

REYNOLDS RANCH

SWQ Highway 99 & Harney Lane - Lodi, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
jhagan@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



REYNOLDS RANCH

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

location: SWQ Highway 99 & Harney Lane
Lodi, CA

anchor tenants: Costco, Home Depot, Dick's Sporting Goods, Boot Barn, Sprouts Farmers Market and Petsmart

shopping center GLA: ±498,522 Square Feet (GLA)

availability: Future Phase 2B
±1,000 - ±7,000 SF Pads & Shops
Future Phase 2C
Up to ±37,000 SF Anchor
±1,500 - ±8,000 SF Shops



2022 total population

1-mile	13,851
3-mile	61,551
5-mile	106,823



2022 daytime population

1-mile	15,943
3-mile	76,001
5-mile	109,325



2022 total employees

1-mile	7,643
3-mile	38,442
5-mile	44,699



2022 total households

1-mile	4,537
3-mile	20,783
5-mile	34,711



2022 average HH income

1-mile	\$87,045
3-mile	\$86,480
5-mile	\$96,553



traffic counts

Highway 99 (south of Kettleman Ln)	79,000
Harney Ln (east of Reynolds Ranch Pkwy)	11,700
Harney Ln (west of Reynolds Ranch Pkwy)	12,680
Reynolds Ranch Pkwy (south of Harney)	10,000



Kevin Soares
Executive Vice President
CA DRE #01291491
jhagan@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



REYNOLDS RANCH

PROPERTY OVERVIEW

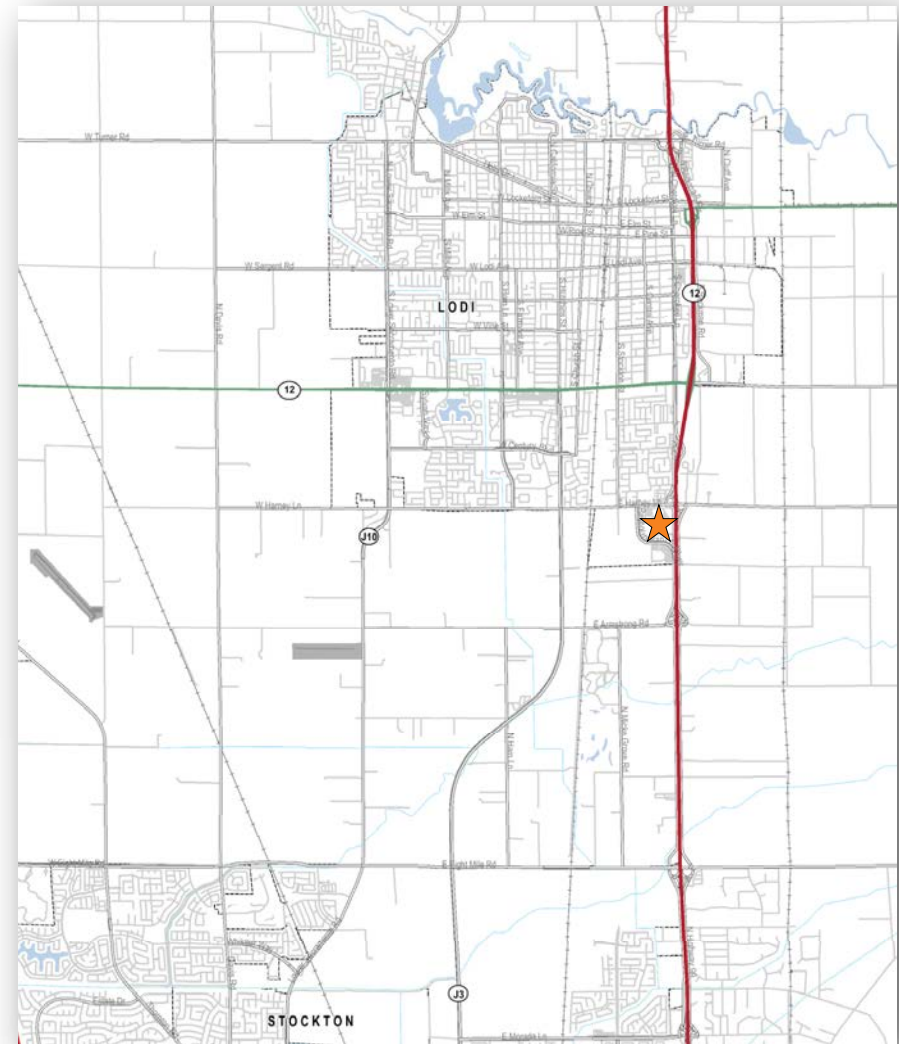
A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Reynolds Ranch is located at the southwest quadrant of Harney Lane and Highway 99 in Lodi, California. At full build out, the entire center will consist of $\pm 498,522$ square feet of retail space and $\pm 200,000$ square feet of office. The center benefits from excellent visibility along Highway 99, which is travelled by $\pm 79,000$ cars per day.

The center is anchored by Costco, Home Depot, Sprouts Farmers Market, Dick's Sporting Goods, Boot Barn and PetSmart.

Several major companies located in Lodi include Pacific Coast Producers, Con Agra Foods, Kubota and Blue Shield of California. These companies cite the City's strategic location and high quality of life as contributing factors for their success in the area.

Reynolds Ranch is an integral retail component of an overall ± 220 acre, mixed-use, master-planned community that will add approximately 3,000 new residents and more than 580 new homes.



Kevin Soares
Executive Vice President
CA DRE #01291491
jhagan@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

REYNOLDS RANCH - OVERALL SITE PLAN

SWQ Highway 99 & Harney Lane - Lodi, CA

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



ANCHOR TENANTS

2680	Costco (NAP)	148,000
2690	Home Depot (NAP)	132,240
2760	Dick's Sporting Goods	35,000
2770	Boot Barn	10,000

PHASE 1A

2620-100	Starbucks	1,744
2620-120	Subway	1,200
2620-130	Verizon Wireless	1,350
2640-100	Wingstop	1,900
2640-110	Supercuts	1,000
2640-140	Five Guys Burgers	2,500
2660-100	Grand Nails & Spa	1,200
2660-130	Mattress Firm	4,308

PHASE 2A

2610-100	Pacific Dental	4,000
2610-140	AT&T	2,000
2600-140	The UPS Store	1,501
2600-120	PT Solutions	2,852
2600-100	Burger King	2,500

PHASE 3A

Maj 1A - 250	Sprouts	30,000
Maj 1B - 260	PetSmart	18,242
Pad 1 - 2601-100	Chipotle	2,406
Pad 1 - 2601-120	Sports Clips	1,250
Pad 1 - 2601-130	Sourdough & Co.	1,492
Pad 2 - 2611	McDonald's	5,364
Pad 6 - 2631	Mancini's Sleepworld	4,512

FUTURE PHASE 2B

2730	AVAILABLE	Up to 7,000
2740	AVAILABLE	Up to 4,635
2750	AVAILABLE	Up to 5,735

FUTURE PHASE 2C

Major	AVAILABLE	Up to 37,000
Shops	AVAILABLE	1,500-8,000

For leasing information, please contact:

Kevin Soares
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

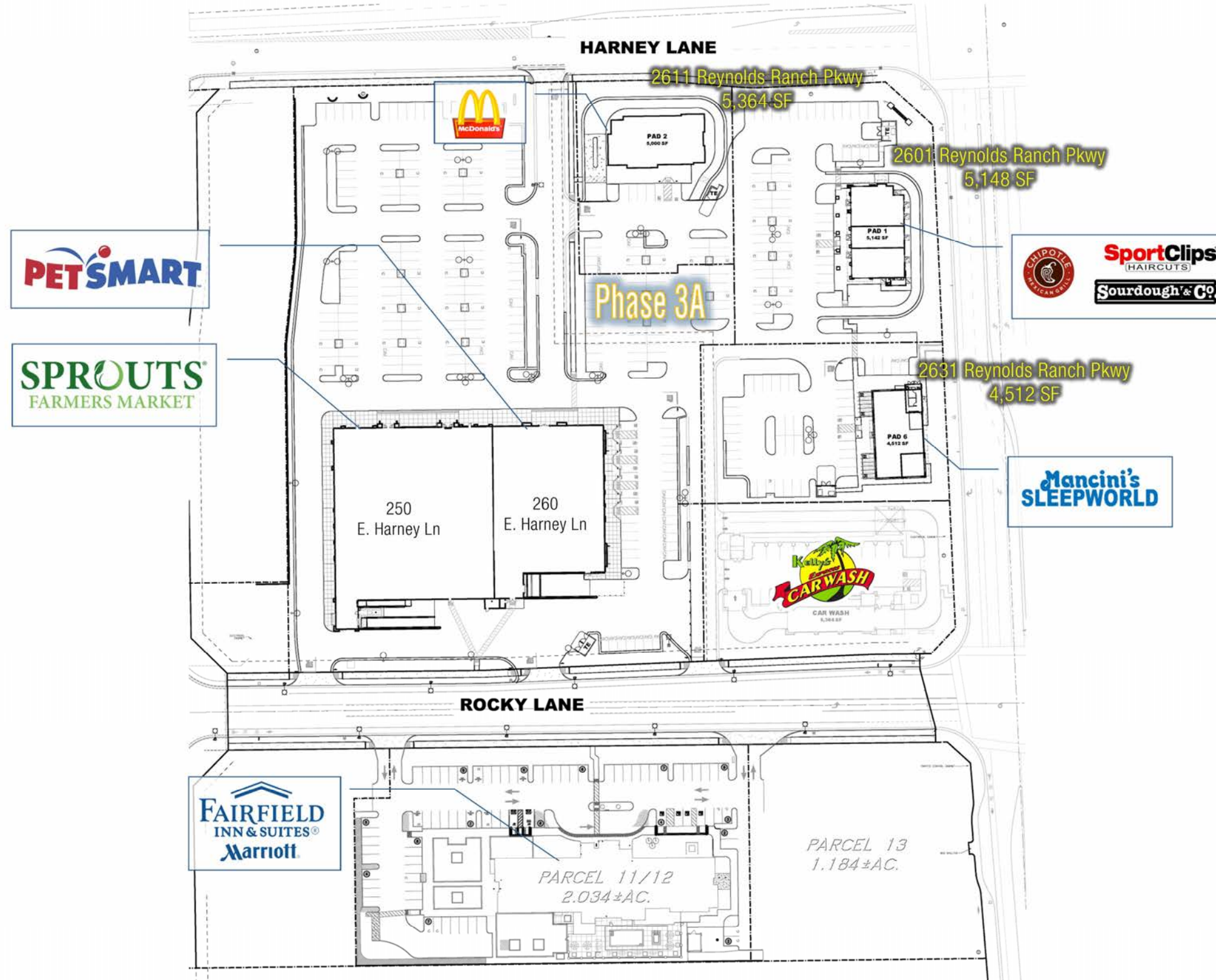


REYNOLDS RANCH - PHASE 3A & 3B

SWQ Highway 99 & Harney Lane - Lodi, CA

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



For leasing information,
please contact:

Kevin Soares
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA BRE #00811881

REYNOLDS RANCH

INTERSECTION AERIAL

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
jhagan@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



REYNOLDS RANCH

RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
jhagan@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

