

PRIME SUITES FOR LEASE ON KETTLEMAN LANE



1420 WEST KETTLEMAN LANE

Lodi, CA 95242

ANDY LE

209.471.6358 | andy@fcrei.com

CA DRE #02110117

JOSE ALTAMIRANO

209.636.3818 | jose@fcrei.com

CA DRE #02240190

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Located at 1420 W Kettleman Lane in Lodi, CA, this property offers a prime central location along one of Lodi's main corridors, surrounded by national and regional tenants providing strong visibility and steady traffic. The building features common area restrooms, elevator access to second-floor suites, and ample on-site parking. Ideal for office or service-based users.

PROPERTY HIGHLIGHTS

- Prime location on W Kettleman Lane — Lodi's main retail corridor.
- Common area restrooms.
- Elevator access to second-floor suites.
- Ample on-site parking for tenants and visitors.
- Easy access to major roadways and surrounding neighborhoods.

OFFERING SUMMARY

Lease Rate	Contact Broker
Available SF	1,283 – 4,329 SF
Building Size	46,840 SF

AVAILABLE SPACES

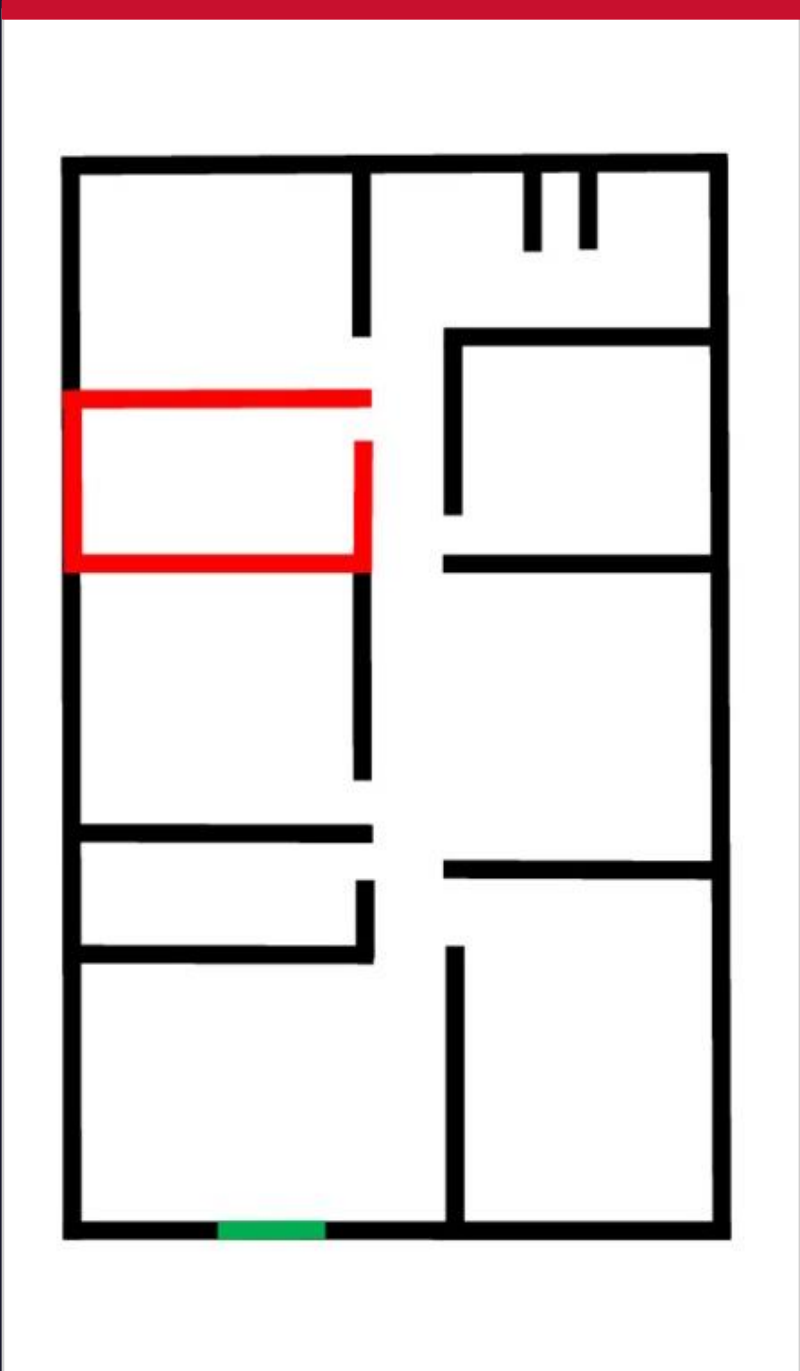
SUITE	FLOOR	LEASE RATE	SIZE
Suite B2	Ground Floor	Contact Broker	1,283 SF
Suite C & D	Ground Floor	Contact Broker	1,755 SF
Suite N	Second Floor	Contact Broker	4,329 SF
Suite S	Second Floor	Contact Broker	1,432 SF



SUITE B2 FLOOR PLAN — GROUND FLOOR

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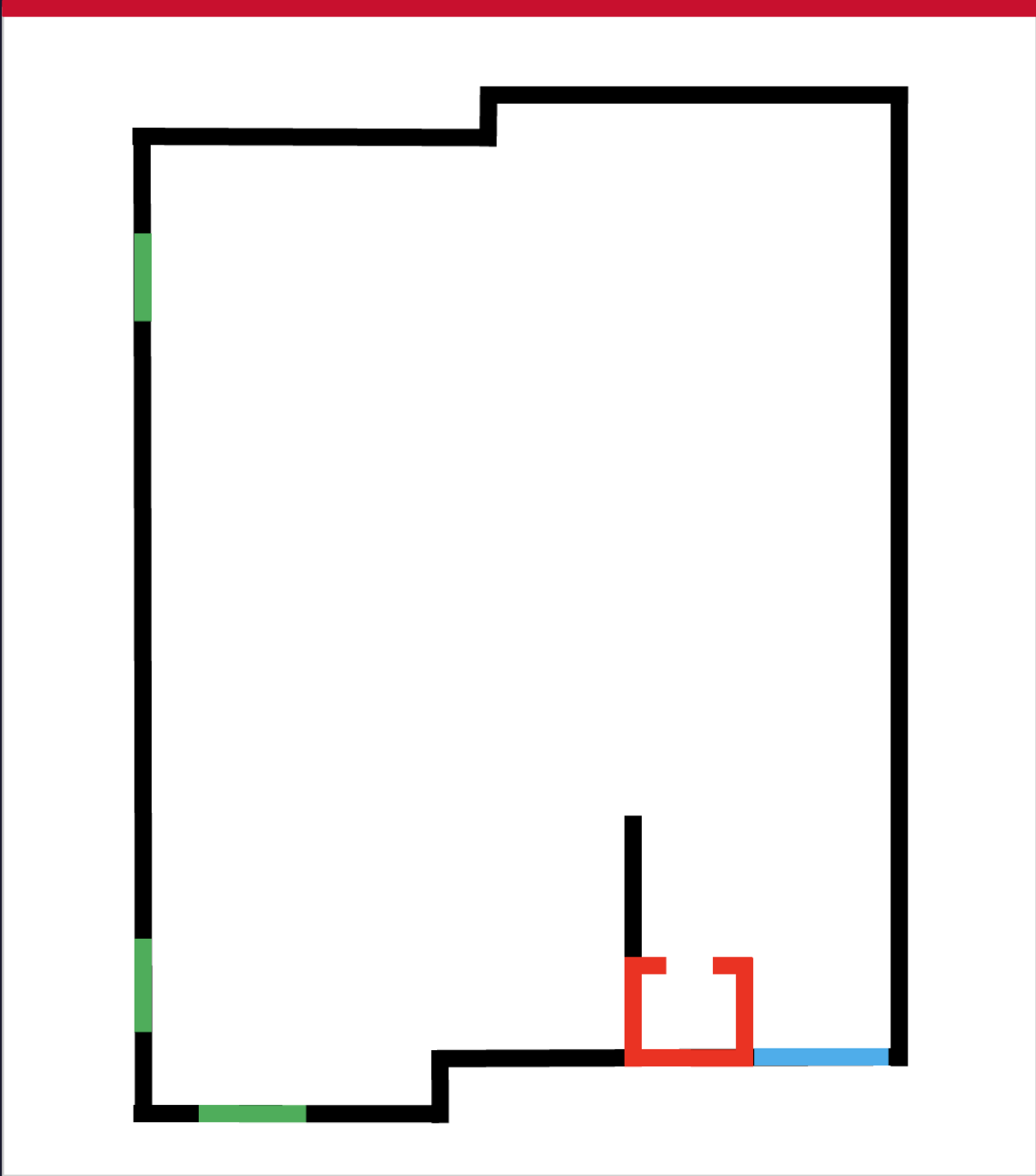
LEGEND

- Bathroom
- Entrance / Exit Door

SUITE C & D FLOOR PLAN — GROUND FLOOR

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LEGEND

- Bathroom
- Entrance / Exit Door
- Sink

SUITE C & D ADDITIONAL PHOTOS — GROUND FLOOR

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SUITE N FLOOR PLAN — SECOND FLOOR

ANDY LE

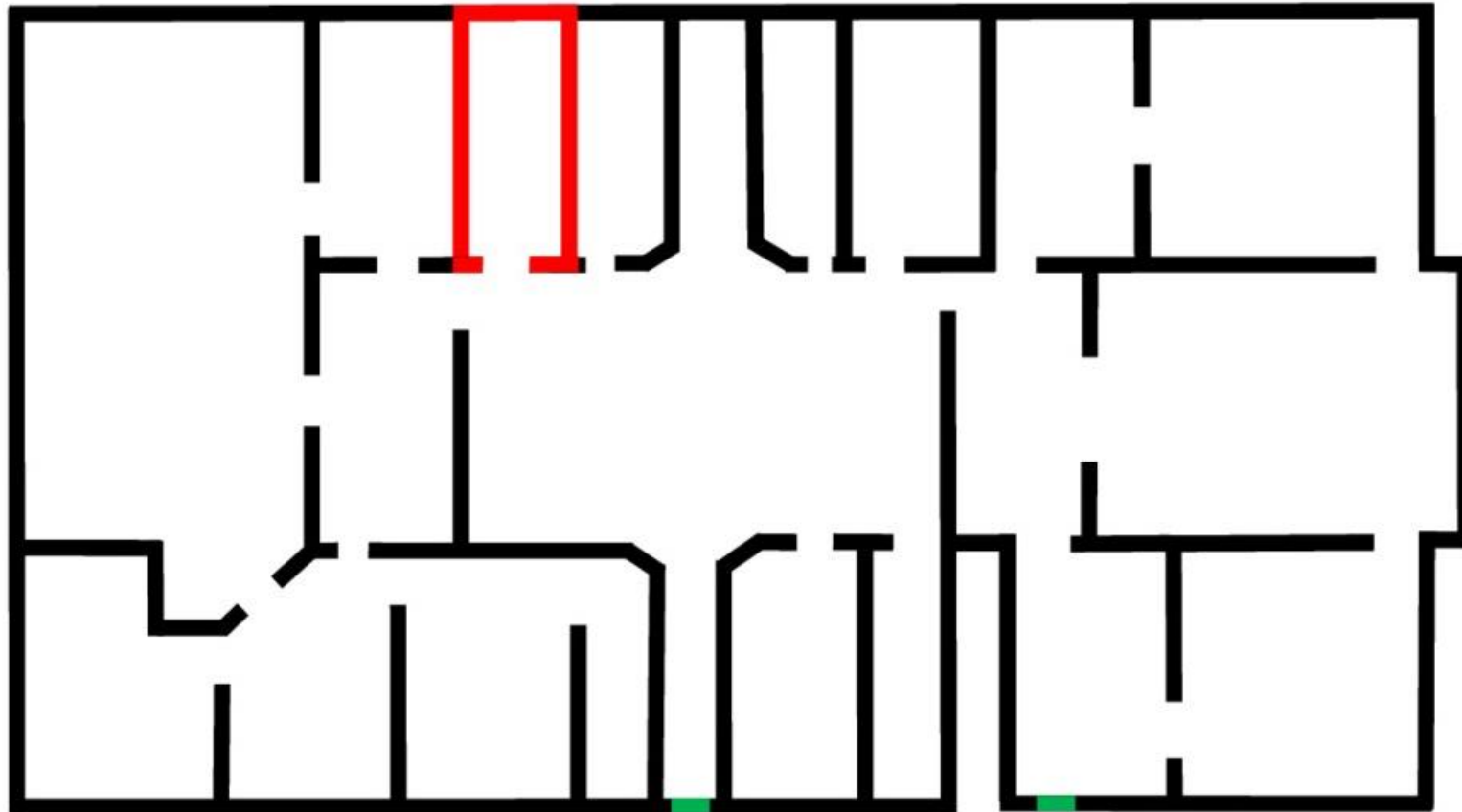
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LEGEND

 Kitchen

 Entrance / Exit Door

SUITE N ADDITIONAL PHOTOS — SECOND FLOOR

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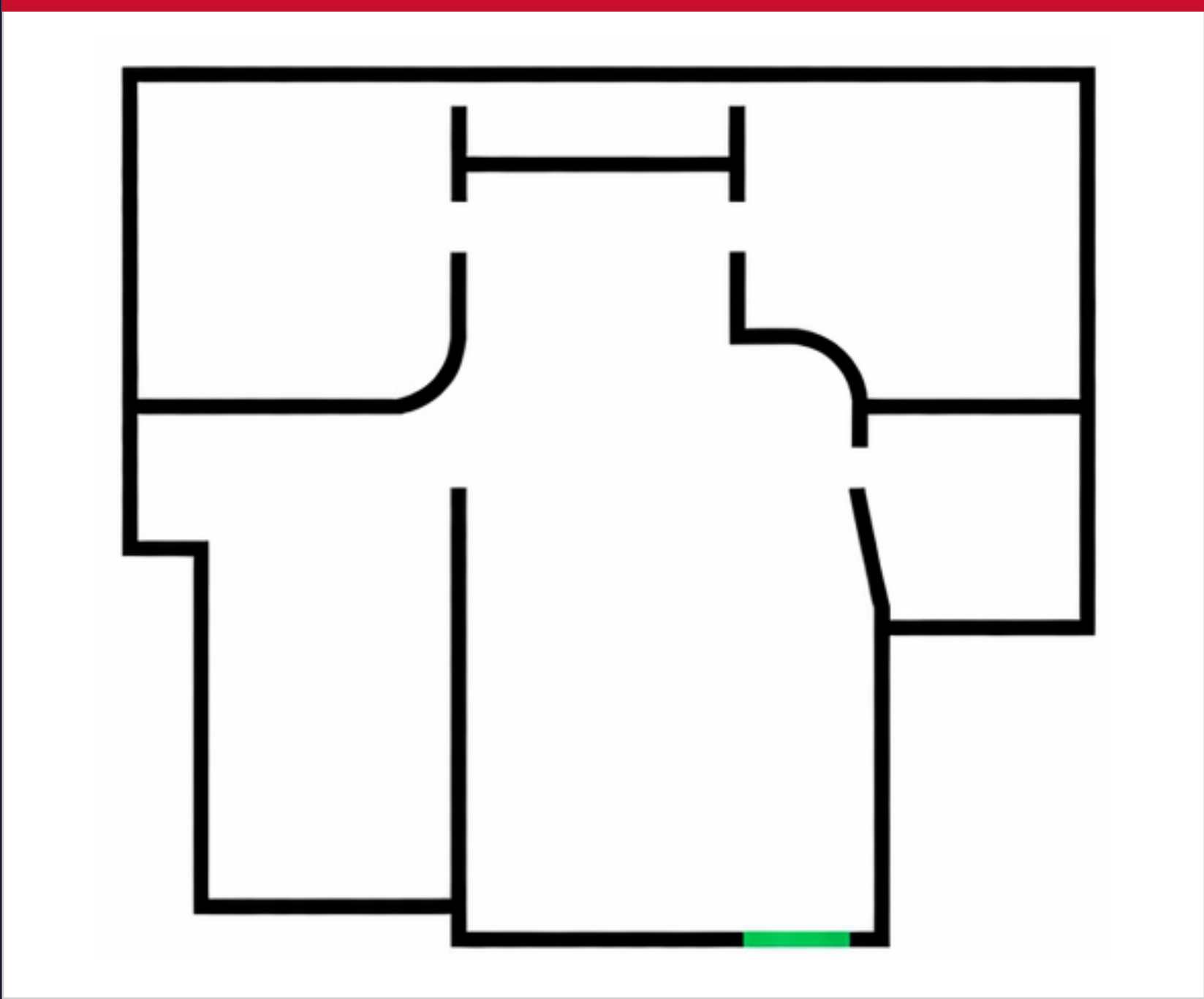
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SUITE S FLOOR PLAN — SECOND FLOOR

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LEGEND

■ Entrance / Exit Door

SUITE S ADDITIONAL PHOTOS — SECOND FLOOR

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LODI MUNICIPAL SERVICES CENTER

TOKAY HIGH-SCHOOL

SUBJECT PROPERTY

BAC
Community Bank

W KETTLEMAN LN

DEMOGRAPHICS MAP & REPORT

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POPULATION

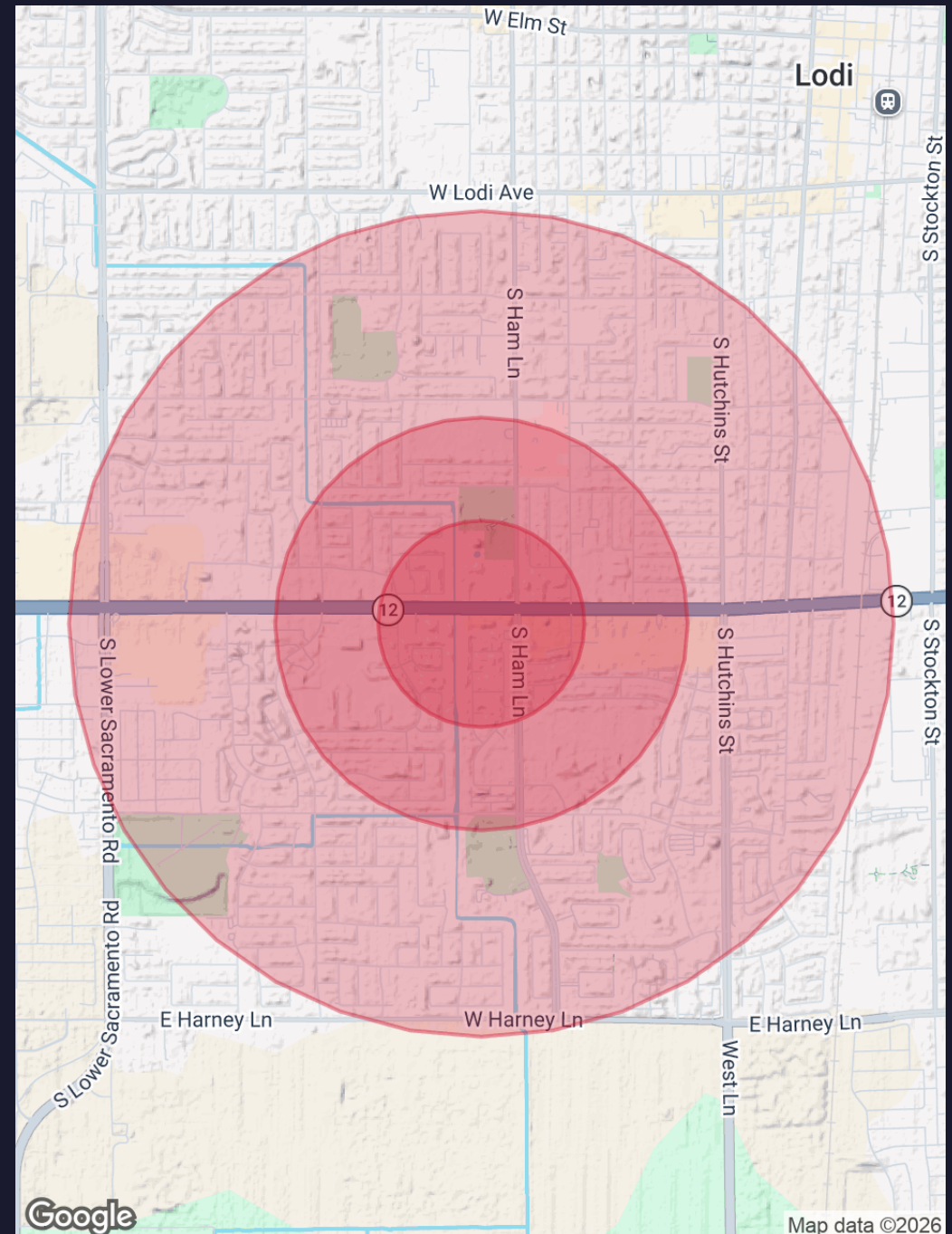
	0.25 MI	0.5 MI	1 MI
Total Population	1,158	4,973	21,538
Average Age	38.9	39.8	37.7
Avg Age (Male)	39.0	39.9	36.3
Avg Age (Female)	38.7	39.4	39.2

HOUSEHOLDS & INCOME

	0.25 MI	0.5 MI	1 MI
Total Households	423	1,836	7,625
Persons per HH	2.7	2.7	2.8
Avg HH Income	\$117,355	\$114,581	\$112,815
Avg House Value	\$511,267	\$504,470	\$516,137

RACE

	0.25 MI	0.5 MI	1 MI
White	742 (64.1%)	3,140 (63.1%)	11,649(54.1%)
Black	8 (0.7%)	40 (0.8%)	213 (1.0%)
Asian	64 (5.5%)	354 (7.1%)	1,972(9.2%)
Hawaiian	6 (0.5%)	22 (0.4%)	35 (0.2%)
Amer. Indian	9 (0.8%)	36 (0.7%)	99 (0.5%)
Other	103 (8.9%)	465 (9.4%)	2,804 (13.0%)



2023 American Community Survey (ACS)