

**Professional Office Suite in Beautiful High Trafficked Business Park**  
**Great Location With Over 28,000 ADT**  
**301 S Ham Ln, Suite C, Lodi CA 95242**



**Lease Rate: \$1.45/SF NNN**

**Size: 1,459 SF**



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## EXECUTIVE SUMMARY

301 S Ham Ln, Suite C, Lodi CA 95242



### 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

80,579

Population

28,992

Households

\$102,429

Average  
Household  
Income



## EXECUTIVE SUMMARY

ADDRESS	301 S Ham Ln, Suite C, Lodi CA 95242
NUMBER OF OFFICE SUITES	1
SUITE SIZE	1,459 SF
Construction Type	Wood Frame
ZONING	MCO Mixed Use Corridor
YEAR BUILT	1986

## HIGHLIGHTS

- Size: 1,459 SF
- Admin/reception
- 4 offices
- 1 Breakroom
- 1 Restroom
- 1 Closet
- Located in beautifully kept office park
- Prominent location with over 28,000 ADT

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	19,126	75,850	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
Growth 2024-2029	5.15%	5.40%	5.36%
Growth 2020-2024	1.95%	3.31%	3.11%
2024 Average HH Income	\$99,773	\$101,509	\$102,429

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
S Ham Ln	E Lodi Ave	2022	15,082	0.06
S Ham Ln	E Lodi Ave	2023	15,047	0.07
S Ham Ln	E Lodi Ave	2025	15,063	0.12
E Lodi Ave	Virginia Ave	2023	11,591	0.16
E Lodi Ave	Virginia Ave	2024	13,376	0.16
West Lodi Ave	E Lodi Ave	2024	13,376	0.19
West Lodi Ave	Virginia Ave	2025	11,539	0.20
W Tokay St	S Ham Ln	2024	6,722	0.23

## AERIAL VIEW





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