

LAKEWOOD PLAZA | LAND

1320 W LOCKEFORD ST

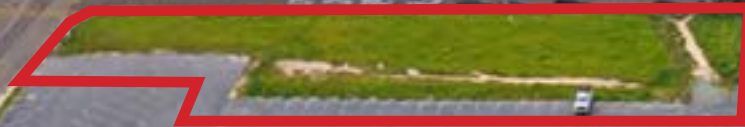
LODI, CA

FOR SALE OR LEASE

1.13 ACRE RETAIL LAND PARCEL

ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Ethan Conrad

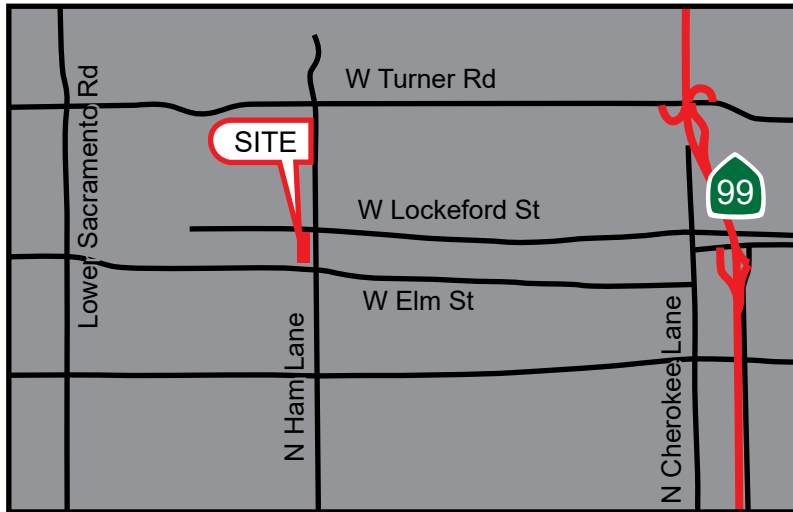
DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

FEATURES:

- Anchored by In-Shape Health Club, Dollar Tree, and Ace Hardware
- Centrally located in the city of Lodi
- Located at the intersection of W Lockeford St & N Ham Lane
- Monument and building signage available
- Good mix of restaurant and service tenants which keep the center well trafficked throughout the day
- 22 vehicle stack plan
- 470' of frontage on W Elm Street



PROPERTY DETAILS:

Lakewood Plaza Shopping Center is a well-designed and maintained retail building that offers high visibility and inline retail space in Lodi, California. The property offers a centralized retail location, prominent street visibility, strong long-term tenant mix, and efficient building design that can accommodate smaller retail users.

Surrounded by dense residential population with Lodi High School one block away.

LEASE RATE:

49,223 SF \$88,000.00 per year, NNN

PURCHASE PRICE:

\$1,403,000.00 (\$28.50 PSF)

DEMOGRAPHICS:

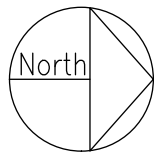
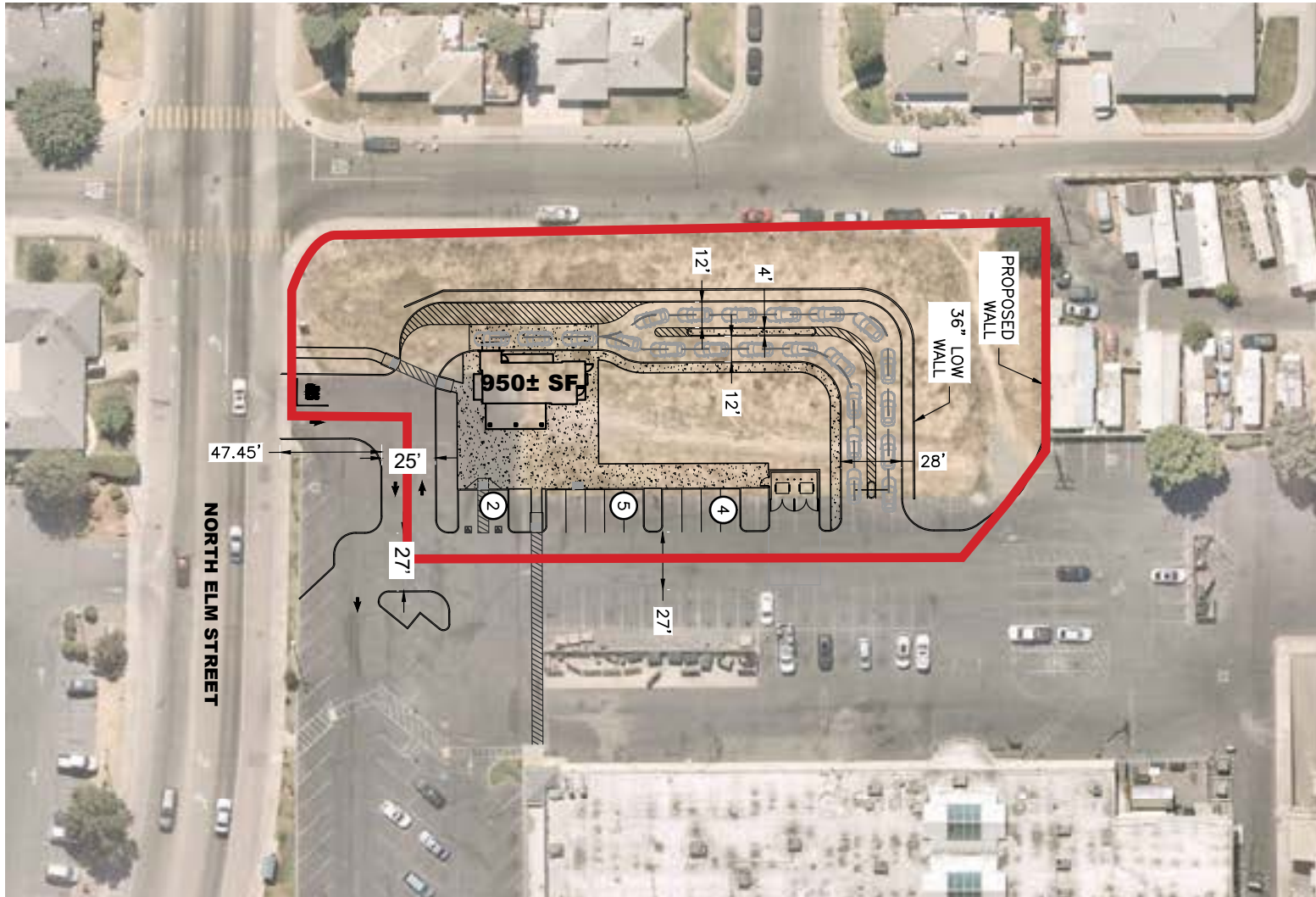
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,052	74,630	81,818
2023 Average HH Income:	\$84,510	\$97,169	\$92,714
2023 Traffic Count @ N Ham Lane:		11,984	

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

POTENTIAL
DRIVE-THRU
PLAN



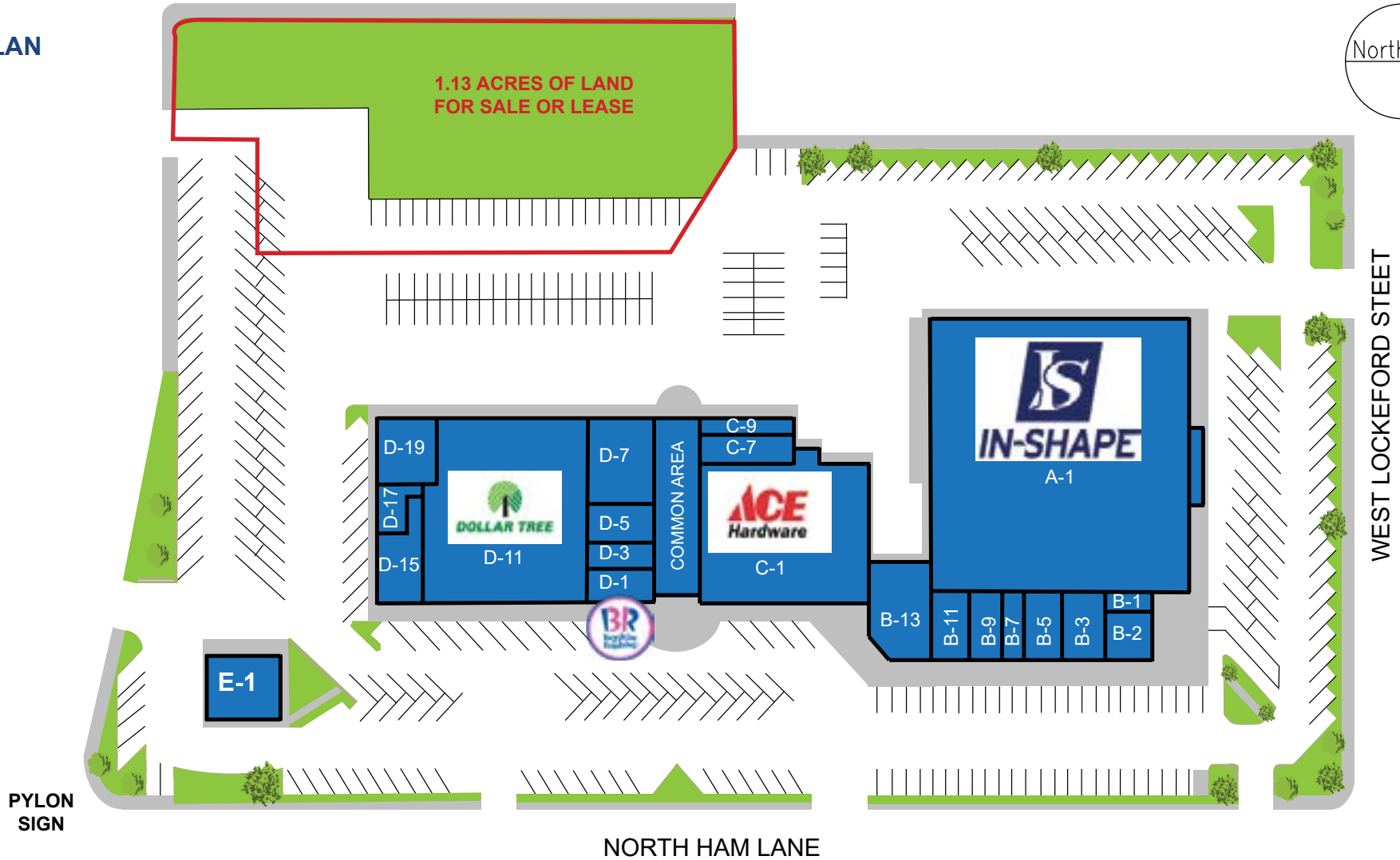
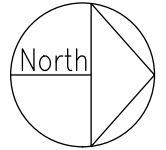
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

LAKWOOD PLAZA | LAND
1320 W LOCKEFORD ST
LODI, CA



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.