

**SALE PRICE: \$950,000.00 –UNDERUTILIZED REDEVELOPMENT SITE**



# FOR SALE – SIGNALIZED CORNER LOT

## 1 N CHEROKEE & 543 PINE STREET

LODI, CALIFORNIA  
±5,350 SF COMMERCIAL TWO PARCELS ±0.56 ACRES COMBINED

**FOR MORE INFORMATION  
CONTACT:**

**LIDDICOAT**  
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**LORIE LIDDICOAT**  
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*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.*

**PORTFOLIO FEATURES:**

**PROPERTY FEATURES:**

- Zoned: MCE- Mixed Use City of Lodi
- Signalized Corner Lot
- Fresh Exterior Paint
- Roof replaced within last five years

**1 N CHEROKEE LANE**

- **APN:** 043-170-120
- **Lot Size:** ±0.32 AC
- ±5,550 SF Three Buildings Combined
  - **Building One:** ±750 SF (Corner Building)
  - **Building Two:** ±2,300 SF Retail below w/ residential apartment upstairs
  - **Building Three:** ±2,300 SF Retail below w/residential apartment upstairs
 (above uses have been there for over 20 years)

**543 PINE STREET**

- **APN:**043-170-110
- ±0.24 AC Paved Lot

**DO NOT DISTURB TENANTS. PLEASE CONTACT LISTING AGENT TO SCHEDULE A TOUR.**



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# LOCATION & DEMOGRAPHIC PROFILE

## LODI, CALIFORNIA

Nestled in the heart of California's Central Valley, Lodi sits at the crossroads of heritage, future growth, and strategic connectivity. Just 35 miles from Sacramento and within reach of the Bay Area, Lodi's location along State Route 99 and other major corridors has made it an increasingly attractive hub for commerce, logistics, industrial investment and lifestyle-oriented development.

Lodi has transformed from an agricultural cornerstone into a city with diversified economic momentum. Robust public planning efforts underway including the city's Economic Development Strategic Plan which emphasize attracting targeted investment, expanding retail and dining options, creating jobs, and building a vibrant urban experience.

Lodi is internationally recognized for its wine culture and scenic vineyards. Local attractions like the Lodi Wine and Visitor Center draw thousands of visitors annually, elevating the city as a go-to-wine country destination that's more approachable than traditional regions but rich in quality and authenticity.

**POPULATION:** ±68,600 RESIDENTS

**AGE & WORKFORCE:** Median Age 35-36 years

**HOUSEHOLDS & INCOME:** Median Income \$84,000- \$89,000

Nearly half of the households earn above the national average

**MEDIAN HOME VALUE:** \$500,000.00

(Above based on 2020 Census)



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