

# PRIME CORNER RETAIL & AUTOMOTIVE SPACE IN LODI, CA



**SUBJECT  
PROPERTY**



**420 W. LODI AVE**

Lodi, CA 95240

**BEN RISHWAIN**  
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CalDRE #01729449

**ANDY LE**  
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**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## LOCATION DESCRIPTION

This prime corner location offers high traffic, great accessibility, and unmatched visibility, surrounded by established neighboring brands like O'Reilly Auto Parts, Jack in the Box, and Domino's Pizza. Just a few blocks from Downtown Lodi, the property sits in a thriving commercial corridor supported by nearby residential neighborhoods.

## PROPERTY HIGHLIGHTS

- **NNN Lease Structure** – Tenant pays pro-rata share of operating expenses.
- **Prominent Signage Opportunities** – High Visibility along W. Lodi Ave. and S. Hutchins St.
- **Ample Parking** – Shared lot with convenient access for customers and employees.
- **Versatile Use** – Ideal for retail, salon, automotive, office or service-based businesses.
- **420 - Ste B:** ±4,577 SF: Featuring an automotive area with one drive-in bay and ample shop space, along with a separate reception and waiting area.
- **420 - Ste C:** ±1,750 SF of standard retail space.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,750 - 4,577 SF
Lot Size:	18,676 SF
Building Size:	14,633 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	1,878	8,366
Total Population	1,719	4,542	23,801
Average HH Income	\$103,724	\$106,729	\$85,799

### BEN RISHWAIN

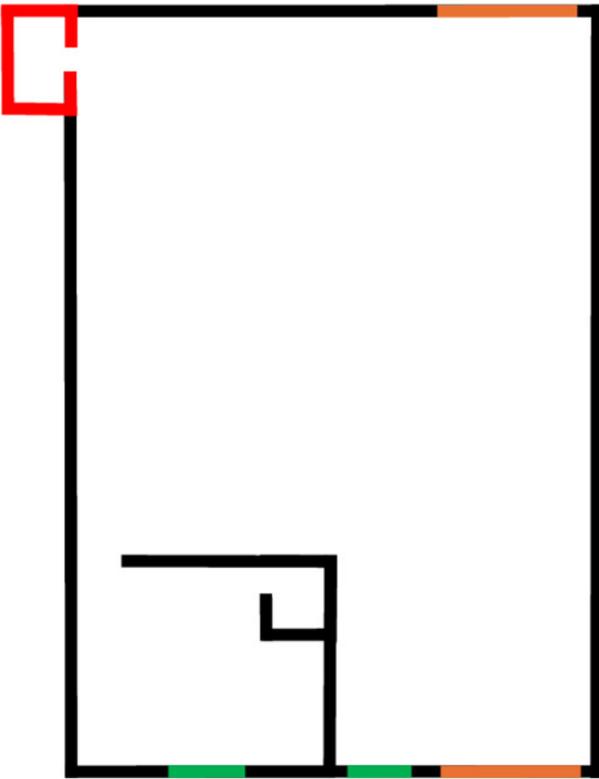
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**STE. B - FLOOR PLAN**

Entrance/Exit Door  
Bathroom  
Roll Up Door



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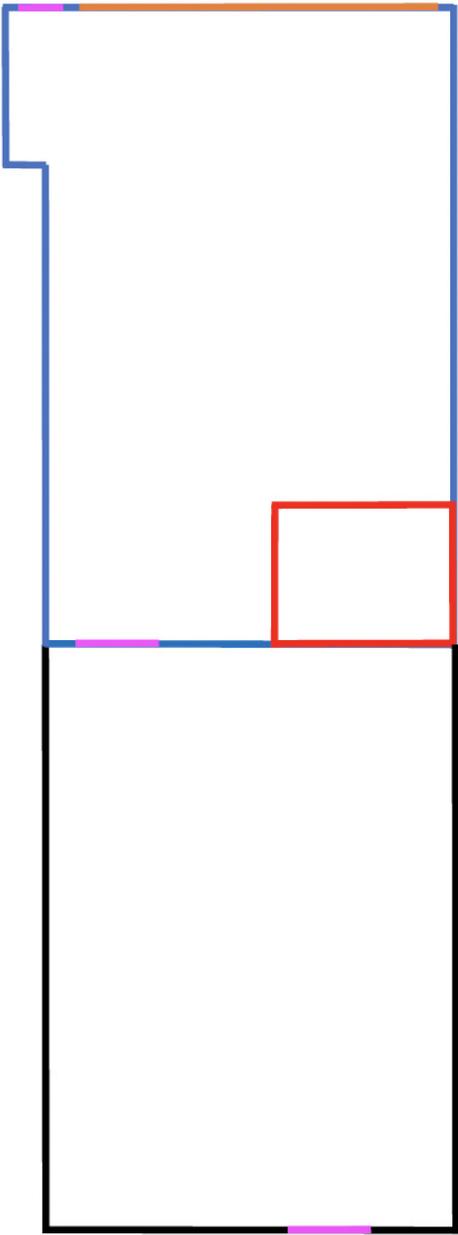
## SUITE B ADDITIONAL PHOTOS



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**STE. C - FLOOR PLAN**



Shop/Warehouse Space  
Restroom  
Roll-Up Door (14'3" W x 10' H)  
Entrances

Front

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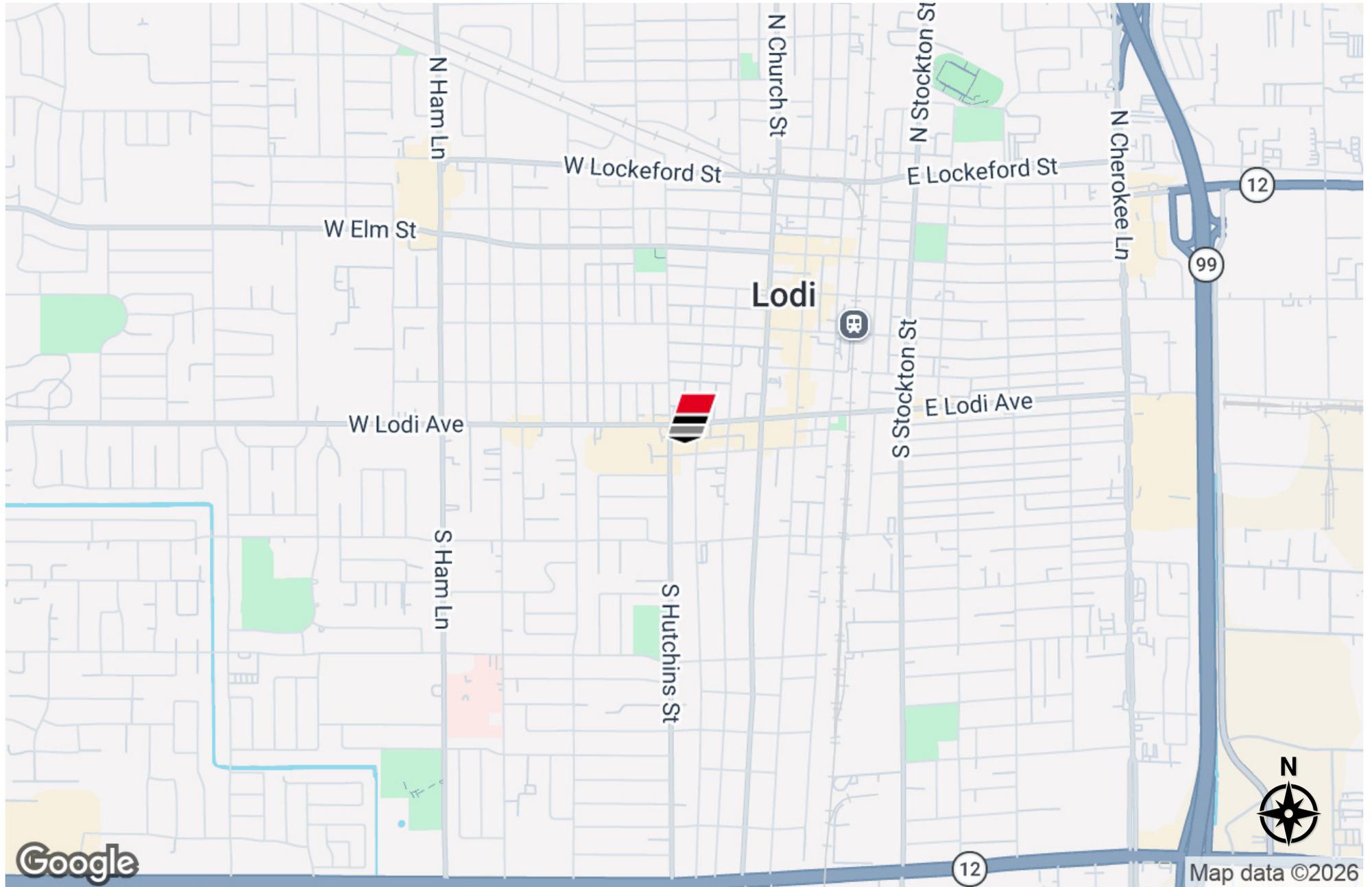
# RETAILER MAP



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# LOCATION MAP



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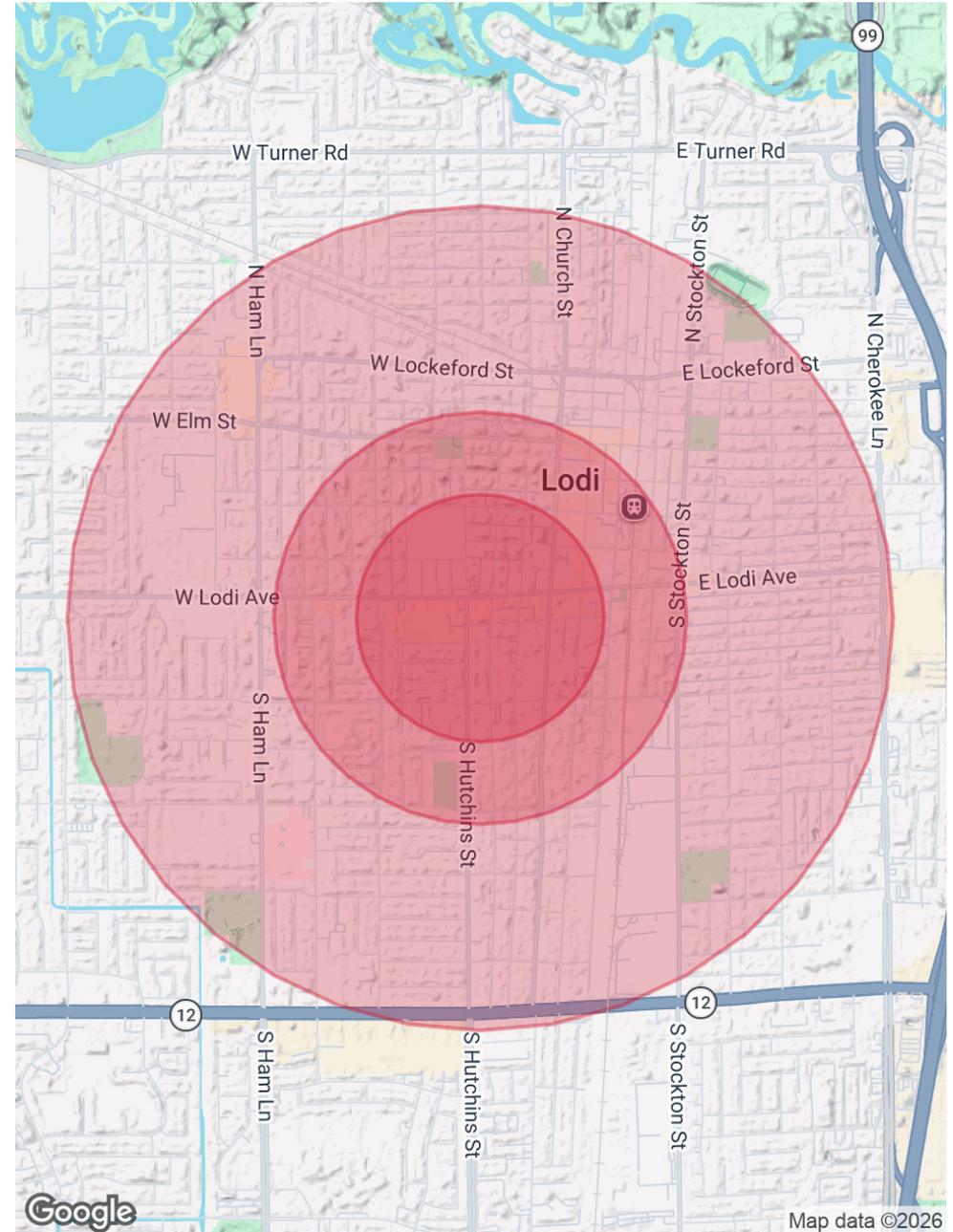
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,719	4,542	23,801
Average Age	42	43	38
Average Age (Male)	40	41	36
Average Age (Female)	44	45	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	1,878	8,366
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$103,724	\$106,729	\$85,799
Average House Value	\$477,598	\$493,304	\$454,358

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	980	2,659	10,021
% White	57.0%	58.5%	42.1%
Total Population - Black	20	51	292
% Black	1.2%	1.1%	1.2%
Total Population - Asian	126	314	2,270
% Asian	7.3%	6.9%	9.5%
Total Population - Hawaiian	6	13	39
% Hawaiian	0.3%	0.3%	0.2%
Total Population - American Indian	20	49	337
% American Indian	1.2%	1.1%	1.4%
Total Population - Other	331	828	7,425
% Other	19.3%	18.2%	31.2%

Demographics data derived from AlphaMap



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