

2370
MAGGIO
CIRCLE
LODI | CA

±1,925 to ±3,850 SF Available For Lease

Light industrial/warehouse
property less than one mile
from SR 99 in Lodi, CA.

- M Zoning (Industrial).
- GL roll-up doors with monument signage.
- 800 amp, 120/240 volt, 3 phase, 4 wire power.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

This light industrial/warehouse property located at 2370 Maggio Circle in Lodi, CA is open to a wide variety of acceptable uses including manufacturing, warehousing, auto repair, storage, and distribution. With less than one mile to SR 99, the property has quick freeway access and is located near Costco, Home Depot, Sprouts, Dick's Sporting Goods, and Chipotle.

PROPERTY HIGHLIGHTS

- M Zoning (Industrial)
- GL roll-up doors
- Monument signage
- TI's available
- 800 amp, 120/240 volt, 3 phase, 4 wire power
- Pricing: \$0.85 PSF plus NNN expenses

AVAILABILITY

Suite 7: ±1,925 square feet

Suite 8: ±1,925 square feet



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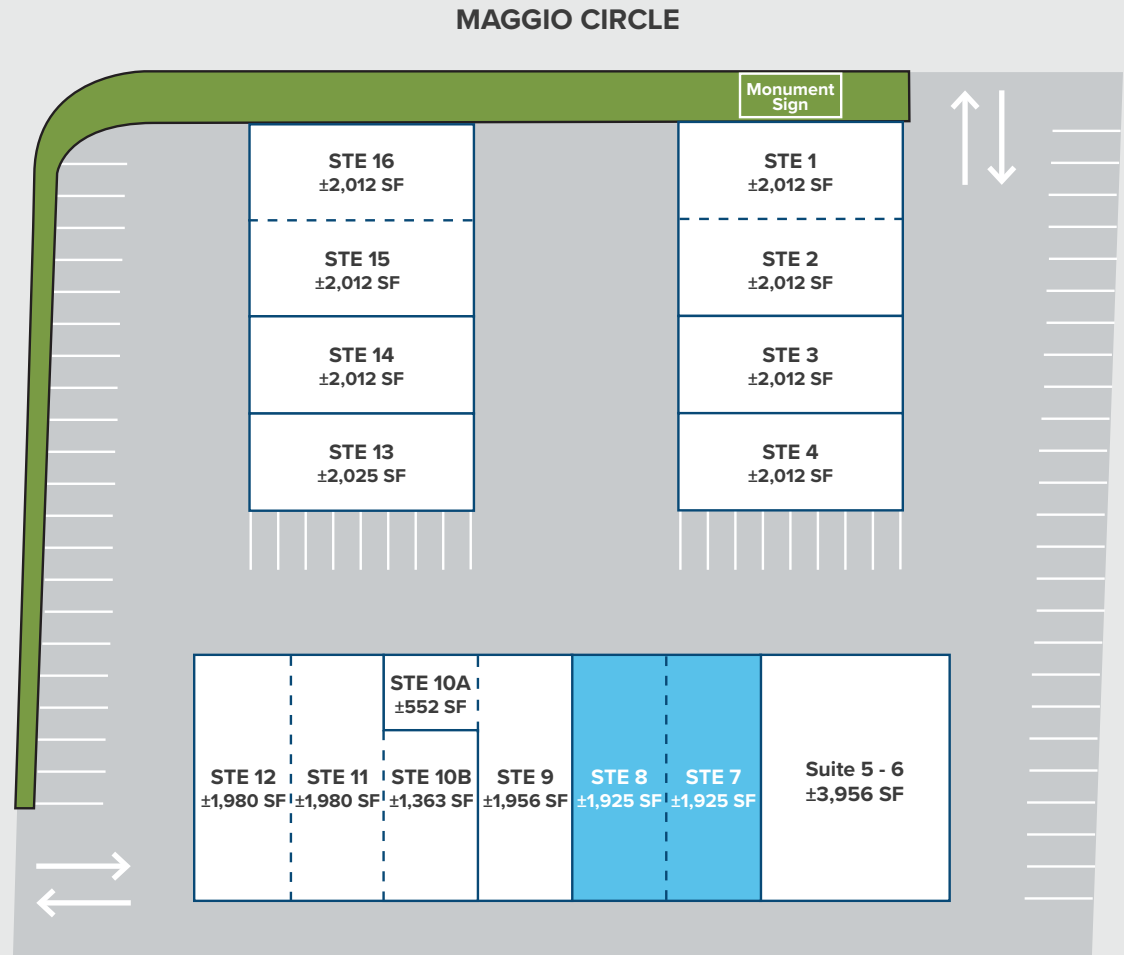
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SITE PLAN & AVAILABILITY



SUITE	TENANT	SQUARE FEET
1	AA Auto Paint & Body	±2,012 SF
2	AA Auto Paint & Body	±2,012 SF
3	Auto Connect, Inc.	±2,012 SF
4	Bagley Enterprises, Inc.	±2,012 SF
5 - 6	Taylored Auto Body	±3,956 SF
7	Soon to be Available	±1,925 SF
8	Soon to be Available	±1,925 SF
9	Meyer Laboratories, Inc.	±1,956 SF
10A	Meyer Laboratories, Inc.	±552 SF
10B	Just Dough It, Inc.	±1,363 SF
11	Caliber Collision	±1,980 SF
12	Caliber Collision	±1,980 SF
13	Caliber Collision	±2,025 SF
14	Caliber Collision	±2,012 SF
15	Caliber Collision	±2,012 SF
16	Caliber Collision	±2,012 SF

Subject Property
 Available



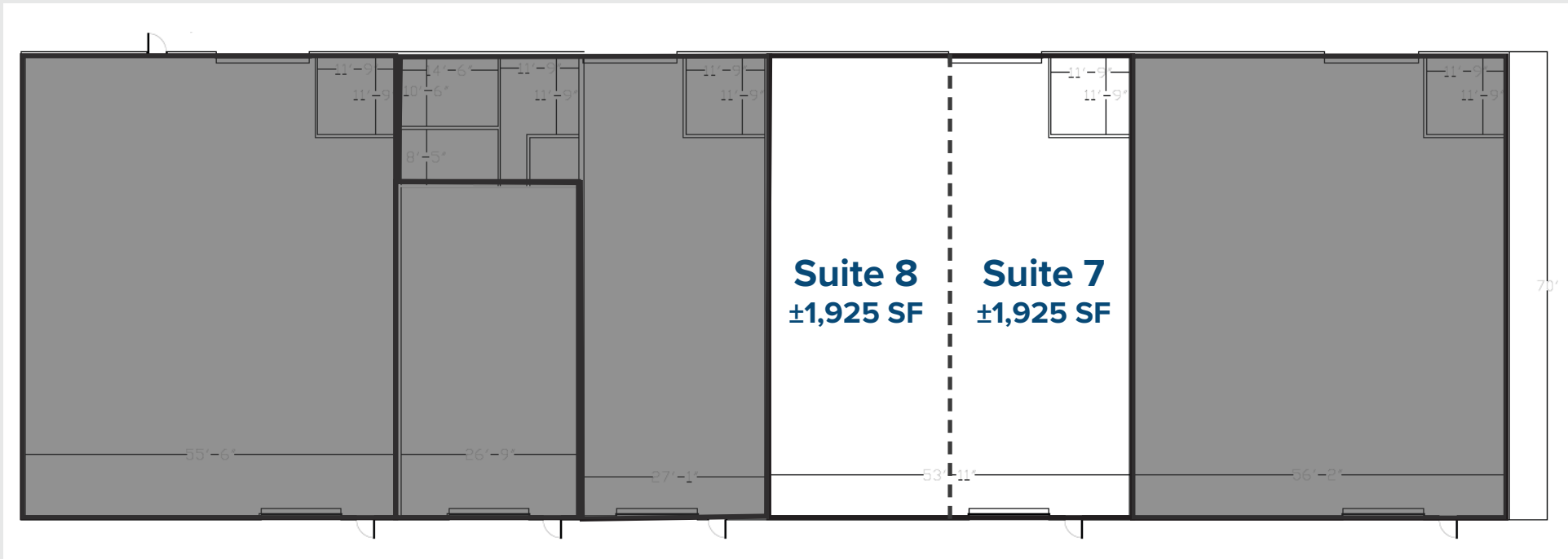
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FLOOR PLAN - BUILDING THREE



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PROPERTY PHOTOS

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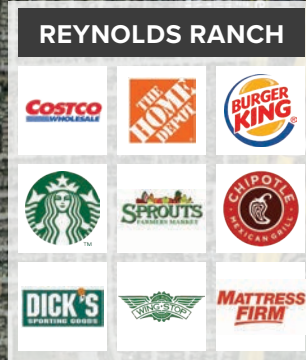
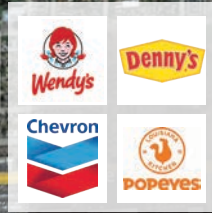
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RETAIL AREA

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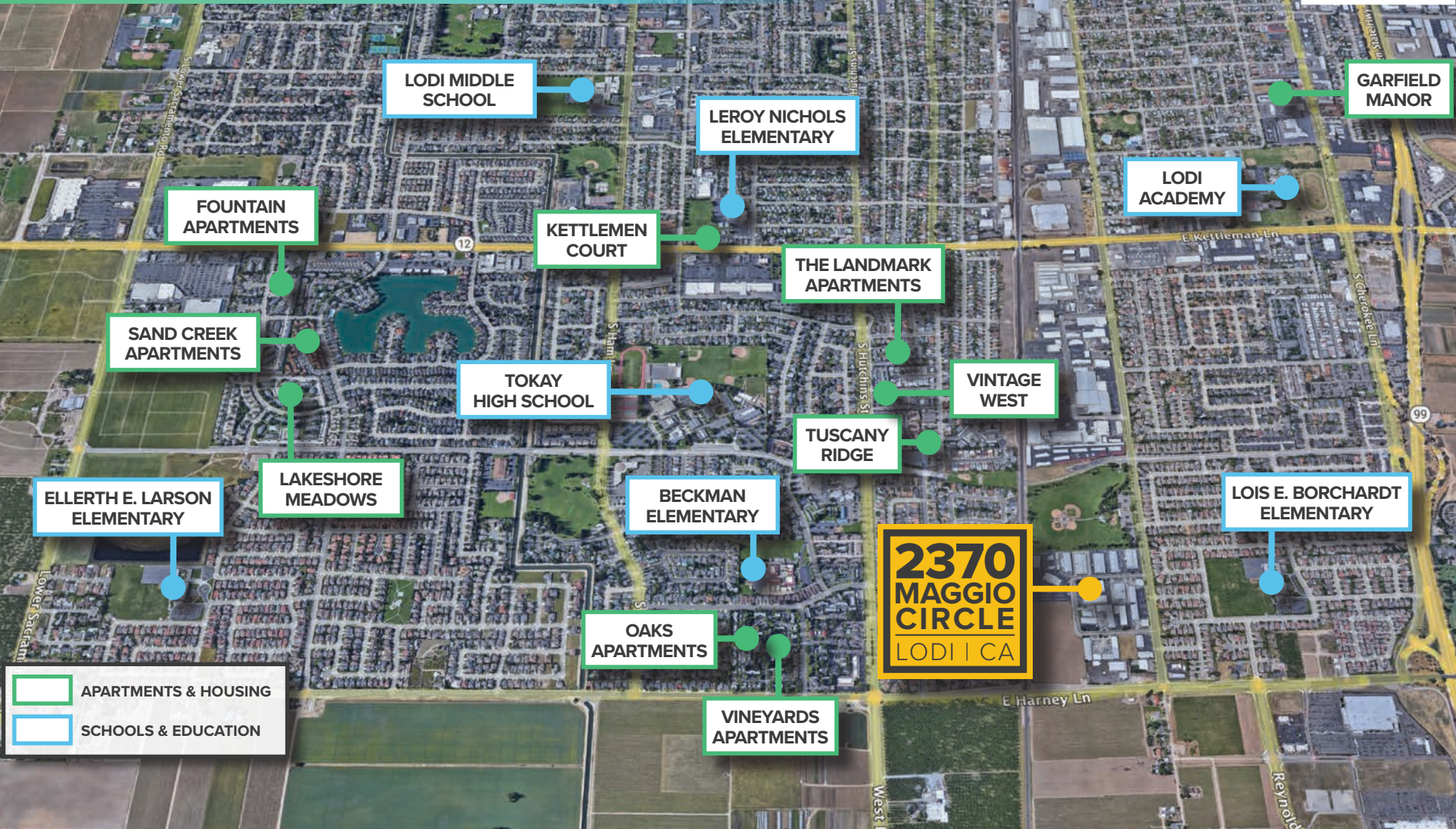
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RESIDENTIAL AREA

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LOCAL DEVELOPMENTS

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GATEWAY LODI
±1,020 Residential Units
470 Units Under Construction

ROSE GATE 2
±350 Residential Units
99 Units Under Construction

PETERSON
±235 Residential Units
Under Construction

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PERRIN RANCH
±420 Residential Units
Proposed

REYNOLDS RANCH
±220 Acre Master Plan Community
with ±498,522 SF of Retail and
±912 Residential Units
674 Units are fully built &
occupied or nearing completion

2 MILE RADIUS

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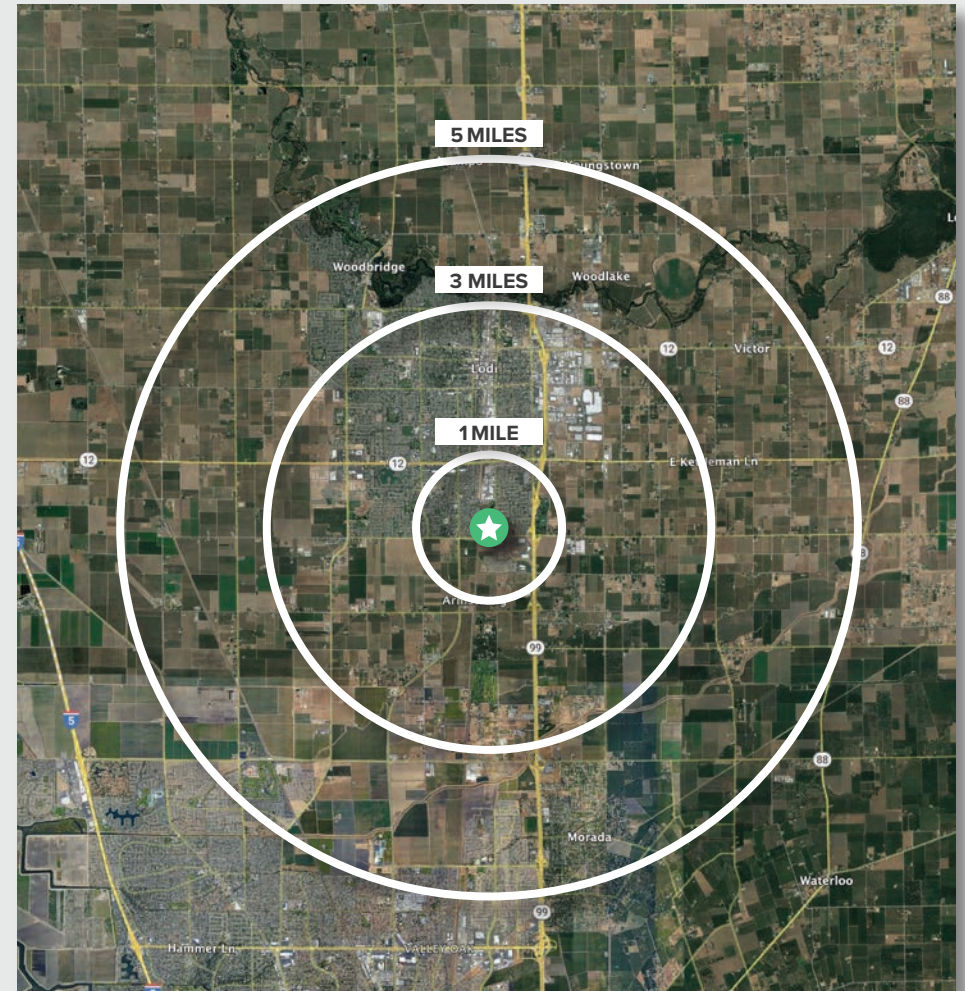


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	15,606	65,949	101,225
2029 Projected Population	16,354	69,121	106,780
2020 Census Population	14,631	63,553	99,195
2010 Census Population	13,510	59,627	89,742
2024 Median Age	34.3	37.2	38.1
HOUSEHOLDS			
2024 Estimated Households	5,392	23,885	35,300
2029 Projected Households	5,770	25,496	37,873
2020 Census Households	4,956	22,446	33,328
2010 Census Households	4,554	20,919	30,479
INCOME			
2024 Estimated Average Household Income	\$105,877	\$109,783	\$122,309
2024 Estimated Median Household Income	\$86,631	\$85,499	\$92,902
2024 Estimated Per Capita Income	\$36,657	\$39,910	\$42,776
BUSINESS			
2024 Estimated Total Businesses	365	2,675	3,318
2024 Estimated Total Employees	2,940	22,700	26,741



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

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