

**For Sale**  
**10 S School Street , Lodi CA**

**Excellent Redevelopment Opportunity**

**+/- 34,000 SF Retail Building Sale**

**Offering memorandum**

**REMAX**  
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# Investment Overveiw

Re/Max Gold Commercial is proud to present this , Prime Historic Corner Building - Downtown Lodi, CA Exceptional opportunity to own a landmark two-story historic retail building with usable attic space, prominently located at the corner of S School Street and W Pine Street one of downtown Lodi's most visible and high-traffic intersections. Surrounded by a vibrant mix of boutique shops, upscale restaurants, and wine tasting rooms, this property benefits from steady foot traffic and strong local activity. Less than a mile from Highway 99, it offers excellent accessibility while being at the heart of Lodi's thriving downtown. Zoned commercial, the property allows for a wide range of uses, making it ideal for retail, mixed-use, office or redevelopment projects. With its historic charm, flexible layout, and unbeatable location, this is a rare chance to invest in one of Lodi's most dynamic areas perfect for entrepreneurs, developers, or investors looking to make a lasting impact.

## Property Highlights

- +/- 34,000 SF Historic Retail Building For Sale
- +/- 0.40 AC Parcel
- Price : **\$3,000,000**
- Located on Highly Exposed Corner in Downtown Lodi (Walkers Paradise Score: 97)
- 2 Story Building with Great Window Line and Natural Light
- 3<sup>rd</sup> Story Attic
- Zoning- Downtown Mixed Used (City of Lodi)
- Parcel Number: 043-036-200







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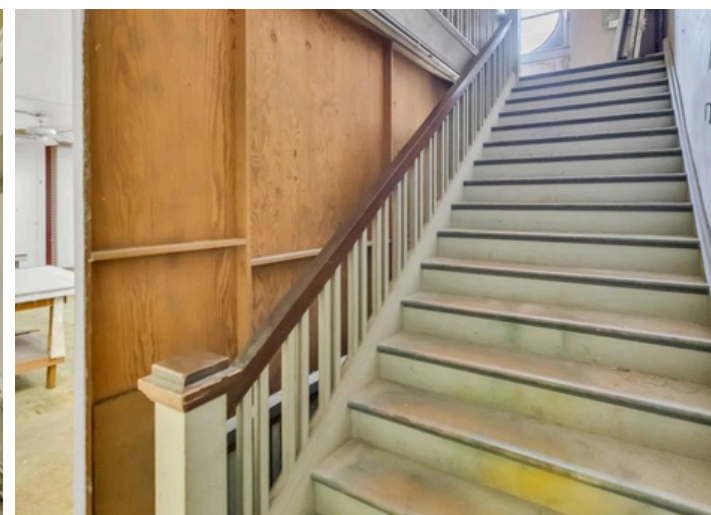
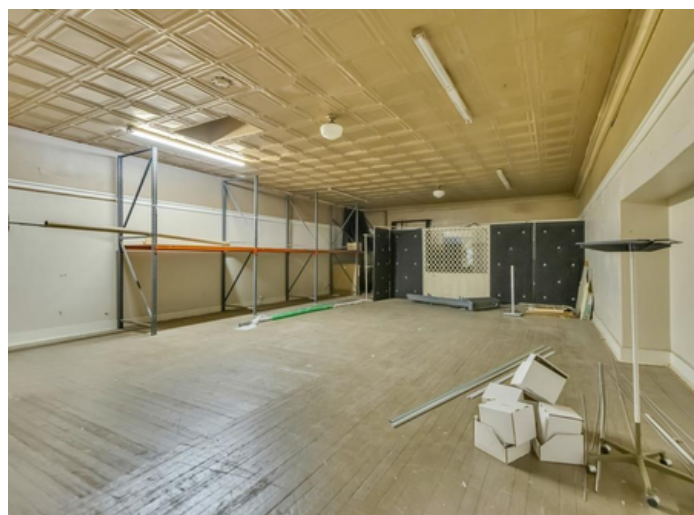




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# LOCATION OVERVIEW

## Iconic Downtown Lodi Landmark – At the Center of California's Wine Country Growth

Nestled in the heart of California's Central Valley, Lodi has evolved from a quiet agricultural community into a nationally celebrated destination. Long known as the nation's leading wine grape producer,

Lodi stepped into the spotlight when Wine Enthusiast Magazine named it "Wine Region of the Year"—an accolade that cemented its status among the elite wine destinations of the world. With over 100 varietals, a commitment to sustainable practices through the Lodi Rules program, and a growing tourism economy, Lodi now draws visitors, investors, and residents who appreciate its perfect blend of tradition and innovation.

This landmark building sits at the very heart of that transformation—downtown Lodi. Here, historic architecture meets a thriving retail core where vacancy rates are a mere 1.8%, absorption is strong, and no new deliveries have created a tight, high-demand market. The submarket commands 2.7 million square feet of general retail with average rents of \$20.00 per square foot, reflecting a 13.1% cumulative increase over the last three years. Sales activity is equally impressive, with 74 transactions totaling \$111 million over the past three years and a current cap rate of 6.6%.

Owning this property offers more than just square footage; it is a chance to anchor your investment in one of the most dynamic small cities in California. From its nationally recognized wine scene to its expanding retail economy, Lodi represents the perfect convergence of heritage, lifestyle, and commercial opportunity—and this building is poised to benefit from it all.







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