

FORMER RITE AID | FOR SALE OR FOR LEASE | **LODI, CA**

OFFERING MEMORANDUM | 28,456 SF | 520 W Lodi Ave, Lodi, CA 95240



Highlights:

At \$4.5M, Offered at just \$158/sqft; lowest price/sqft class A property in CA.

Offered at \$14/SQFT NNN for interested tenants

sgupta138@gmail.com
408 888 9082

Sandeep Gupta, Broker
Agentsdeal Inc.

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Sandeep Gupta, Broker

BRE 01984344

Agentsdeal Inc.

BRE 02023044

sgupta138@gmail.com



NEARBY RETAILERS

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OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240



W LODI AVE **30,328 VPD**



Village
Flower & Gifts
D'tails Pet Salon

Professional
Firearms

PROPERTY SUMMARY

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Agentsdeal Inc., Sandeep Gupta, Broker

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Agentsdeal Inc. is pleased to offer for sale the **single tenant net lease** Rite Aid located in the Avenue Plaza Shopping Center in Lodi, CA . This is an opportunity for a new owner to acquire a **recently remodeled, corporate guaranteed investment with above average sales**, 35 years of operating history at location. The original lease began on June 22, 1989 and in 2015, was done a major remodel by last Tenant Rite Aid who just vacated.

The property is located on W. Lodi Avenue which has high combined traffic counts of 49,037 vehicles per day at the busy intersection of W. Lodi Ave. and S. Hutchins St. Avenue Plaza is **shadow-anchored by Save Mart**. Other notable retailers in the center include **Taco Bell, FedEx, Subway, Domino's Pizza, Tony Pizzeria, Avenue Grill, Yafa Hummus, Sherman buffett, and MetroPCS T-mobile**. W. Lodi Avenue, a prominent east-west arterial thoroughfare in Lodi, and the immediate trade area boasts strong retail demographics with 25,210 residents within a 1-mile radius.

Lodi, the “Zinfandel Capital of the World”, is in the northern portion of California’s Central Valley. It was founded in 1869 when the Central Pacific Railroad chose a site for a station on its new route. Since then, Lodi has grown to become one of California’s top wine country destinations with over 85 wineries in operation and producing more grapes than any other California wine appellation having more than 110,000 acres in production.

EXECUTIVE SUMMARY

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PROPERTY SUMMARY

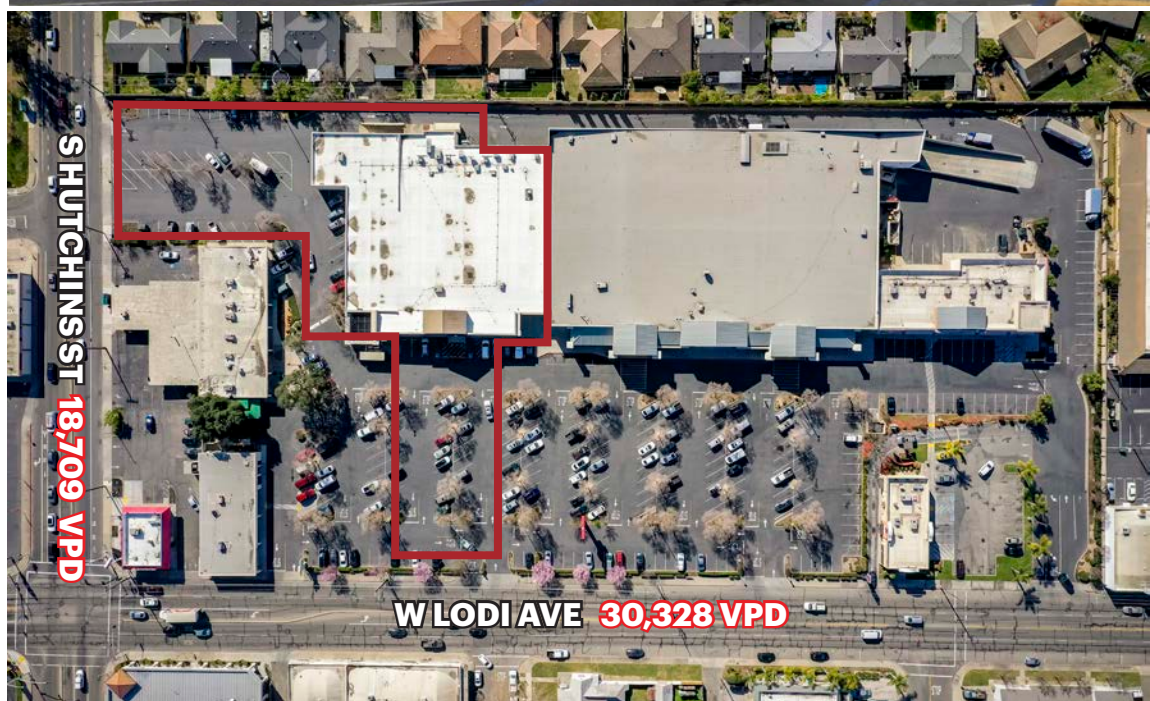
APN	033-190-34
Shopping Center	Avenue Plaza
Gross Leasable Area	28,456 SF
Land Area	1.97 AC
Year Built	1989
Renovated	2015
Zoning	MCO - Mixed Use
Parking	200 stalls / 3:1,000 SF
Highway Access	HWY 12 & HWY 99

OFFERING SUMMARY

Price	\$4,500,000
Price / SF	\$158/Sq. Ft. Lowest price/sqft class A in CA
NOI	PROFORMA 398K
Cap Rate	8.8% proforma
Rent Per SF	\$14/sqft NNN proforma
Ownership	Fee Simple

LEASE SUMMARY

Tenant	Former Rite Aid
Lease Type	NNN
Term	3-7 Years
Commencement	TBD
Expiration	TBD
Options	TBD
Increases	TBD
Percentage Rent	TBD
Guarantor	Tenant
Building Maintenance	Tenant
CAM	Tenant
Tax	Tenant
Insurance	Tenant
Roof	Tenant

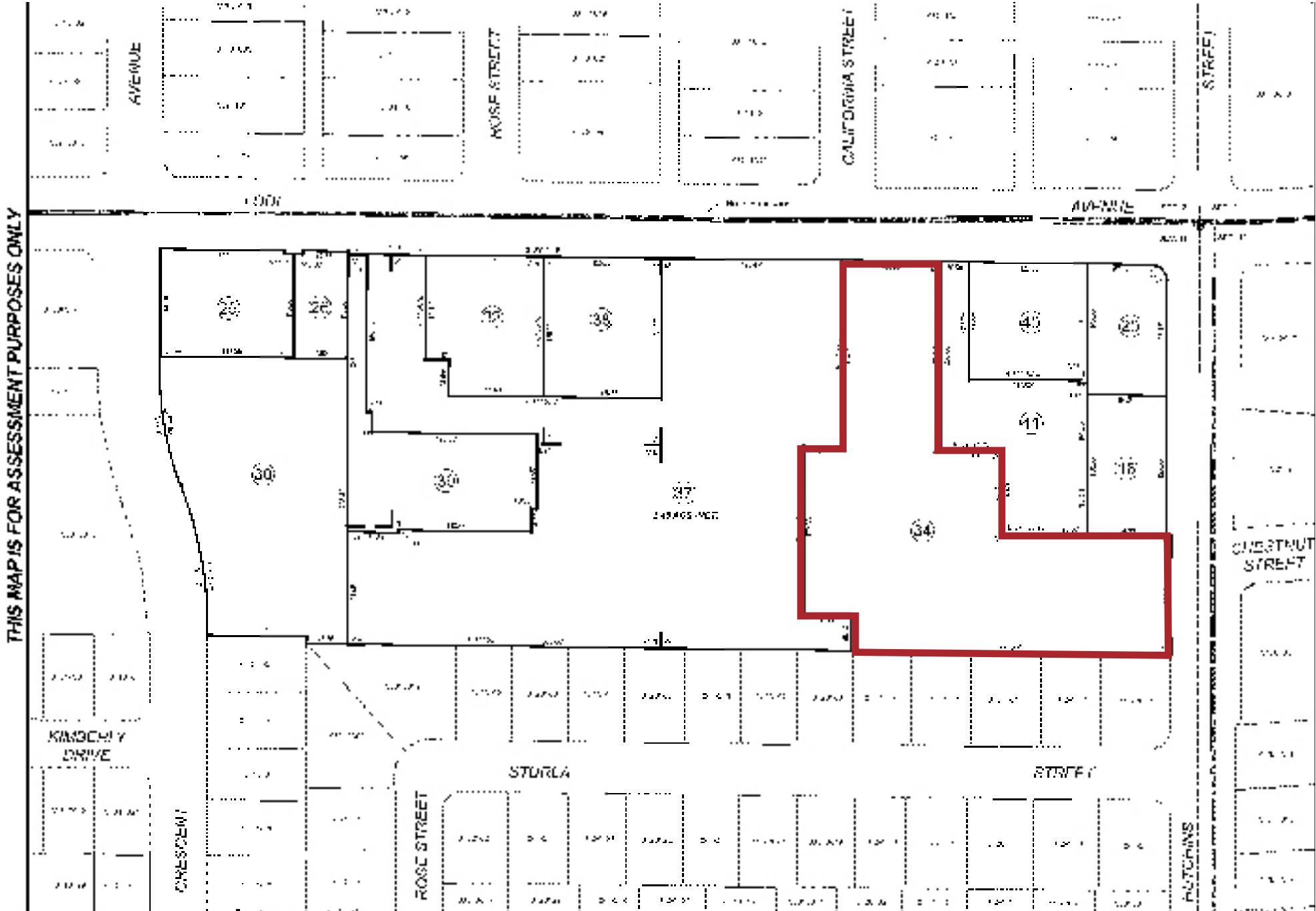




LOCATION HIGHLIGHTS

- **High Traffic Counts** – W. Lodi Avenue is one of the busiest streets in Lodi connecting the eastern and western parts of the city and sees 30,328 vehicles daily
- **Retail Synergy** – Center is shadow-anchored by Save Mart and Taco Bell and other major retailers including Subway and MetroPCS
- **Strategically Located** – Well known neighborhood center with stable customer base serving over 25,000 residents in a 1-mile radius
- **Great Accessibility** – Located at busy, signalized intersection with easy egress/ingress

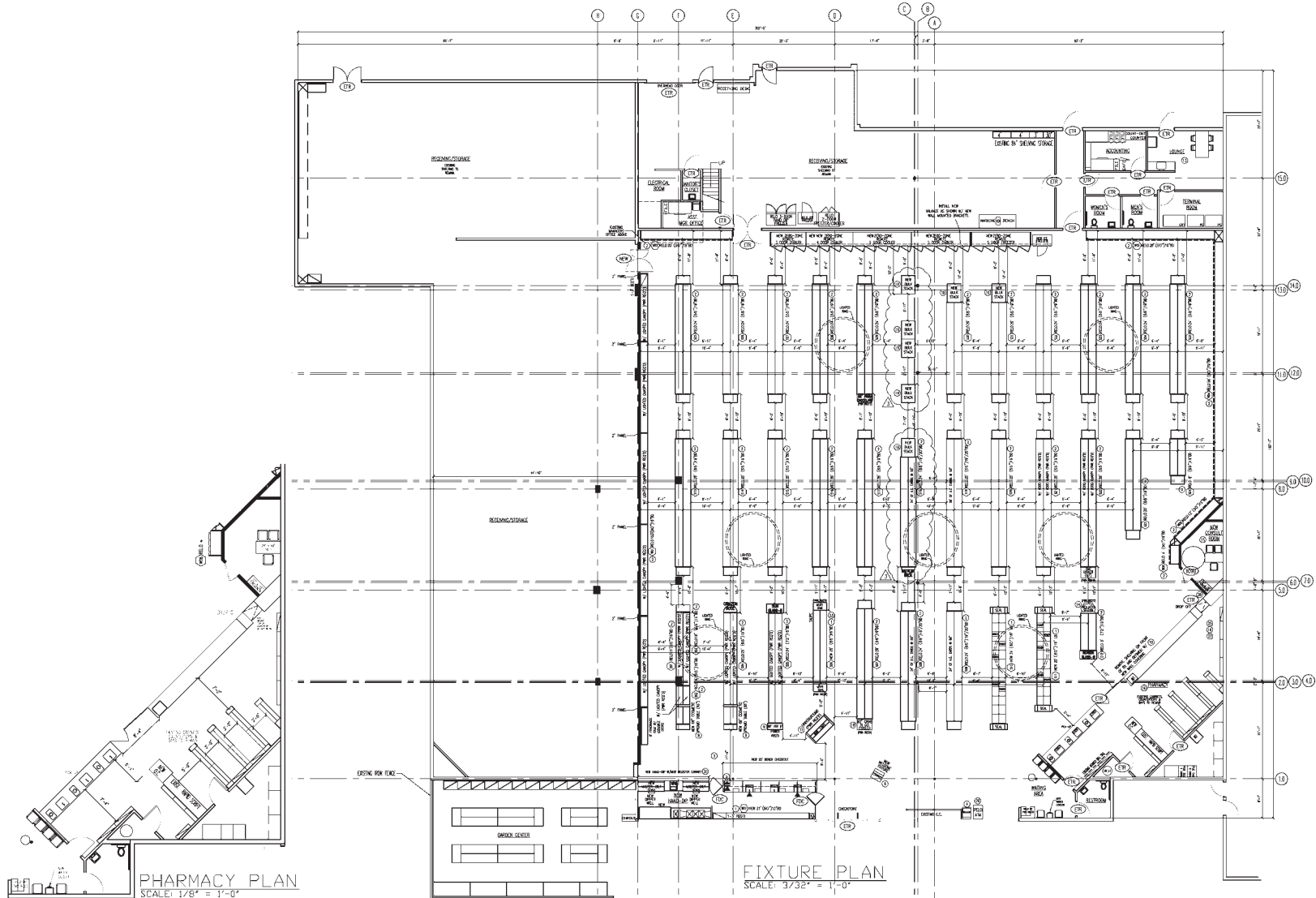
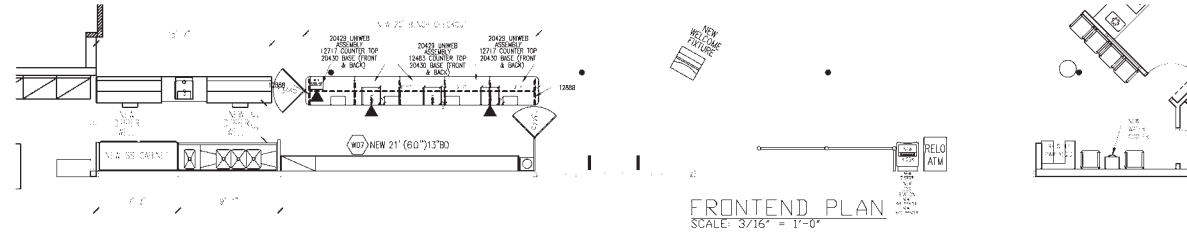




SITE PLAN

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| LODI, CA

LODI, CA

The City of Lodi is centrally located in northern California with easy access to U.S. western states. As the northern-most city in San Joaquin County, Lodi bridges the areas of Northern and Central California – an ideal location for business and visitors touring the abundant wine grape growing region.

Lodi, like all of San Joaquin County, has excellent transportation accessibility. It is located between two primary north-south highways, Highway 99 and Interstate 5, that respectively connect major cities in Central California and provide direct access to major markets from Canada to Mexico. It is well connected for east-west transportation with the Interstate 580 running to Oakland and the San Francisco Bay Area. Interstate 80 links Lodi to Reno, Nevada and points further east.

SAN JOAQUIN COUNTY

San Joaquin offers tremendous opportunities to the residents and businesses that call it home. San Joaquin's eight communities of Mountain House, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton, and Lodi provide quality affordable housing along with numerous recreational opportunities and state-of-the-art K-12 schools and higher education institutions. The county also boasts a sophisticated transportation network comprised of an international deep-water port, major interstate highways, air and rail services as well as delta recreation waterways, farm fresh food and most important, highly skilled and diverse workforce. San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams.

ESTIMATED POPULATION



1 MILE	3 MILES	5 MILES
25,210	77,078	82,160

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$64,412	\$82,527	\$84,651

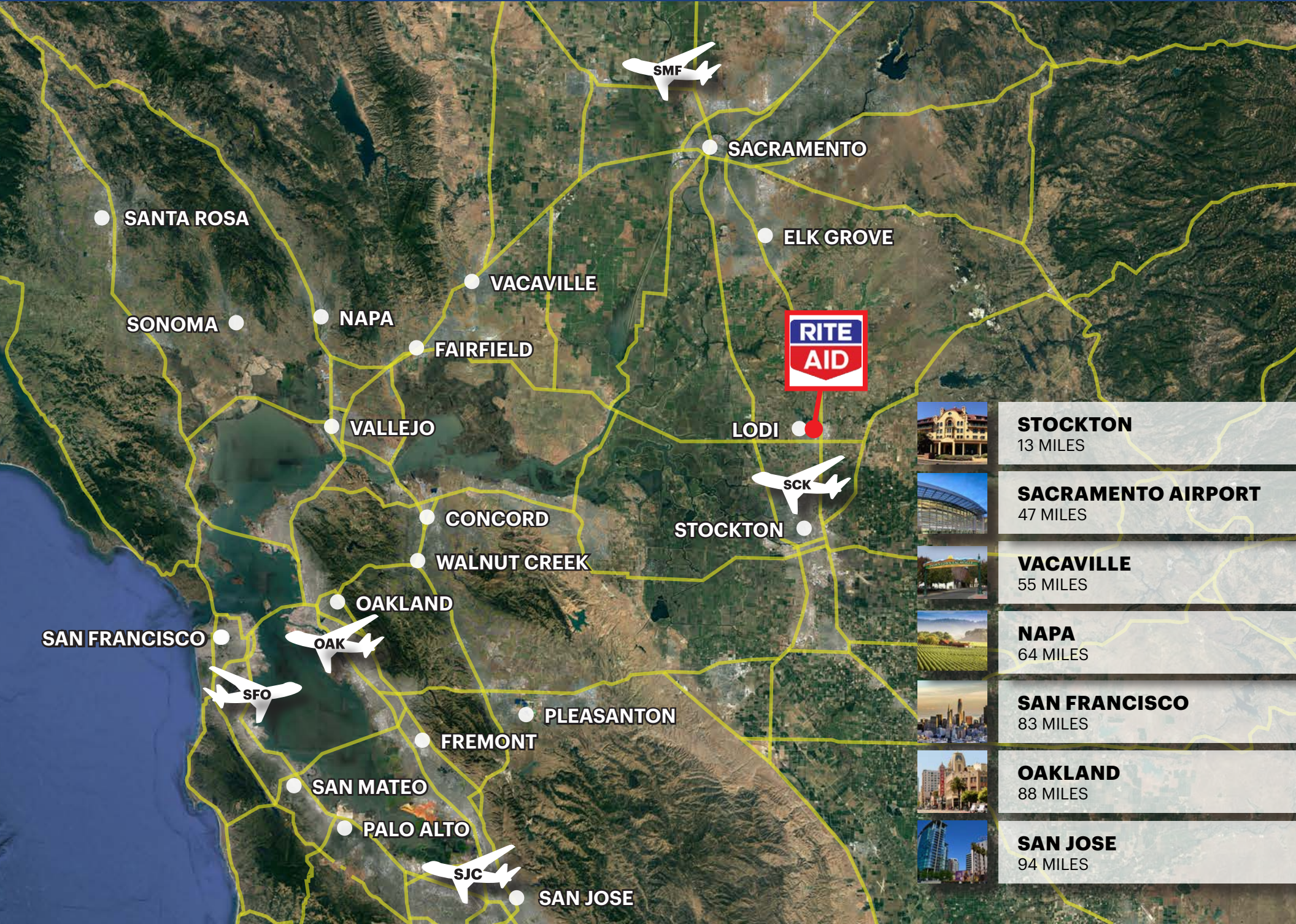


LODI, CA

SAN JOAQUIN
COUNTY

NEARBY CITIES | LODI, CA

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MARKET AERIAL

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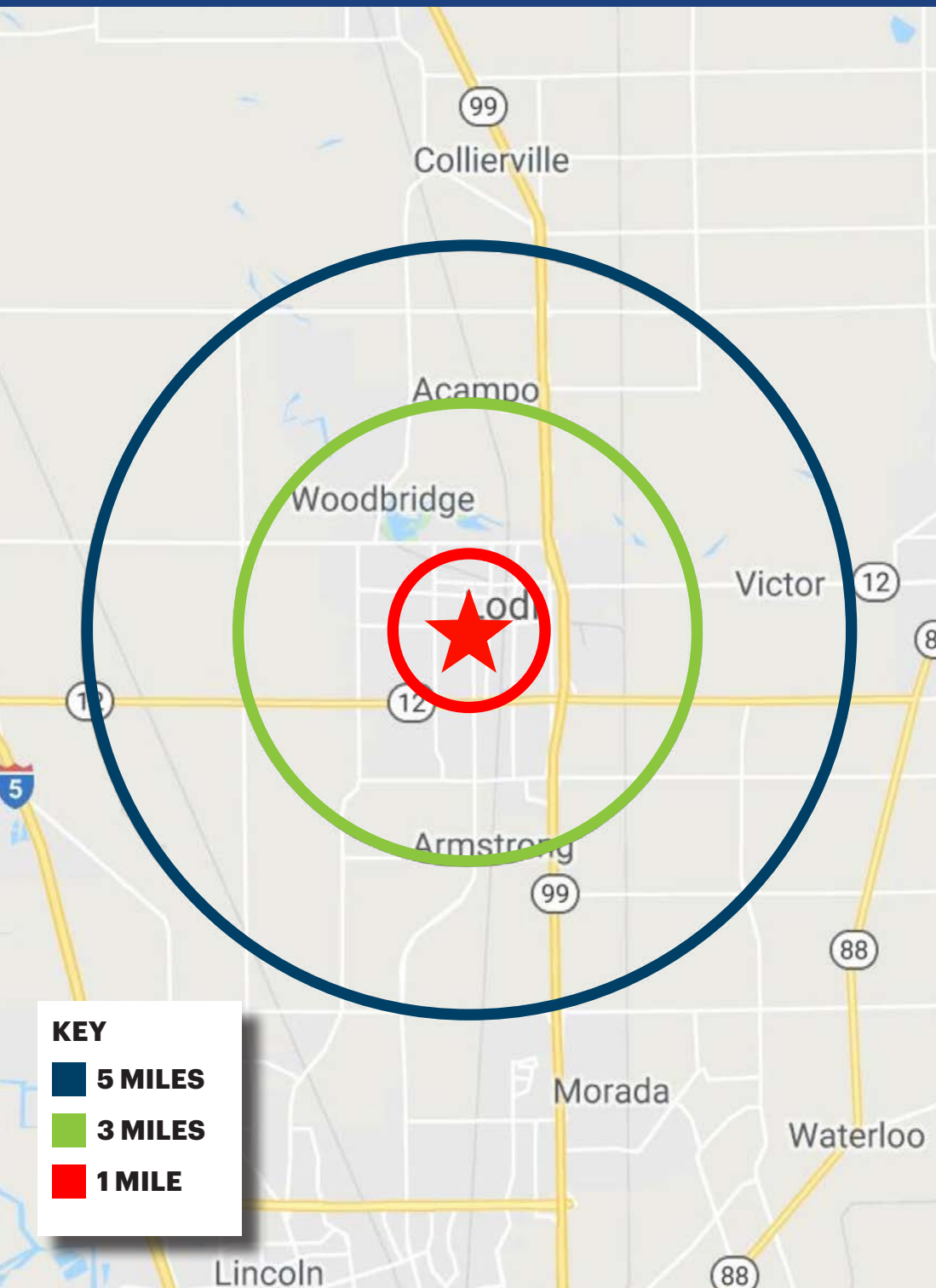




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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
25,210	77,078	78,853

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
13,722	36,244	39,506

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$64,412	\$82,527	\$84,651

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
2,617	9,808	10,704

HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$208.02 M	\$755.2 M	\$827.69 M

HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
2,726	923	358

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
3,059	9,482	10,205

HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
32	224	340





- Sandeep Gupta, Broker
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