

Office Suite in Prominent Lodi Business Park For Lease

301 S. Ham Lane, Suite E, Lodi, CA 95242



Suite Size: 2,170 SF

Lease Rate: \$1.55/SF NNN

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EXECUTIVE SUMMARY

301 S Ham Lane, Suite E
Lodi, CA 95242



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



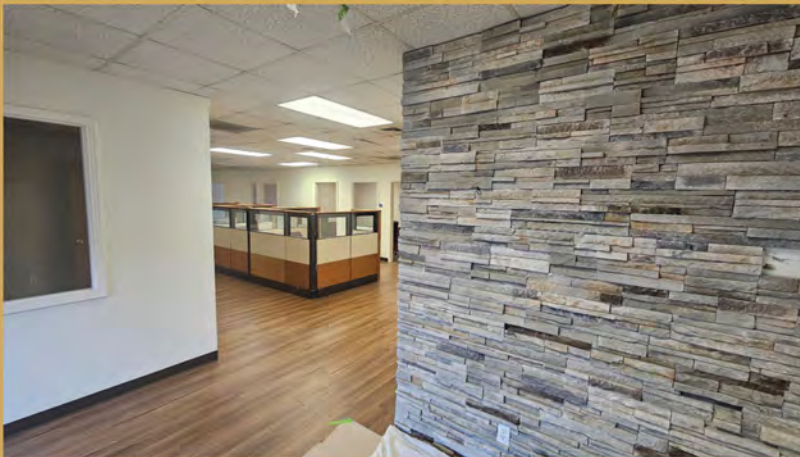
Population



Households



Average Household Income



PROPERTY DETAILS

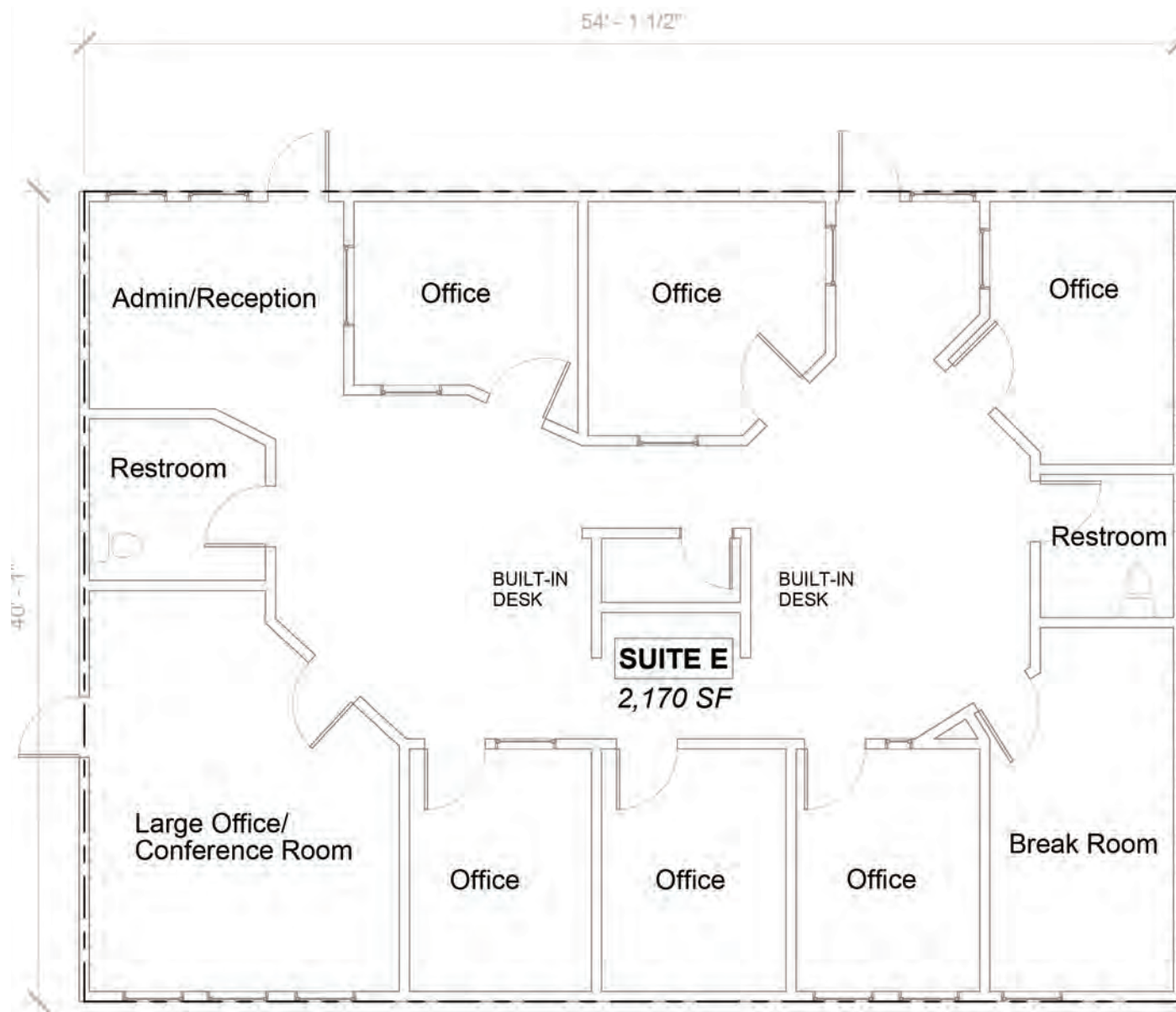
SUITE SIZE AVAILABLE	Approx. 2,170 SF
ZONING	MCO Mixed Use Corridor
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1987

HIGHLIGHTS

- Suite E: 2,170 SF
- Lease Rate: \$1.55/SF NNN
- Admin/reception
- 6 Offices
- Large Office/conference room
- Bullpen with 4 cubes in place
- Breakroom
- 2 Restrooms
- Located in beautifully kept office park
- Prominent location with over 25,000 ADT

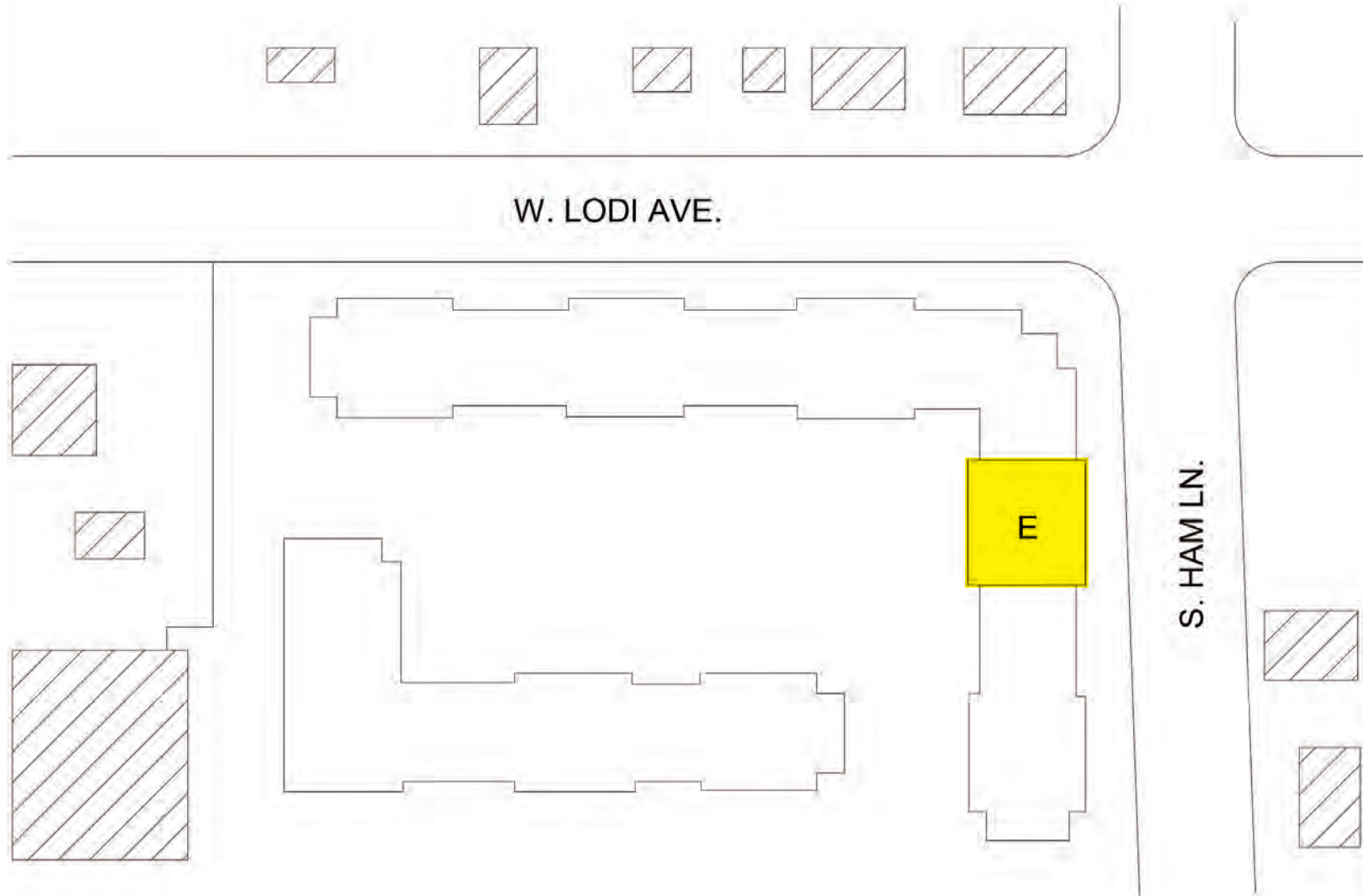


FLOOR PLAN





SITE PLAN





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,126	78,850	80,579
Growth 2024 - 2029	5.12%	5.36%	5.33%
Growth 2020 - 2024	1.62%	2.97%	2.78%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,668	27,282	28,923
Growth 2024 - 2029	5.15%	5.40%	5.36%
Growth 2020 - 2024	1.95%	3.31%	3.11%
Average HH Income	\$99,773	\$101,509	\$102,429

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
S Ham Ln	E Lodi Ave	2022	13,859	.07
S Ham Ln	E Lodi Ave	2022	15,082	.07
S Ham Ln	E Lodi Ave	2018	13,792	.07
E Lodi Ave	Virginia Ave	2018	13,121	.16
E Lodi Ave	Virginia Ave	2022	11,655	.16
W Tokay St	S Ham Ln	2022	6,504	.24
E Lodi Ave	S Orange Ave	2022	16,238	.25
W Tokay St	S Ham Ln	2022	6,175	.25
W Tokay St	Atherton Dr	2022	5,619	.28
W Pine St	S Ham Ln	2022	1,726	.33



LOCAL AERIAL VIEW

