



Westgate Shopping Center

SWC of S Lower Sacramento & W Lodi Ave | Lodi, CA

The Offering

The Property

- Beautifully designed Raley's anchored shopping center w/ long term lease
- Good mix of daily need, services and retail drivers
- This area of Lodi has seen substantial residential growth over the last 15 years
- An estimated ±3,909 units planned in the next 7 years based on population growth
- Last remaining vacancy available in the shopping center



The Opportunity

- For Sale or Lease
- 5,632 SF (divisible, 2000- 5632 SF)
- Built 2019, new construction
- Commercial zoning
- Land AC ± .75 AC
- Shell condition
- Contact broker(s) for further details

3 Mile Demographics



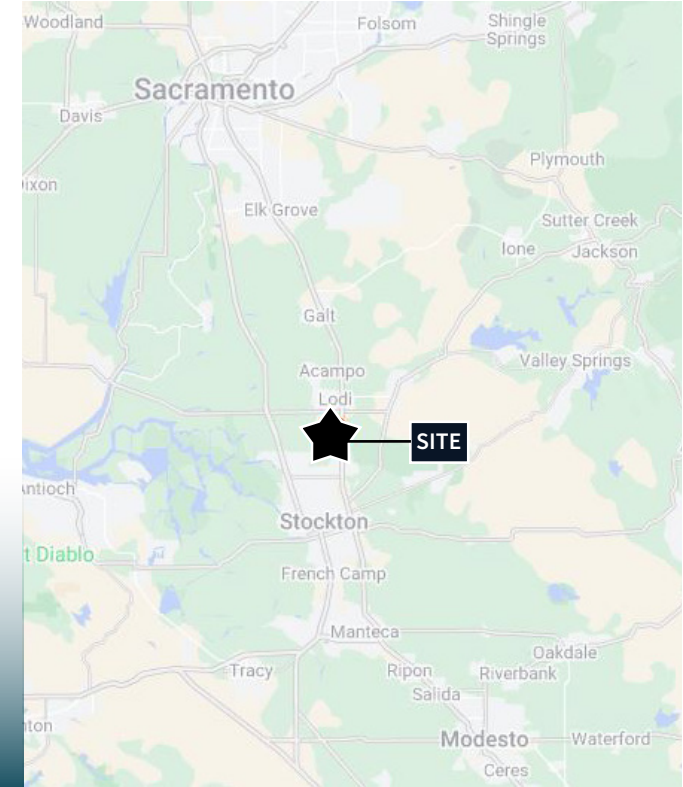
**Total
Population**
70,380



**Average HH
Income**
\$100,351



**Daytime
Population**
68,462



2630 W Lodi Avenue Lodi, CA

Rosegate I
230 Units
Completed

Raley's
SecurCare Self Storage
KOMACHI
Central State
Great Clips

Rosegate II
352 Units
Under Construction

The Vine
57 Units
Completed

Luka Place
16 Units
Completed

Gateway North
465 Units
Under Construction

Walmart
verizon
BLAZE PIZZERIA
rubio's
Habit
ULTA

Vintage Oaks at Gateway
88 Units
Under Construction

Vineyard Terrace I
235 Units
Completed

Crane's Landing
79 Residential Units
Completed

Lodi High School

IN-SHAPE HEALTH CLUBS
UMPQUA BANK
DOLLAR TREE

LOWE'S
INN-OUT
HAR BLOCK
ROUND TABLE
chijis
F&M BANK
The UPS Store
Tanom
FIRE WINGS
JUICE IT UP

Target
STAPLES
BIG 5
CHASE
SAFeway
Marshalls
STARBUCKS
CHIPOTLE
Black Bear Diner
Jack in the Box

Save Mart
TACO BELL
RITE AID

Food 4 Less
Shell
BevMo!
Hobby Lobby
Applebees
petco
SUBWAY
Party City
Farmer Boys

KOHL'S
Save Mart
Bank of America
CVS pharmacy
9

COSTCO WHOLESALE
BURGER KING
WINGSTOP
HOME DEPOT
STARBUCKS
MATTRESS FIRM

L. Sacramento Rd

W Lodi Ave

E Lodi Ave

Sham Ln

S Cherokee Ln

W Kettleman Ln

S Ham Ln

E Harney Ln

W Harney Ln

Golden State Hwy

99

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ROSEGATE II
±352 RESIDENTAL UNITS

ROSEGATE I
±230 RESIDENTAL UNITS

Vista Oak Charter School

Raley's

Great Clips

W Lodi Ave.

BatteriesPlus+

Huntington
LEARNING CENTER

COMING
SOON

Quick Quack
CAR WASH
Don't Drive Dirty.com

L Sacramento Rd.

Photos





Raley's

Great Clips

Vista Oak Charter School

W Lodi Ave.



BatteriesPlus+

L Sacramento Rd.

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