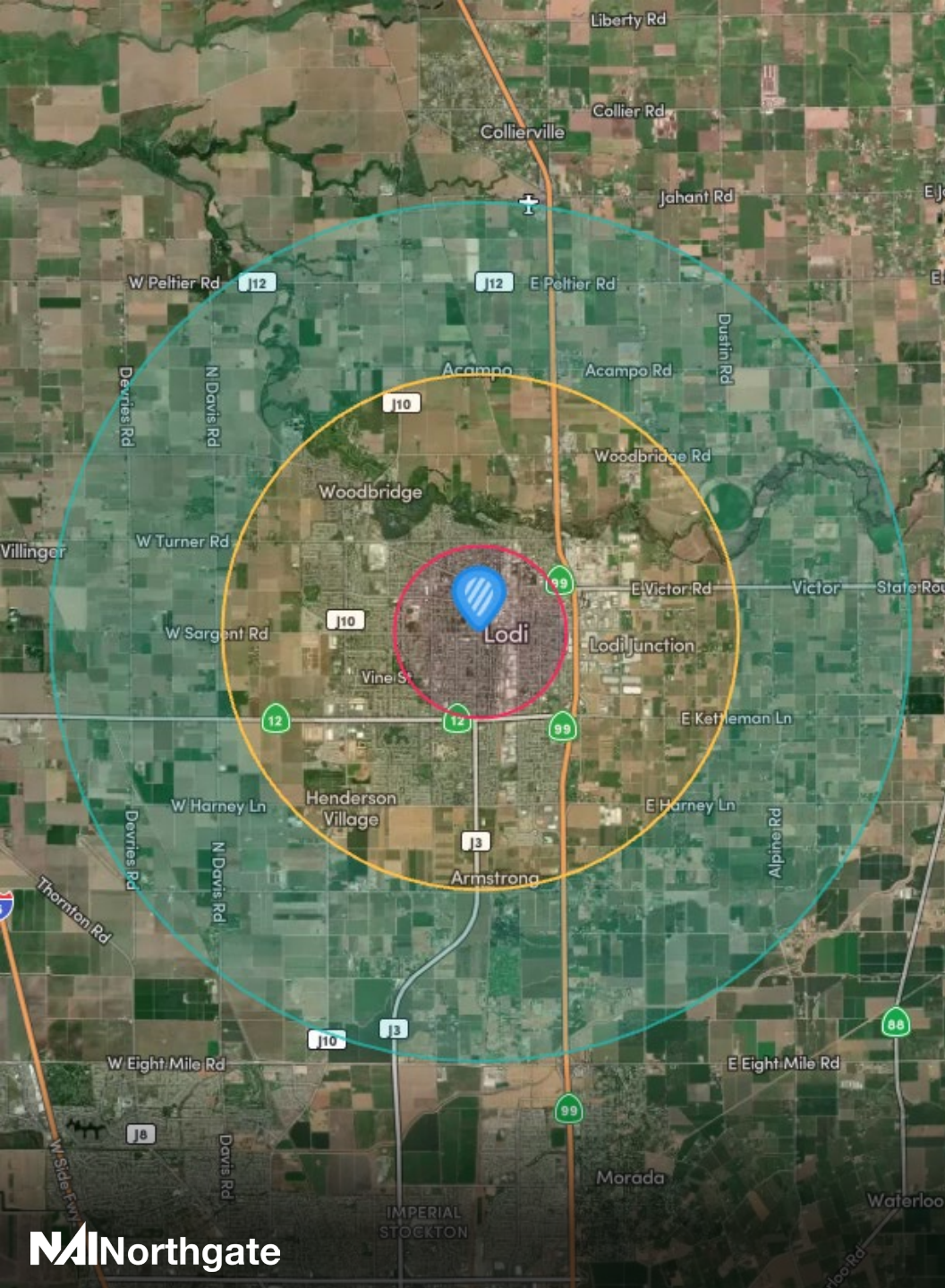
Lodi's economy is fueled by agriculture, manufacturing, logistics, and retail, with a strong presence in wine production—home to over 85 wineries. The city has seen steady commercial and industrial expansion, attracting national retailers, distribution centers, and service providers.

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

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



CHRIS SANTANA

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