

For Sale

VINTNER'S SQUARE SHOPPING CENTER

NW Corner of Lower Sacramento Rd & Kettleman Ln | Lodi, California

CALL FOR OFFERS | WED., NOVEMBER 5, 2025



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GROUP**

INVESTMENT REAL ESTATE

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TABLE OF CONTENTS

Executive Summary	3
Investment Summary	
Property Description	
Investment Highlights	
 Location Maps	 11
Amenities Map	
Site Plan	
 Tenant Information	 14
Tenant Profiles	
 Financial Information	 16
Rent Roll	
Cash Flow	
 Market & Area Overview	 18
Demographics	
City Overview	

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Offering Terms

\$16,830,000
PRICE

\$1,093,995
NOI

6.50%
CAP RATE

95.4%
OCCUPANCY



PRIME LOCATION

Ideally Situated on Lodi's Prime Retail Corridor

Positioned at the NWC of Lower Sacramento Rd & Kettleman Ln (Hwy 12) with broad accessibility to over **43,000 vehicles per day**.

Surrounded by Lodi's largest shopping centers such as **Sunwest Village, Sunwest Plaza & Sunwest Marketplace**





Property Overview

Address
1361, 1379 S Lower Sacramento Rd
2715, 2745 W Kettleman Ln
Lodi, California 95242

[View on Google Maps](#)

APNs
027-420-01, 02, 06, 12

Total Square Footage
37,885 SF

Lot Size
6.84 Acres

Occupancy
95.4%

Tenants
Chili's, AAA Insurance, The UPS Store, Round Table Pizza, Fire Wings, H&R Block, Carter's Pet Mart, Kids Care Dental & Orthodontics, One Main Financial, Finishing Touch Nails & Hair

Year Built
2005-2008

VINTNER'S SQUARE SHOPPING CENTER



Property Highlights

Upside

Immediate upside to increase NOI through lease-up of last vacancy and selling parcels individually



Favorable Lease Structure

Staggered Expirations

Limits owner's vacancy exposure by preventing multiple tenants from rolling at the same time, reducing risk of large income disruptions and providing more stable, predictable cash flow

NNN Leases

All tenants operate under true NNN leases —providing investors with a true hands-off, passive investment



Long-Term Historical Occupancy

54% of the SF and 64% of the Income has been at the center for over 7 years



Low Vacancy for Submarket

Currently at 3.1%



Favorable Lease Term Remaining

WALT 4.66



SOLID TENANT MIX

Corporate Leases with National Tenants

A balanced blend of dental, service-oriented, restaurant, and daily needs tenants creates steady customer traffic, supports cross-shopping, and appeals to a wide demographic base. Corporate leases with Chili's Bar & Grill, AAA Insurance, H&R Block, and One Main.

INFLUX OF NEARBY RESIDENTIAL DEVELOPMENT

Subject property is positioned in the main **path of growth with over 1,200 new homes**
recently built or under construction in the immediate trade area





Recent Lease Extensions



Chili's
5 year extension
(at center since 2005)



Kids Care Dental
5 year extension
(at center since 2015)



Carter's Pet Supply
6 year extension



The UPS Store
5 year extension
(at center since 2007)



Round Table Pizza
5 year extension

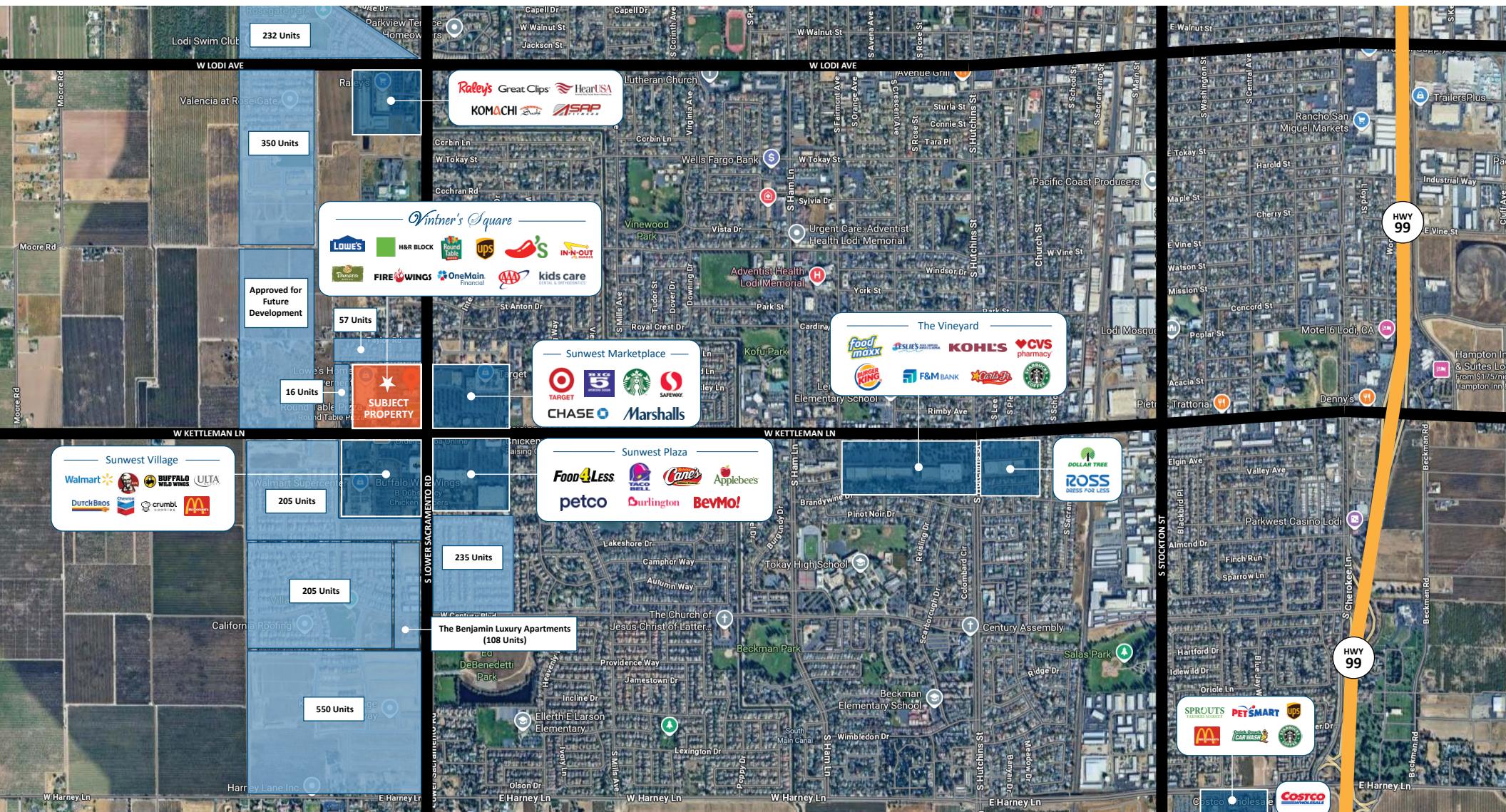


H&R Block
5 year extension



Finishing Touch
10 year extension

Amenities Map



Site Plan

VINTNER'S SQUARE



SUBJECT PROPERTY

APN 027-420-06

Suite	Address	SF
601 & 605	1361 S Lower Sacramento Rd	4,402
602	Kid's Care Dental	1,452
603	One Main	1,820
604	Finishing Touch N&H	1,725
	Vacant	

APN 027-420-12

Parcel	Address	SF
501	1379 S Lower Sacramento Rd	2,205
502	Fire Wings	1,334
503	H&R Block	10,788
	Carter's Pet Mart	

APN 027-420-02

Parcel	Address	SF
201 & 202	2715 W Kettleman Ln	3,215
203	AAA Insurance	1,218
204	The UPS Store	3,594
	Round Table Pizza	

APN 027-420-01

Parcel	Address	SF
2745	2745 W Kettleman Ln	6,132
	Chili's	

NOT A PART

1389 S Lower Sacramento Rd

Lowe's

2625 W Kettleman Ln

In-N-Out

1387 S Lower Sacramento Rd

F&M Bank

2533 W Kettleman Ln

Panera Bread, El Maguey, Repair All, Juice it Up

SEPARATE PARCELS OFFER BREAKUP POTENTIAL



SURROUNDING RETAIL

W KETTLEMAN LN AND S LOWER SACRAMENTO ROAD



Tenant Profiles



CHILI'S BAR & GRILL

6,132 **1,500+**
Square Feet Locations

Chili's Bar & Grill is an American casual dining restaurant chain that offers an American and Tex-Mex influenced menu with a variety of items.

Founded in 1975 in Dallas, Texas and headquartered in Coppell, TX, Chili's is the leading casual dining brand operated by parent company Brinker International, Inc.

Today, Chili's has a global presence with more than 1,500 locations across 29 countries and U.S. territories, including approximately 1,200 restaurants nationwide.

In fiscal 2025, Brinker reported revenues of \$5.38 billion, with Chili's contributing approximately \$4.88 billion.

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ROUND TABLE PIZZA

3,594 **400+**
Square Feet Locations

Founded in 1959 in Menlo Park, California, Round Table Pizza quickly became known for its edge-to-edge toppings, signature three-cheese blend, and medieval Knight-theme branding—earning the tagline “Pizza Royalty.”

Today, the chain operates over 400 restaurants, predominantly in the Western U.S.; approximately 372 are franchised and 72 are company-owned.

The company is headquartered in Atlanta, Georgia, and is now part of FAT Brands Inc., a multi-brand restaurant operator that acquired Round Table Pizza in 2021.

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THE UPS STORE

1,218 **5,800+**
Square Feet Locations

The UPS Store traces its roots back to 1980, when it launched as Mail Boxes, Etc., an alternative to the traditional post office. UPS acquired Mail Boxes, Etc. in 2001, and by 2003 rebranded approximately 3,000 U.S. locations as The UPS Store.

These centers offer a comprehensive mix of shipping, printing, packing, mailbox, and business services.

Headquartered in San Diego, CA, The UPS Store is a subsidiary of United Parcel Service (UPS).

As of mid-2025, The UPS Store network comprises over 5,800 retail locations across the U.S. and Canada—making it the largest franchisor of retail shipping, postal, printing, and business service centers in North America.

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AAA INSURANCE

3,215 **1,000+**
Square Feet Locations

The American Automobile Association (AAA) operates as a not-for-profit federation of affiliated motor clubs across the U.S. and Canada. Headquartered in Heathrow, Florida, the organization provides a wide range of services, including roadside assistance, insurance, travel, and financial products.

AAA is a major presence in the North American service sector, with over 1,000 local offices and a member base exceeding 60–65 million individuals.

AAA's long-standing brand recognition, widespread presence, and diverse service delivery—from insurance and travel to roadside help—offer a multifaceted value proposition.

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CARTER'S PET MART

10,788 **4**
Square Feet Locations

Carter's Pet Mart is a locally owned, family-operated pet supply retailer founded in 1991 in Stockton, California. The brand has grown thoughtfully over the years—from its modest start to opening a premier 15,000 sq ft flagship store in College Square, Stockton in 2006. Expansion continued with a second location in Manteca in 2016, a third in Modesto in 2020, and a fourth added in Lodi in early 2022—bringing its footprint to four Valley locations.

As a well-regarded local business, Carter's Pet Mart offers specialized pet supplies, grooming, and community-centered service—making it a stable, trusted, and service-oriented tenant with regional appeal and steady foot traffic.

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Tenant Profiles



H&R BLOCK



FIRE WINGS



KID'S CARE DENTAL



ONE MAIN FINANCIAL



FINISHING TOUCH

1,334	12,000+
Square Feet	Locations

H&R Block, founded in 1955 in Kansas City, Missouri, is a leading tax preparation services company. The brand has since grown into a global operation, now operating approximately 12,000 retail offices worldwide, including locations in the U.S., Canada, and Australia, supported by over 70,000 experienced tax professionals.

In fiscal 2025, the company reported annual revenue in the range of \$3.875 to \$3.895 billion, with EBITDA projected between \$1.015 and \$1.035 billion. The business model combines a core retail presence with digital tax-preparation offerings and value-added services, all while maintaining strong brand recognition and consistent customer traffic.

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2,205	35+
Square Feet	Locations

Fire Wings is a dynamic and rapidly expanding chicken wing restaurant chain founded in 2015 in Sacramento, CA. From its humble beginnings in a small shopping center, the brand has grown to operate over 35 locations across Northern California, specializing in a bold menu featuring more than 20 unique wing flavors, a full bar, and casual yet energetic dining atmospheres.

Financially, Fire Wings demonstrates notable regional success, with current estimated annual revenue of approximately \$15.5 million, reflecting its growing popularity and scalable brand appeal.

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4,402	25+
Square Feet	Locations

Kids Care Dental & Orthodontics, founded in 2002, is headquartered in Rancho Cordova, California. It operates a network of approximately 25 locations across California, specializing in pediatric and adolescent dental, orthodontic, and oral surgery services for patients aged 1 to 26.

The organization generates estimated annual revenues of around \$75 million as of 2025.

Associations:
ADA (American Dental Assoc.)
CDA (California Dental Assoc.)
SDDS (Sacramento District Dental Society)
AAPD (American Academy of Pediatric Dentistry)

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1,452	1,300+
Square Feet	Locations

OneMain Financial, originally founded in 1912 in Baltimore, Maryland as Commercial Credit Company, has deep roots in consumer finance and has evolved through a series of mergers and rebrandings—adopting the OneMain name in 2015—to its current form headquartered in Evansville, IN.

Today, OneMain operates approximately 1,300 branch locations across 44 states, offering critical access to personal and auto loans for nonprime consumers—those with limited options through traditional banking channels.

Financially, OneMain generated approximately \$3.5 billion in annual revenue, with net income of \$509 million in 2024.

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1,820	1
Square Feet	Locations

Finishing Touch Nails & Hair Spa is a locally operated beauty and wellness salon.

Established in 2005, this single-location business specializes in a broad range of personal care services, including manicures, pedicures, acrylics, gel extensions, nail art, waxing, and hair-cutting services—providing a convenient, one-stop beauty destination for the local community.

They have a strong reputation as a trusted destination for beauty and personal care in Lodi. Customer reviews frequently highlight the salon's welcoming atmosphere, clean facilities, and attentive staff.

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Rent Roll

Suite	Tenant	SF	% of SF	Lease Commencement	Lease Expiration	Monthly Rent	Rent PSF/Month	Lease Type	Rent Increase Date	Rent Increase Amount / Options
2745	Chili's	6,132	16.2%	4/17/2005	4/30/2030	\$11,591	\$1.89	GL		Option 1: 5 Yr @ 10%
201 & 202	AAA Insurance	3,215	8.5%	7/10/2006	7/31/2028	\$11,071	\$3.44	NNN	8/01/2026 8/01/2027	\$11,403 \$3.55 PSF \$11,746 \$3.65 PSF
203	The UPS Store	1,218	3.2%	3/5/2007	1/31/2031	\$4,215	\$3.46	NNN		Option 1: 5 Yr @ FMV Option 2: 5 Yr @ FMV
204	Round Table Pizza	3,594	9.5%	11/10/2021	11/30/2031	\$11,782	\$3.28	NNN	12/01/2026	\$12,135 \$3.38 PSF Option 1: 5 Yr @ FMV Option 2: 5 Yr @ FMV
501	Fire Wings	2,205	5.8%	8/22/2017	8/31/2027	\$8,114	\$3.68	NNN	9/01/2026	\$8,357 \$3.79 PSF Option 1: 10 Yr @ FMV
502	H&R Block	1,334	3.5%	11/1/2010	4/30/2031	\$4,387	\$3.29	NNN		Option 1: 5 Yr @ FMV Option 2: 5 Yr @ FMV
503	Carter's Pet Mart	10,788	28.5%	12/16/2021	12/31/2032	\$16,392	\$1.52	NNN		Option 1: 5 Yr @ FMV Option 2: 5 Yr @ FMV
601 & 605	Kids Care Dental	4,402	11.6%	4/13/2015	4/30/2031	\$14,543	\$3.30	NNN		Option 1: 5 Yr @ FMV Option 2: 5 Yr @ FMV
602	One Main	1,452	3.8%	5/1/2019	4/30/2027	\$4,774	\$3.29	NNN	5/01/2026	\$4,918 \$3.39 PSF No Options
603	Finishing Touch N&H	1,820	4.8%	11/1/2014	10/31/2034	\$5,624	\$3.09	NNN	11/01/2026 11/01/2027 11/01/2028 11/01/2029 11/01/2030 11/01/2031 11/01/2032 11/01/2033	\$5,793 \$3.18 PSF \$5,966 \$3.28 PSF \$6,145 \$3.38 PSF \$6,330 \$3.48 PSF \$6,520 \$3.58 PSF \$6,715 \$3.69 PSF \$6,917 \$3.80 PSF \$7,124 \$3.91 PSF No Options
604	Vacant	1,725	4.6%			\$0.00		NNN		
Occupied SF		36,160	95.4%			Monthly Rent	\$92,494			
Vacant SF		1,725	4.6%			Annual Rent	\$1,109,930			
Total SF		37,885								

Cash Flow

Fiscal Year (FY) of Ownership Year Ending	FY1 PSF/Month	FY1 PSF/Annual	FY1 Mar 2027
Potential Rental Income	\$2.60	\$31.23	\$1,183,322
Vacancy & Credit Loss	(\$0.14)	(\$1.72)	(\$65,205)
Effective Rental Income	\$2.46	\$29.51	\$1,118,117
Expense Reimbursements	\$0.76	\$9.14	\$346,183
Other Income	\$0.22	\$2.62	\$99,090
Gross Operating Income	\$3.44	\$41.27	\$1,563,390
Operation Expenses			
Real Estate Taxes	(\$0.40)	(\$4.81)	(\$182,165)
Management	(\$0.10)	(\$1.24)	(\$46,902)
Insurance- Property	(\$0.03)	(\$0.32)	(\$12,000)
Insurance- Shared CAM	(\$0.02)	(\$0.22)	(\$8,375)
Parking Lot Lighting- Shared CAM	(\$0.08)	(\$0.94)	(\$35,680)
Electricity- Pad Lights	(\$0.00)	(\$0.05)	(\$1,824)
Sewer/Water- Shared CAM	(\$0.02)	(\$0.29)	(\$11,016)
Sewer/Water- PADS	(\$0.02)	(\$0.21)	(\$7,966)
Janitorial- Dayporter- Building	(\$0.02)	(\$0.20)	(\$7,504)
Janitorial- Dayporter- Shared CAM	(\$0.02)	(\$0.20)	(\$7,650)
Parking Lot Sweeping- Shared CAM	(\$0.02)	(\$0.26)	(\$9,792)
Power Washing	(\$0.01)	(\$0.12)	(\$4,580)
Building Repaint	(\$0.01)	(\$0.13)	(\$4,821)
Pest Control- Building	(\$0.01)	(\$0.07)	(\$2,636)
Pest Control- Shared CAM	(\$0.00)	(\$0.04)	(\$1,591)
General R&M- Shared CAM	(\$0.01)	(\$0.18)	(\$6,732)
Asphalt R&M	(\$0.01)	(\$0.17)	(\$6,403)
Roof R&M	(\$0.01)	(\$0.13)	(\$4,736)
Electrical R&M- Shared CAM	(\$0.02)	(\$0.24)	(\$9,131)
Electrical R&M- Building	(\$0.01)	(\$0.06)	(\$2,420)
Plumbing R&M- Shared CAM	(\$0.00)	(\$0.04)	(\$1,428)
HVAC Contract- R&M	(\$0.03)	(\$0.37)	(\$13,849)
Fire Life Safety	(\$0.01)	(\$0.13)	(\$4,880)
Trash Removal- Common Area	(\$0.06)	(\$0.77)	(\$29,047)
Landscape- Shared CAM	(\$0.07)	(\$0.90)	(\$34,027)
Landscape- Supplies/Repair- Shared CAM	(\$0.03)	(\$0.32)	(\$12,240)
Total Operating Expenses	(\$1.03)	(\$12.39)	(\$469,395)
Net Operating Income	\$2.41	\$28.88	\$1,093,995
Cap Rate			6.50%
Acquisition Price			(\$16,830,000)

Notes:

- [1] Taxes are 1.08238% of list price.
- [2] Management is 3.00% of GRI.
- [3] FY1 Expenses reflect 2.0% increase from 2025 budget, except management.
- [4] Vacant suite of 1,725 SF assumed lease rate of \$3.15 PSF NNN.
- [5] Other income is shared CAM reimbursement from other parcels owners in the center plus an admin fee (Lowe's, In-N-Out, F&M Bank, and Panera Pad Multi-tenant Pad).
- [6] Seller is the current maintenance director for all shared CAM in the center. Buyer will assume that role at closing.



Notable NNN Exclusions or CAM Caps:

- Carter's- Management not to exceed 15% of CAM, excluding Taxes.
 - Chili's- 5% YOY CAP on CAM. Management fee not to exceed 10% of CAM.
 - Kid's Care Dental- 5% YOY CAP on Controllable CAM Costs.
-
- Chili's pro rata share of shared common area costs is fixed based upon the total center SF.
- AAA's pro rata share of shared common area costs is fixed based upon the total center SF.

Demographics

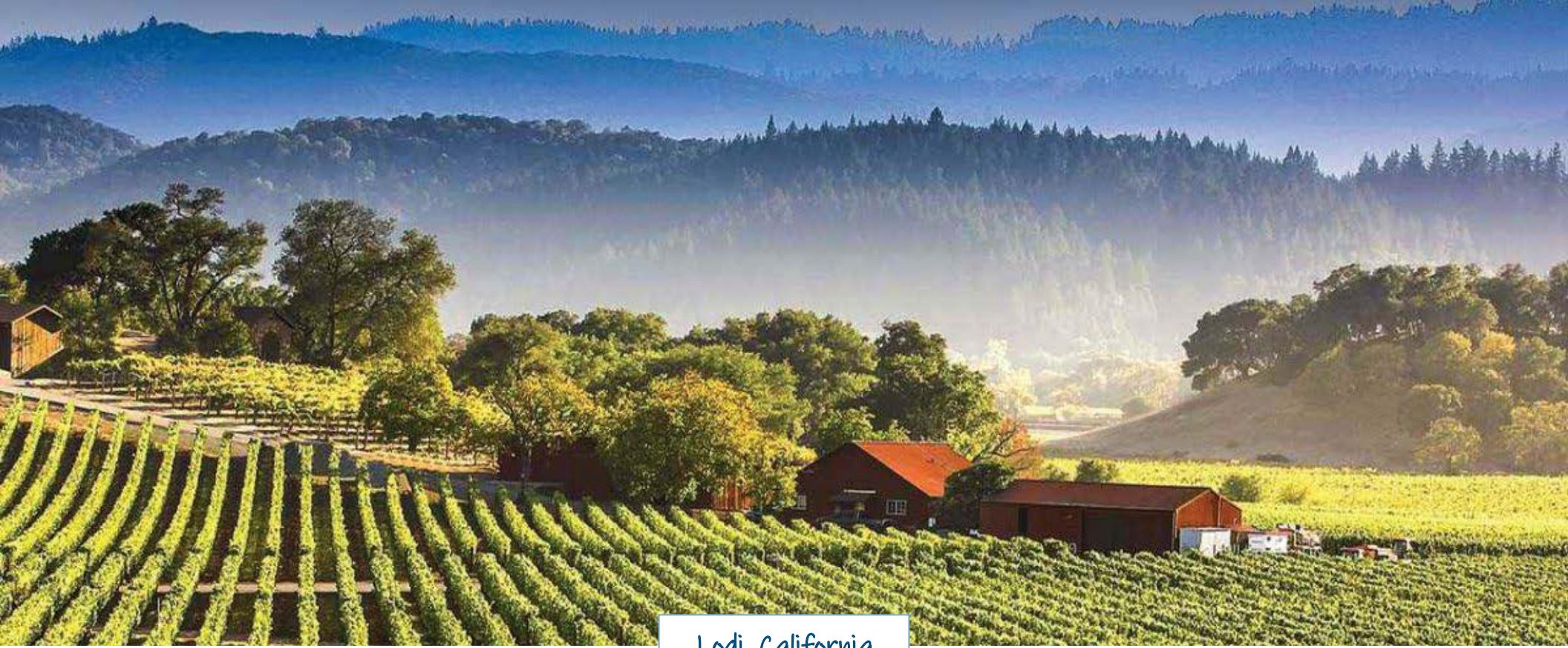
POPULATION			
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2025 POPULATION	11,285	70,523	89,421
POPULATION (2030 FORECASTED)	12,292	72,449	92,552
HOUSEHOLDS	4,367	25,630	31,663

INCOME AND AFFLUENCE			
HH INCOME \$50,000 - \$74,999	10.9%	15.3%	15.2%
HH INCOME \$75,000 - \$99,999	12.3%	14.0%	13.6%
HH INCOME \$100,000 - \$149,999	19.6%	20.2%	20.4%
HH INCOME \$150,000+	41.8%	23.9%	25.7%
AVERAGE HH INCOME	\$156,706	\$114,993	\$120,119

POPULATION BY AGE			
MEDIAN AGE	42.7	37.9	38.4

TRAFFIC SUMMARY			
43,090 VPD at W Kettleman Ln (Hwy 12) & S Lower Sacramento Rd			





Lodi, California

POPULATION & GROWTH

Lodi is home to roughly 68,650 people (2024) and is positioned in the Stockton–Lodi metro with steady long-term demographics

ECONOMIC DRIVERS & CITY STRENGTHS

The city anchors the Lodi AVA, a powerhouse winegrowing region with nearly 100,000 acres under vine and 85+ wineries; Lodi's district accounts for approximately 20.5% of California's wine-grape crush, supporting year-round production, tourism and hospitality. Recent coverage also highlights the Lodi Wine Visitor Center's role in showcasing 200+ local wines and drawing 20,000+ visitors annually.

Beyond wine, Lodi benefits from San Joaquin County's logistics ecosystem—multi-modal access and large e-commerce operators—plus ongoing countywide investment noted in the latest CEDS/Annual Report.

ECONOMY & MAJOR EMPLOYERS

Lodi's base blends ag/food processing, healthcare, life sciences, insurance/services, and public sector.

Top employers include Pacific Coast Producers (1,454), Lodi Unified School District (1,318), Cepheid—diagnostics (1,117), Blue Shield of California (1,084), and Adventist Health Lodi Memorial (946), underscoring a diversified employment mix

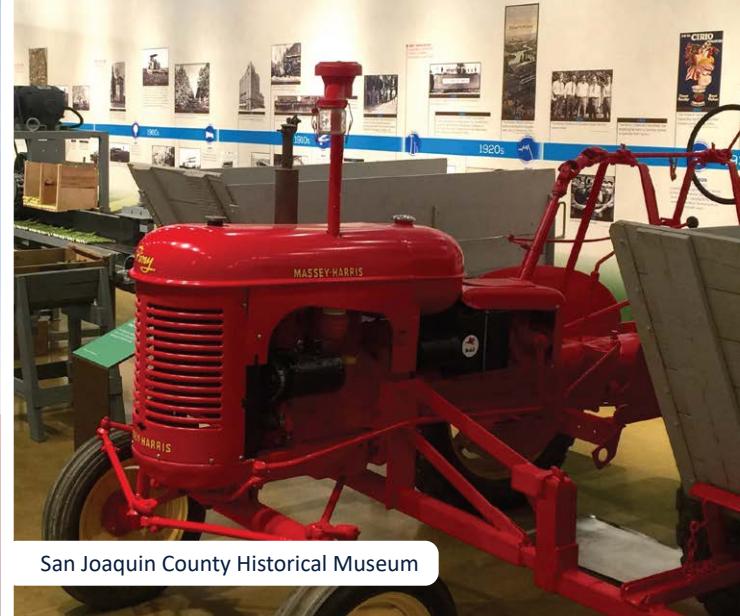
ACCESS & CITY HIGHLIGHTS

Strategically set 35 miles south of Sacramento and 13 miles north of Stockton, Lodi sits on Highway 99 with quick access to Interstate-5. Passenger rail (Amtrak San Joaquin) serves the Lodi Transit Station, and air connectivity includes Sacramento International Airport (45 minutes), Stockton Metropolitan (20 minutes), and OAK/SFO (90+ minutes)

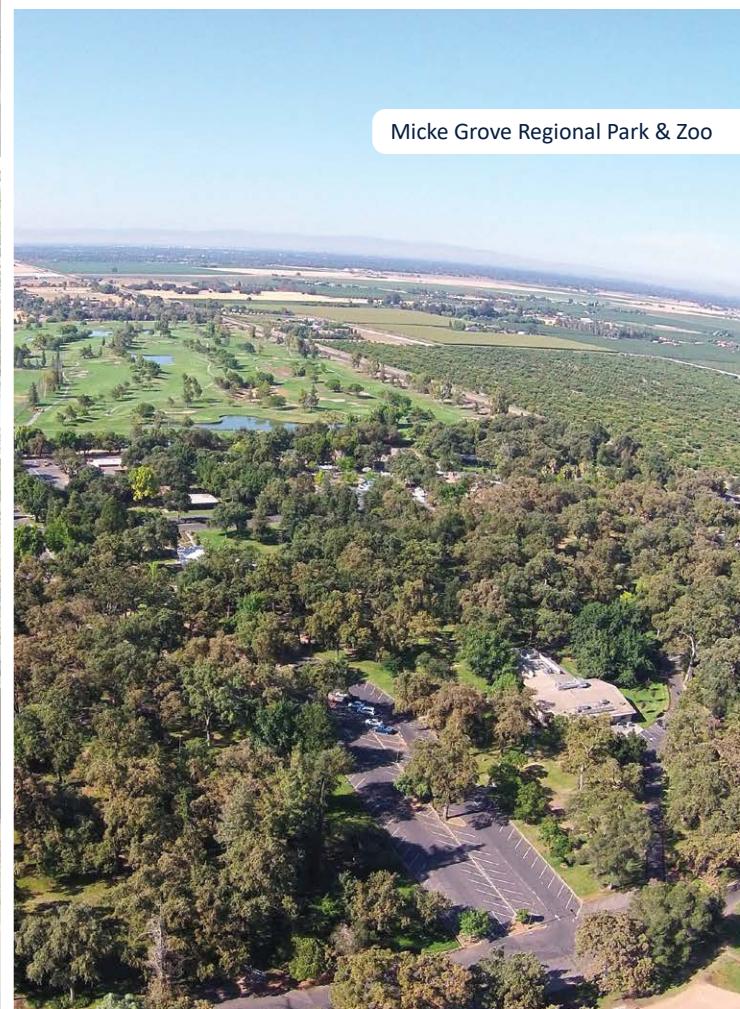
The Arch



Lodi, California



San Joaquin County Historical Museum



Micke Grove Regional Park & Zoo

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