



NNN LEASE INVESTMENT OFFERING



**709 SACRAMENTO STREET
LODI, CA 95240**

BOKIDES-HESELDTINE REAL ESTATE COMPANY
DRE# 01986429

EXECUTIVE SUMMARY

A prime investment opportunity in Lodi, CA. A single tenant Modified NNN lease portfolio with a strong cap rate of 6.8% with a scheduled rent increase in 2026.

The offering includes four parcels, all zoned Mixed Use Corridor. 709 Sacramento Street features a 9,740 square foot warehouse with office space on a 1/2 acre lot and an 1,100 square foot exterior building. 701 Sacramento Street is a 9,000 square foot quonset hut style warehouse on just under 1/2 an acre. Lastly is 601 North Sacramento Street, which sits on over 1/2 an acre and features two 5,000 square foot clear span metal buildings with over 700 square feet of office space.

The properties are in a prime location less than a mile from Downtown Lodi, and less than a mile from the Turner road interchange. The tenant has occupied the premises since 2016 and recently exercised it's option to extend the Lease through 2029.



PROPERTY OVERVIEW



PRICE: \$2,200,000



CAP RATE: 6.8%



NOI: \$150,100

CURRENT LEASE TERM: 4 years

RENEWAL OPTIONS: 1 five-year

RENTAL ESCALATIONS: September 2026 and at each subsequent renewal

TENANT: Merritt Woodworking

TOTAL BUILDING SIZE: 31,700 square feet

LAND SIZE: 4 parcels totaling 1.55+/- acres

INVESTMENT HIGHLIGHTS

- Tenancy since 2016
- Modified NNN Lease
- Tenant recently exercised its option to extend the Lease early, current term through 2029
- Rent increase in 2026
- Mixed Use Corridor Zoning (MCO)



TENANT OVERVIEW

Merritt Woodwork, a family-owned company founded in 1967 by George A. Merritt in Mentor, Ohio, is a premier provider of custom architectural woodwork and joinery for ultra-high-end residential estates and super yachts worldwide. Led by George's sons, Michael and Keith Merritt, the company combines old-world craftsmanship with cutting-edge technology to deliver bespoke interior solutions. With a reputation for precision and artistry, Merritt serves elite clients across exclusive markets, including Manhattan, The Hamptons, and Palm Beach. Their commitment to innovation, quality, and strong client partnerships makes them a distinguished tenant.

MERRITT

WEBSITE: merrittwoodwork.com

HEADQUARTERS: Mentor, OH

NUMBER OF LOCATIONS: 4



LOCATION OVERVIEW

Lodi, California, a thriving Central Valley city with a population of approximately 67,000 and steady growth of about 0.75% annually, offers an ideal location for industrial and commercial investments. Strategically positioned just 35 miles south of Sacramento and 80 miles east of San Francisco, Lodi provides exceptional transportation access via major routes like State Route 99, Interstate 5, and proximity to I-580, facilitating seamless connections to Bay Area ports, rail lines, and airports for efficient logistics and distribution. The local economy, anchored by agriculture—particularly the renowned Lodi wine industry with over 113,000 acres of vineyards—and diversified manufacturing, food processing, and e-commerce warehousing, supports a robust industrial market with more than 7.2 million square feet of space and competitive lease rates. With a skilled workforce, median household income exceeding \$84,000, and business-friendly incentives including low electric rates from the city-owned utility, Lodi presents strong opportunities for buyers seeking stable returns and expansion potential in a growing, accessible hub.



DISCLAIMER

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bokides Hesseltine Real Estate has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Bokides Hesseltine Real Estate has not verified, and will not verify, any of the information contained herein, nor has Bokides Hesseltine Real Estate conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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