

BARREL YARD BUILDING

DOWNTOWN LODI

RETAIL SUITES AND PROFESSIONAL OFFICES



214 S. SACRAMENTO STREET, LODI, CALIFORNIA

For More Information Contact:

SUZANNE GRANDE

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LORIE LIDDICOAT

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“BARREL YARD BUILDING” DOWNTOWN LODI - CONCEPT

“Barrel Yard Building” is an open-span market concept of over 20,000 square feet which will become home to several merchants including food and wine vendors, boutique shops and restaurants. “Barrel Yard Building” in Downtown Lodi will become the vibrant gathering spot for the community. Retail suites and professional office suites ranging in a variety of sizes. Lease rates starting at \$1.50 PSF NNN Per Month

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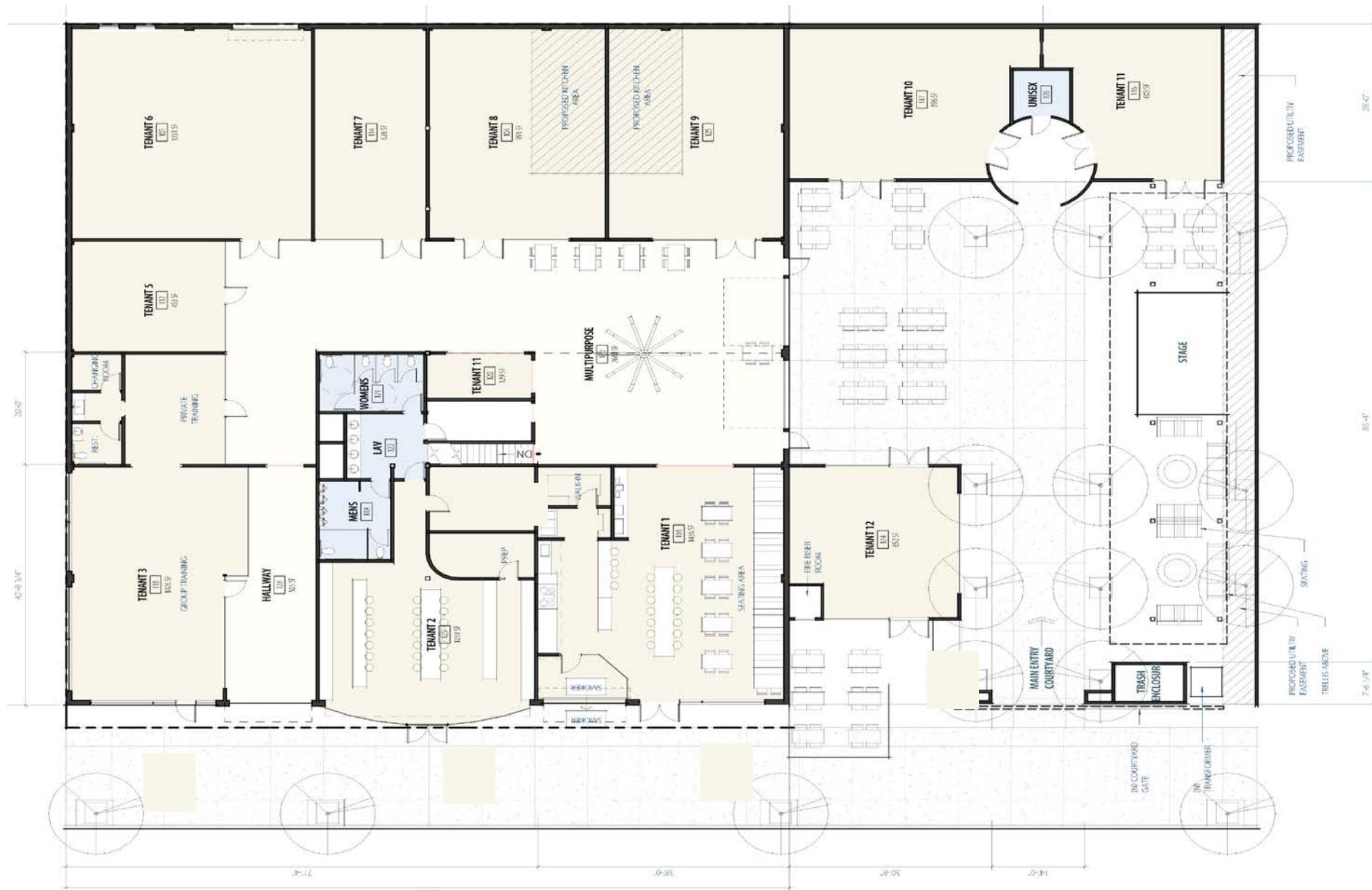
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BARREL YARD BUILDING

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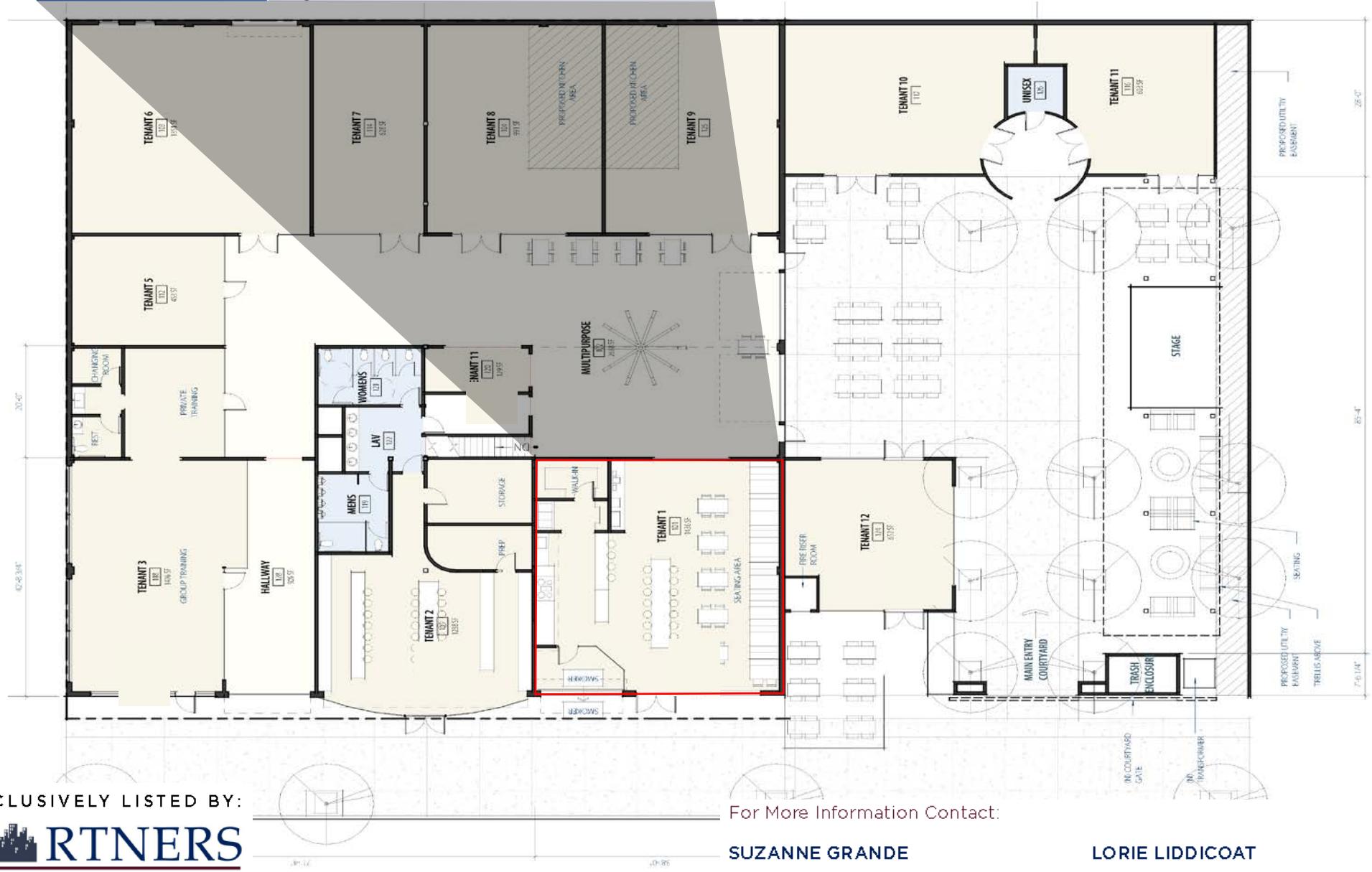
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PREMISES:	TENANT ONE
SQUARE FEET:	±1,436 SF
USE TYPE:	Restaurant / Retail
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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DOWNTOWN LODI

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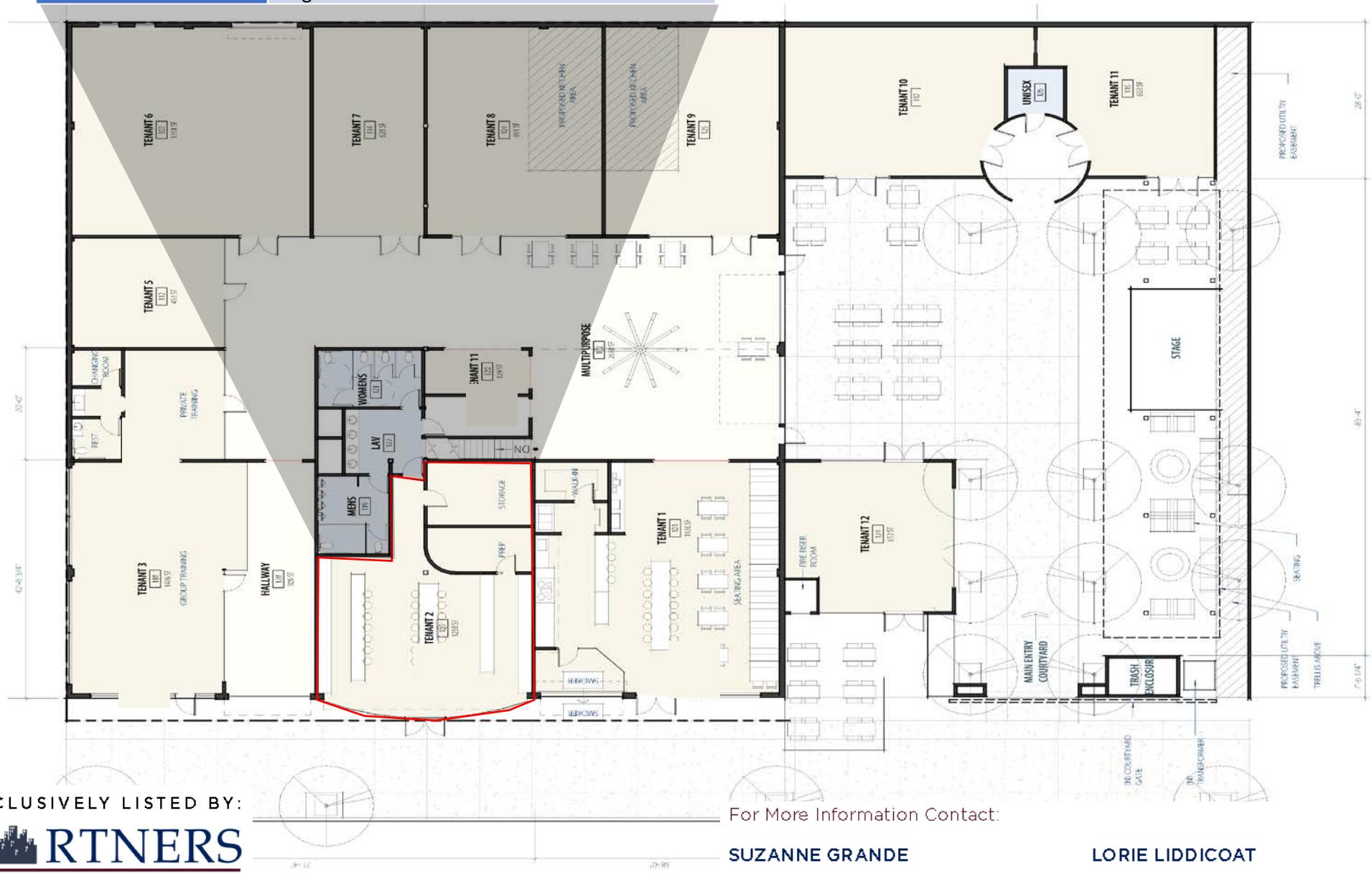


PREMISES:	TENANT TWO
SQUARE FEET:	±1,238 SF
USE TYPE:	Retail
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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DOWNTOWN LODI

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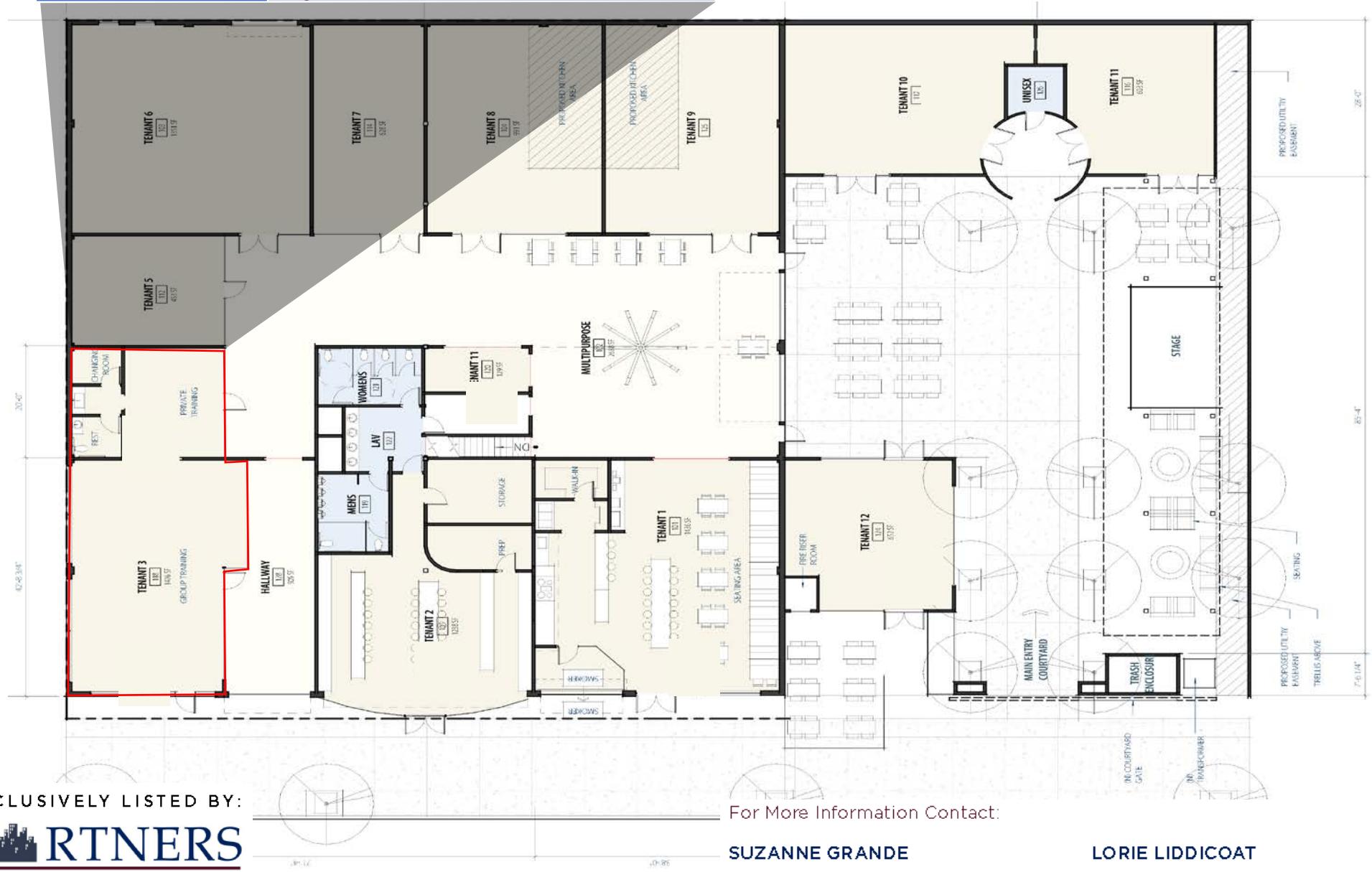


PREMISES:	TENANT THREE & FOUR
SQUARE FEET:	±1,476 SF
USE TYPE:	Retail
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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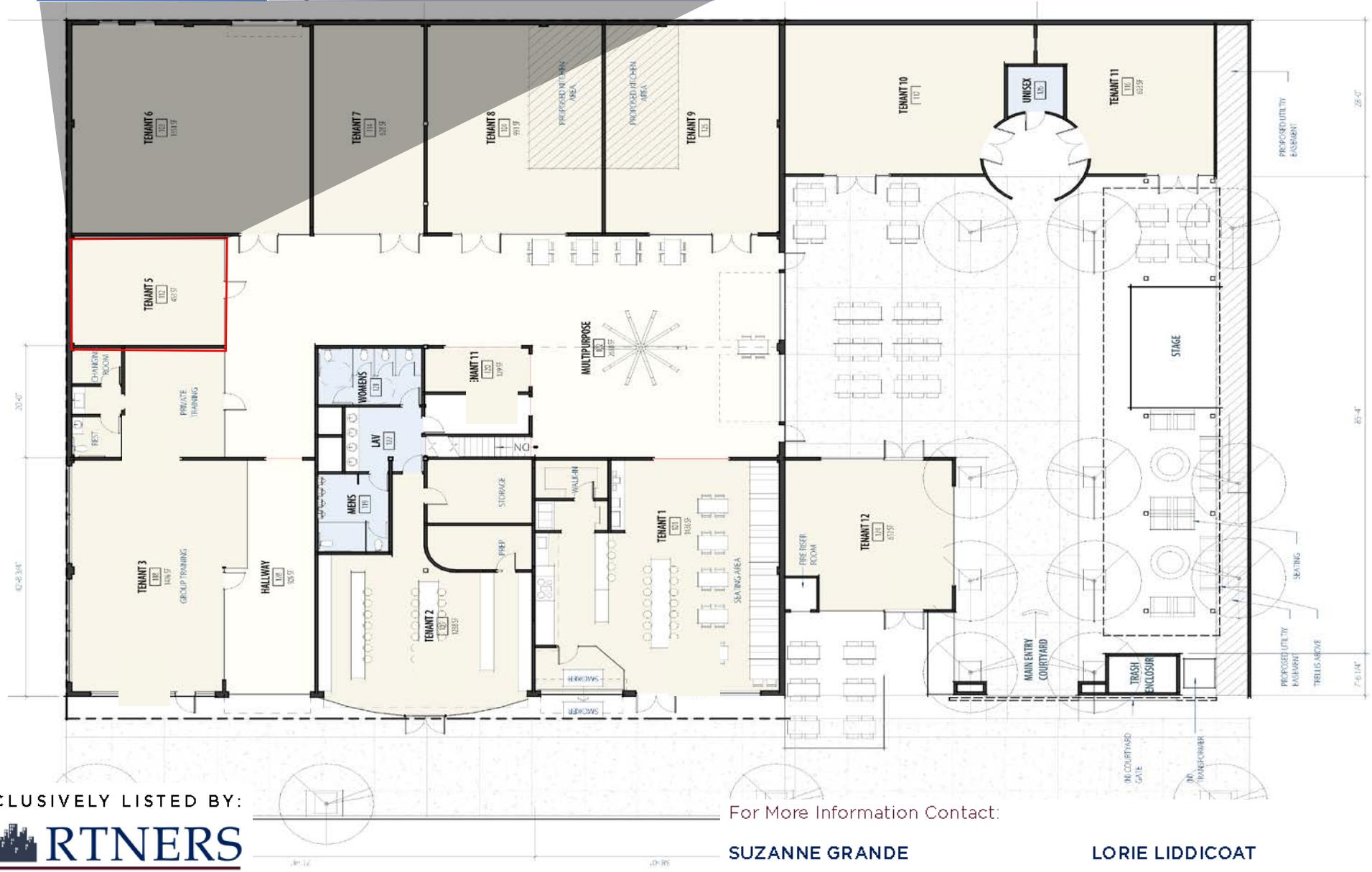


PREMISES:	TENANT FIVE
SQUARE FEET:	±453 SF
USE TYPE:	Retail / Tasting Room
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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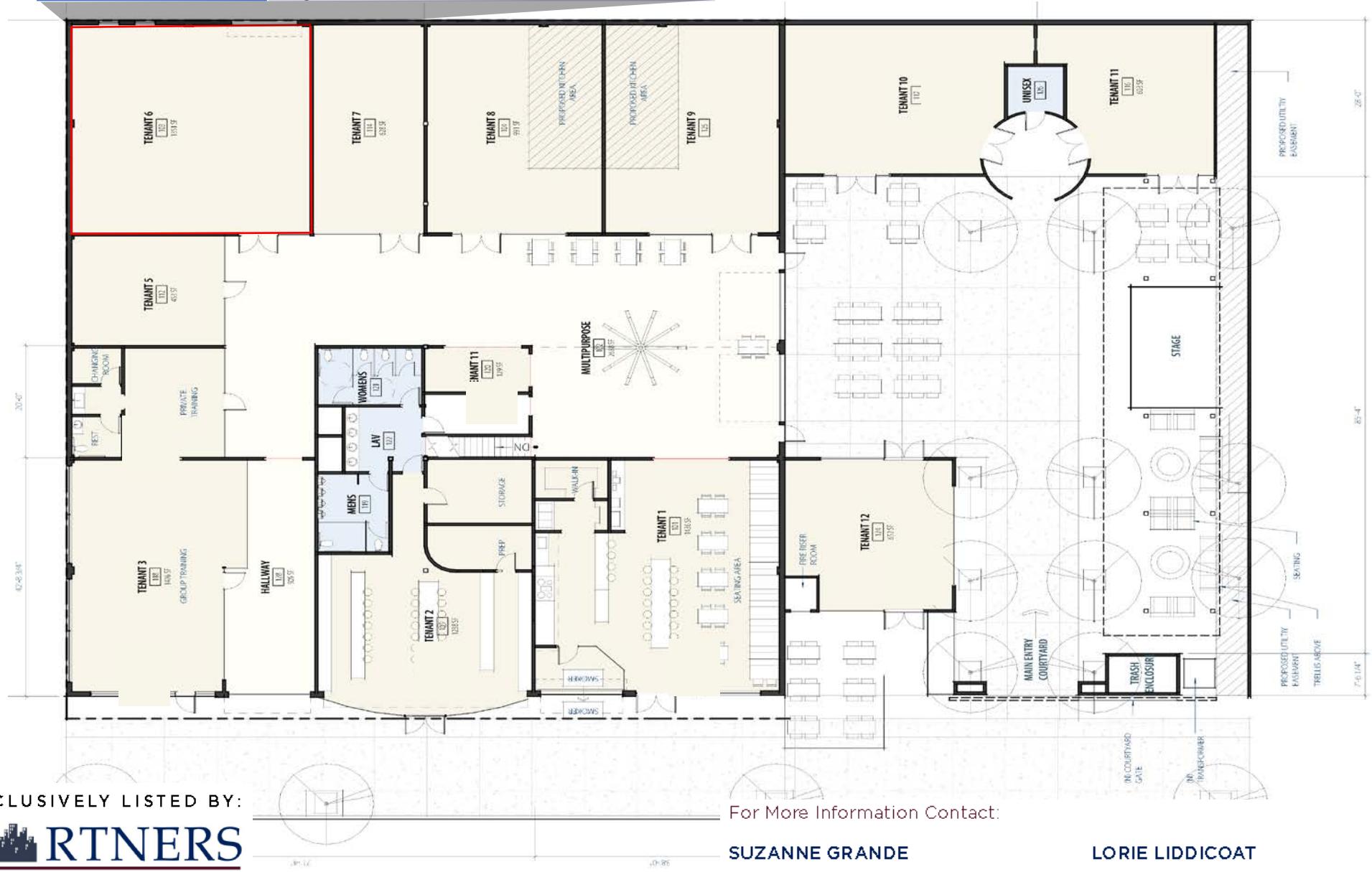


PREMISES:	TENANT SIX
SQUARE FEET:	±1,351 SF
USE TYPE:	Retail
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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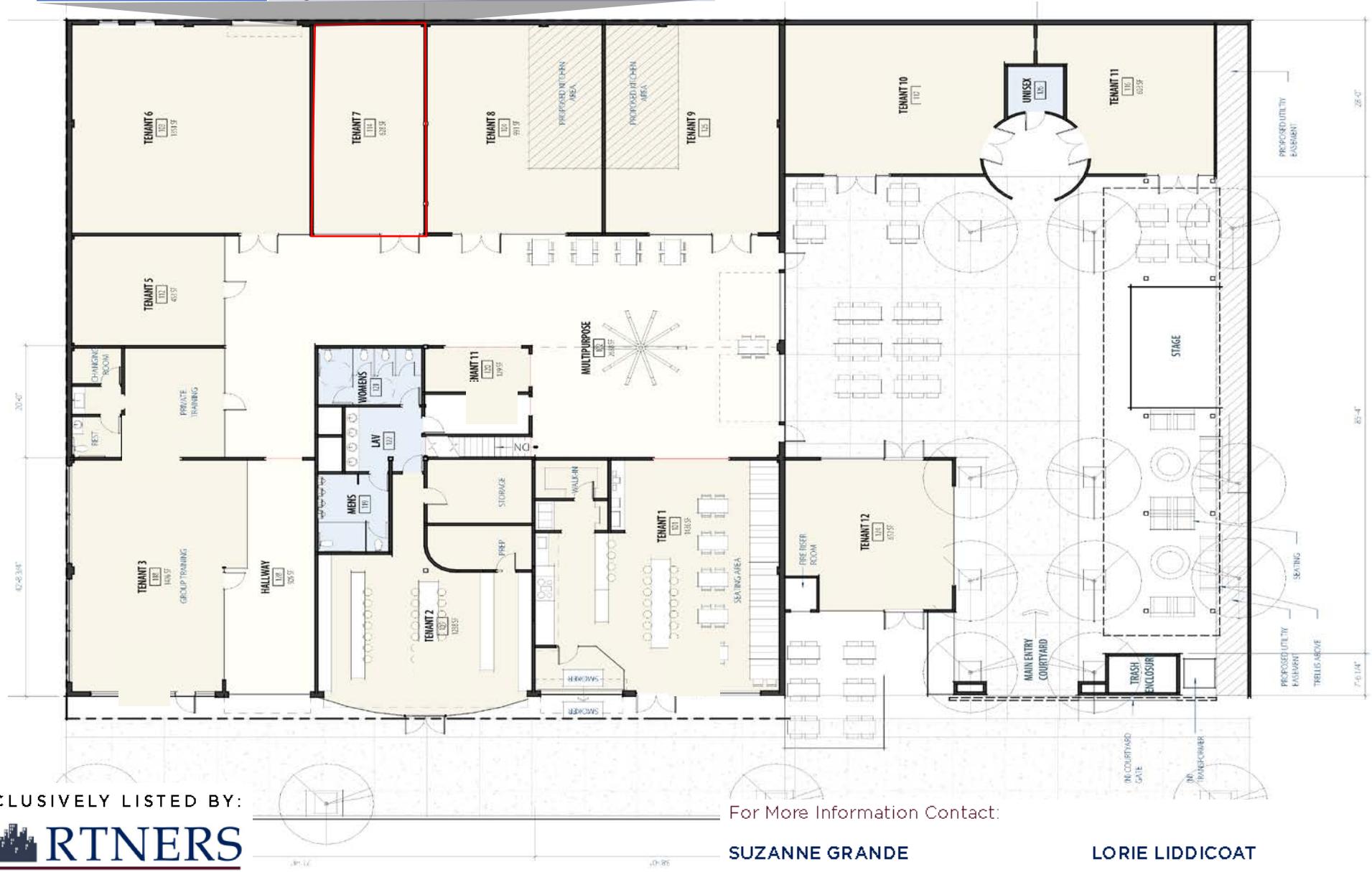
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PREMISES:	TENANT SEVEN
SQUARE FEET:	±628 SF
USE TYPE:	Retail / Tasting Room
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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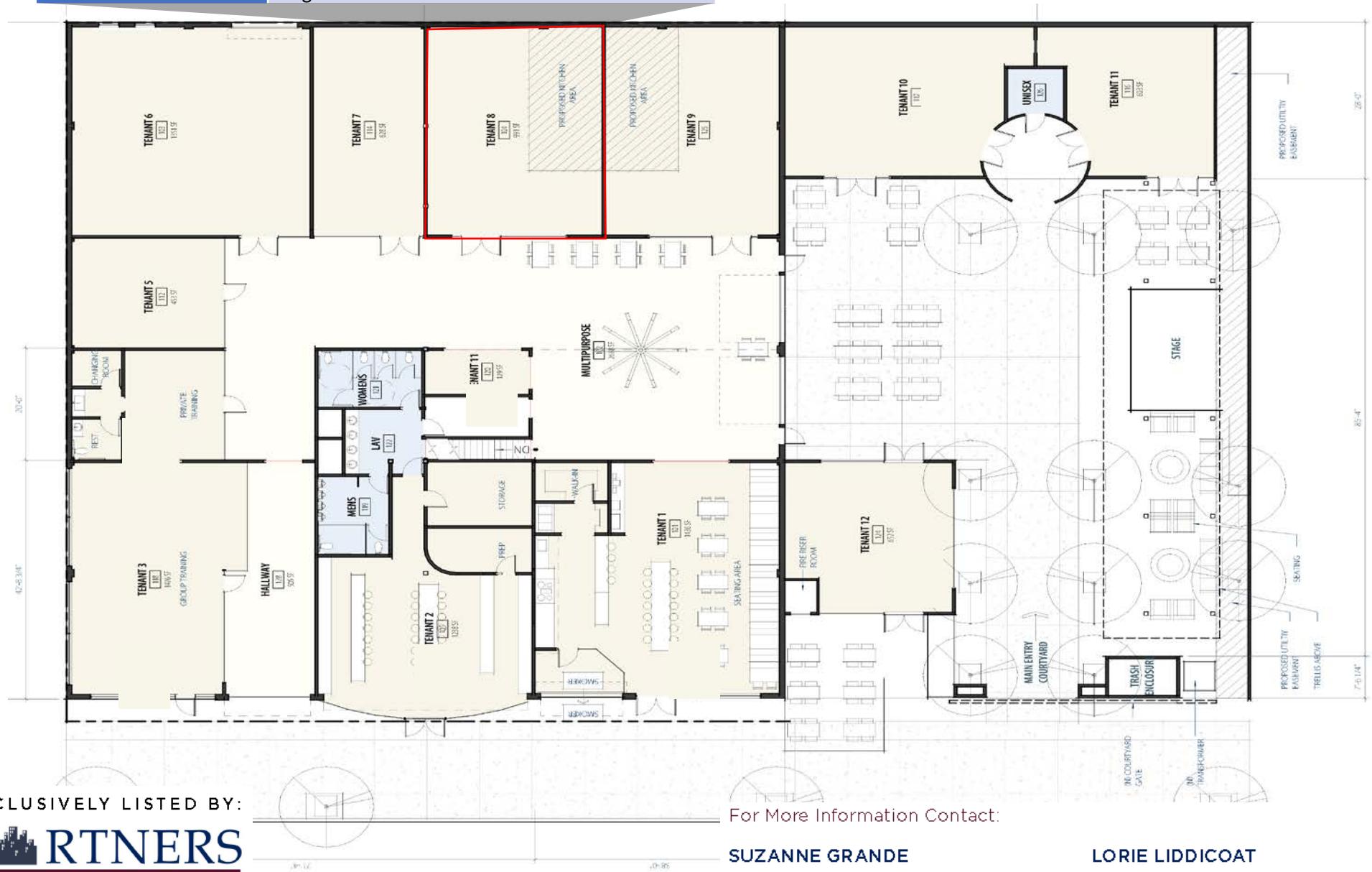
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PREMISES:	TENANT EIGHT
SQUARE FEET:	±991 SF
USE TYPE:	Restaurant
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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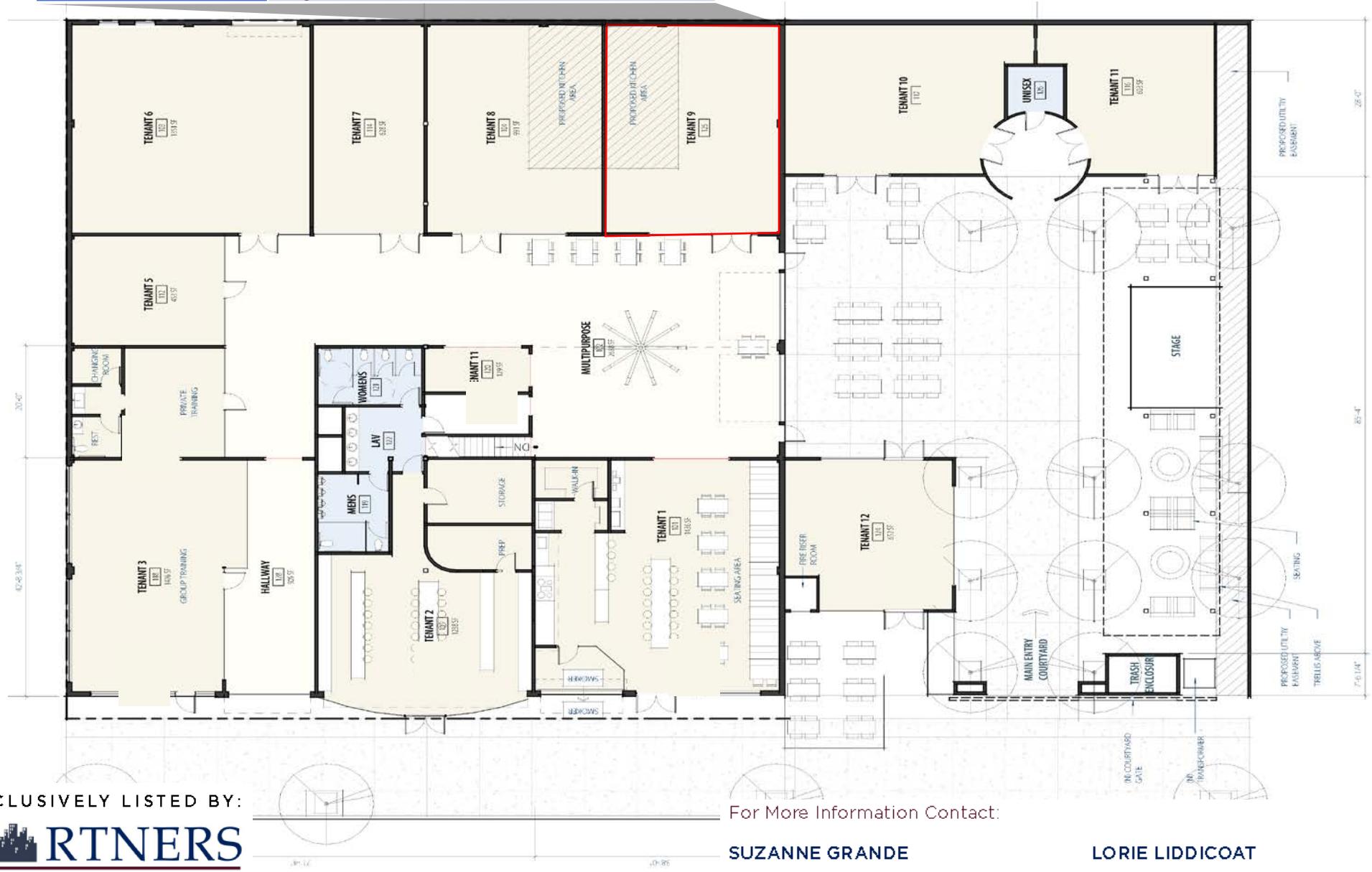


PREMISES:	TENANT NINE
SQUARE FEET:	±950 SF
USE TYPE:	Restaurant
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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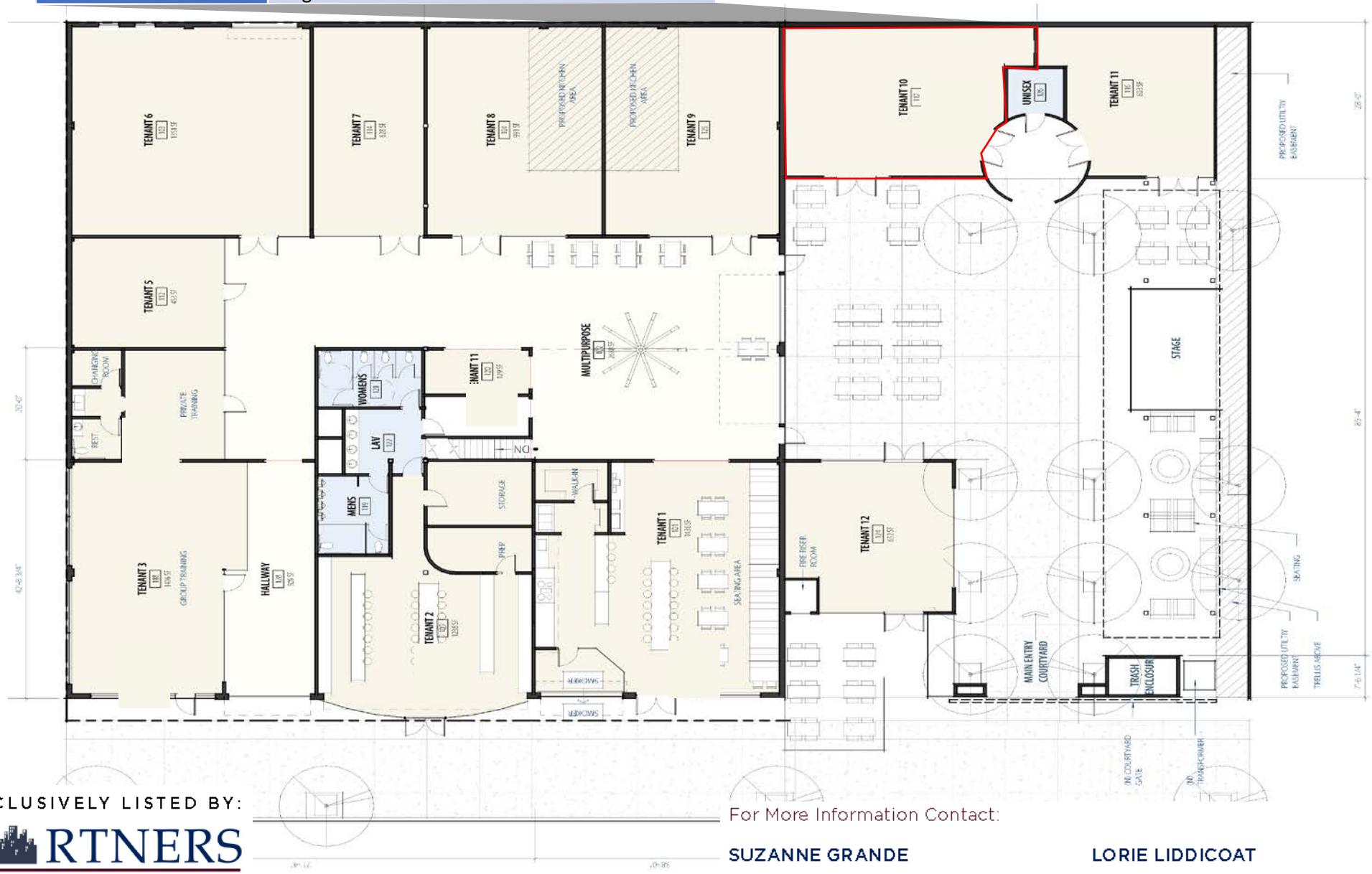


PREMISES:	TENANT TEN
SQUARE FEET:	±896 SF
USE TYPE:	Retail / Restaurant / Tasting Room
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
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LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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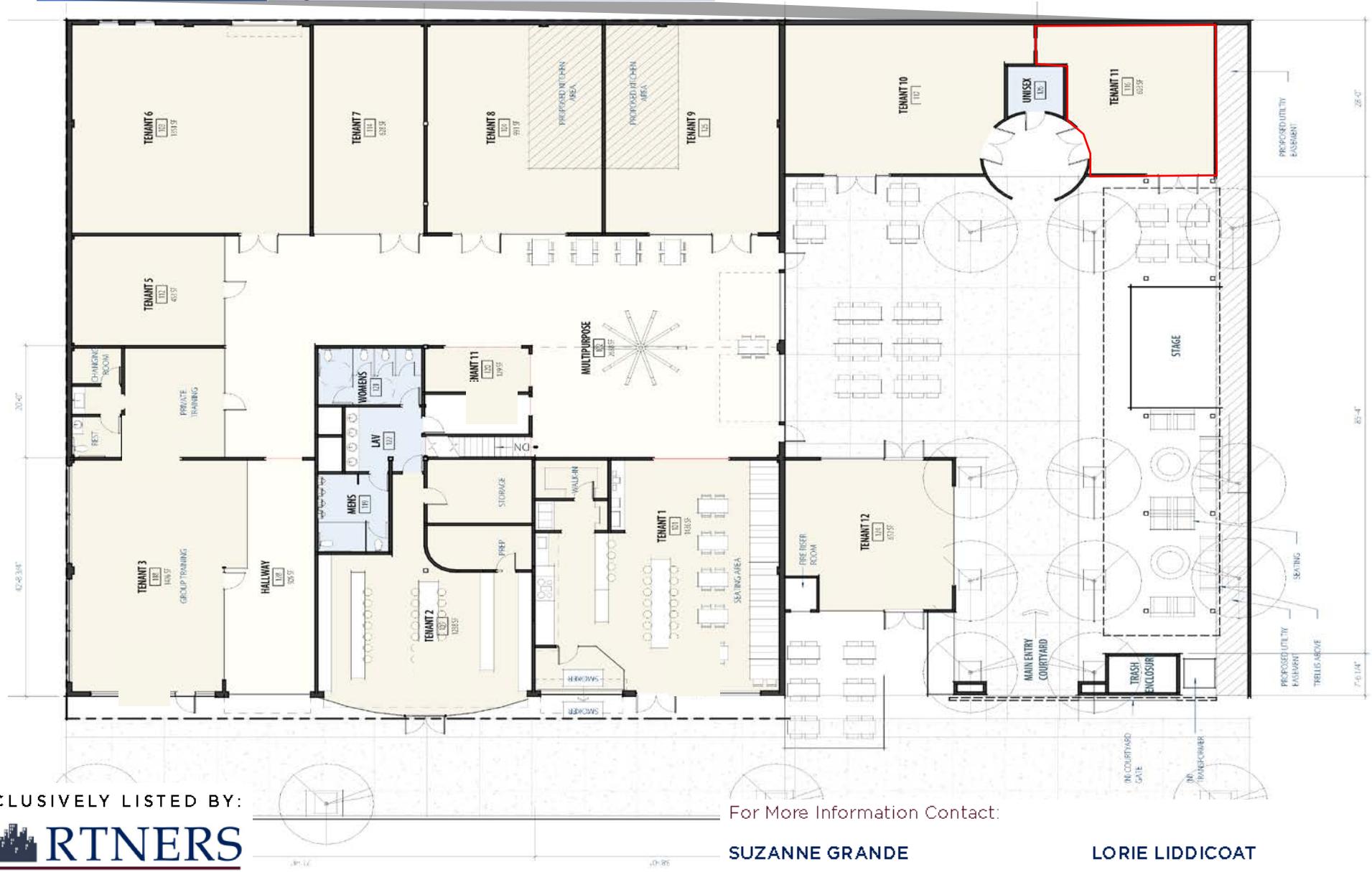


PREMISES:	TENANT 11
SQUARE FEET:	±603 SF
USE TYPE:	Retail / Restaurant / Tasting Room
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
RENEWAL OPTION	Negotiable

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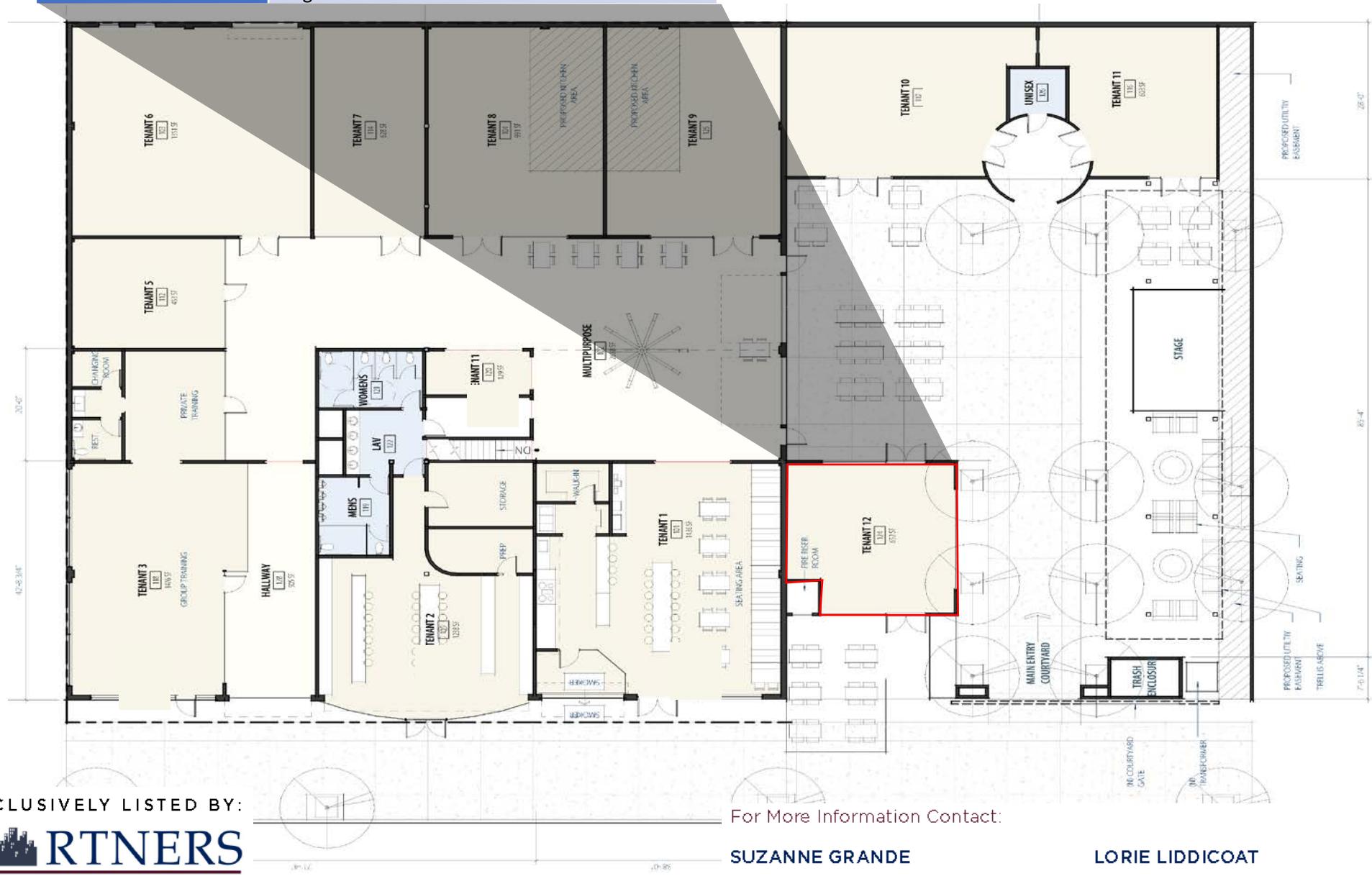


PREMISES:	TENANT 12
SQUARE FEET:	±652 SF
USE TYPE:	Retail / Restaurant / Tasting Room
CONDITION:	Vanilla Shell or Turn Key (Lease Rate Neg.)
LEASE RATE:	Lease Rates Starting at \$1.50 psf Modified Gross
CAM:	TBD
LEASE TERM:	Negotiable
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EXISTING CONCRETE FAÇADE TO
BE SANDED/CLEANED, EXISTING
TAN TO REMAIN

TENANT SIGN, INDIVIDUAL WITH
1" OFFSET FROM FAÇADE,
POWDER COATED RUST

NEW STOREFRONT GLAZING @
WEST ELEVATION, CLEAR GLASS
W/ CLEAR ANODIZED AL FRAME

NEW GLASS ROLL UP DOOR

NEW CERAMIC TILE STRIPE @
BOTH SIDES ALONG ART DECO
TOWER

STEEL CANOPY, RUST

4X8 STEEL T16GA W/ CLEAR

CORRUGATED METAL SIDING, GREY

METAL BEAM GATE GUIDE, RUST

SLIDING BARN DOOR GATE

WEST ELEVATION

LODI VICINITY OVERVIEW (EDD LODI)

Production of premium quality wines is the economic engine that drives the Lodi-Woodbridge region. Supported by over 90,000 acres of vineyards that surround the Lodi community, Lodi-Woodbridge wine grape growers annually produce a crop worth more than \$350 million. Nearly 40% of California's premium wine grapes are grown in this region, making Lodi the "Wine grape Capital of the World". Lodi-Woodbridge enjoys the perfect environment for wine production. The region is warmed by valley sun during the day and cooled by the Delta breezes at night. Soils rich in minerals give Lodi-Woodbridge wines

their unique quality and flavor. Abundant water from nearby rivers allows for consistent quality and quantity from vintage to vintage. The Lodi-Woodbridge area has been a respected part of California's wine industry for over 100 years. Today, some of the State's most important wineries rely on grapes grown in the Lodi-Woodbridge region including Robert Mondavi. Over 60 wineries, half with tasting rooms, grace the area. Lodi is also home to the nation's fastest growing brands, Seven Deadly Zins and the Jewel Collection.

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2017 POPULATION:
±77,461



AVG. HOUSEHOLD INCOME:
\$75,000



COMBINED ANNUAL
CONSUMER EXPENDITURES:



FOOD & BEVERAGES
\$229,363



ENTERTAINMENT
\$87,591



APPAREL
\$54,721



PERSONAL CARE SERVICES
\$20,243

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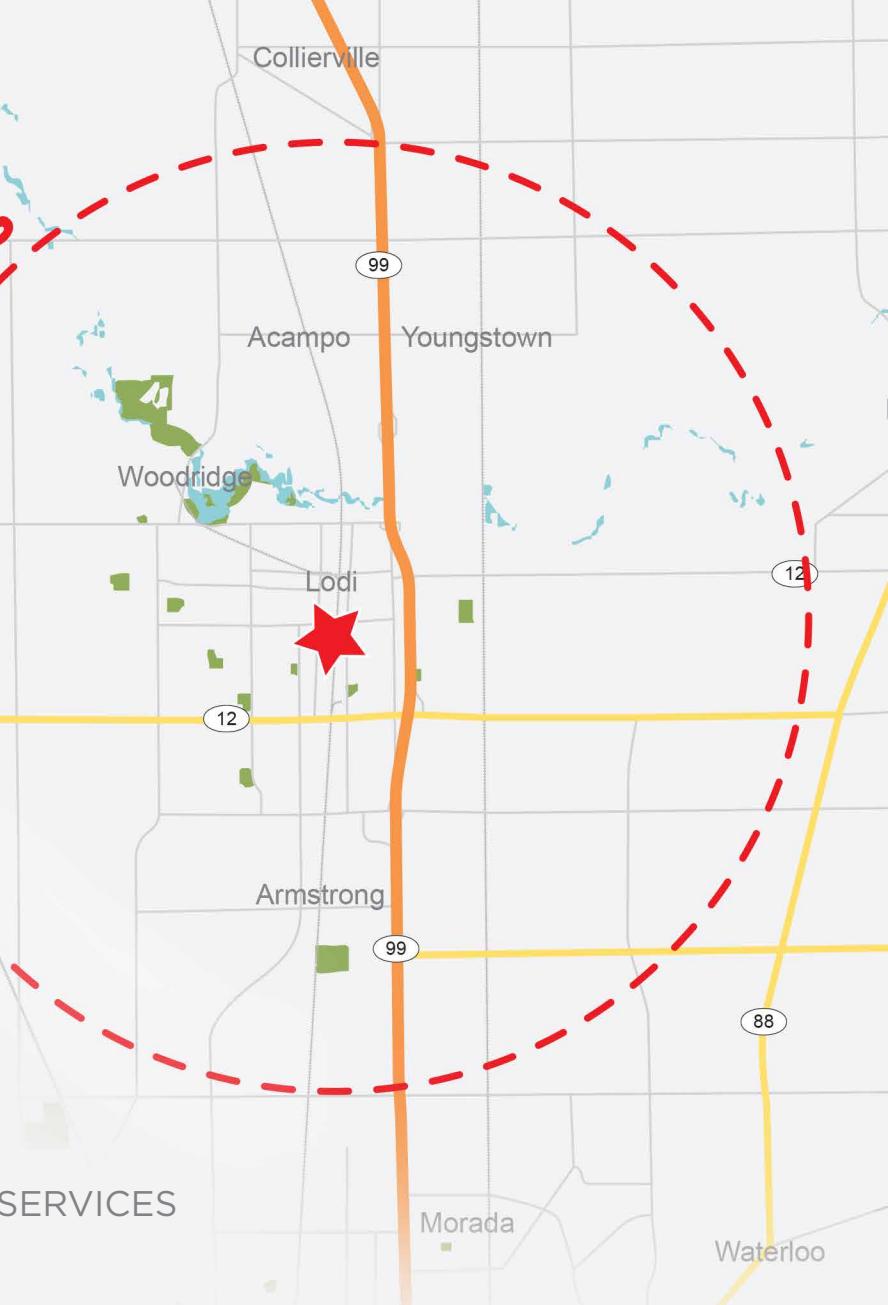
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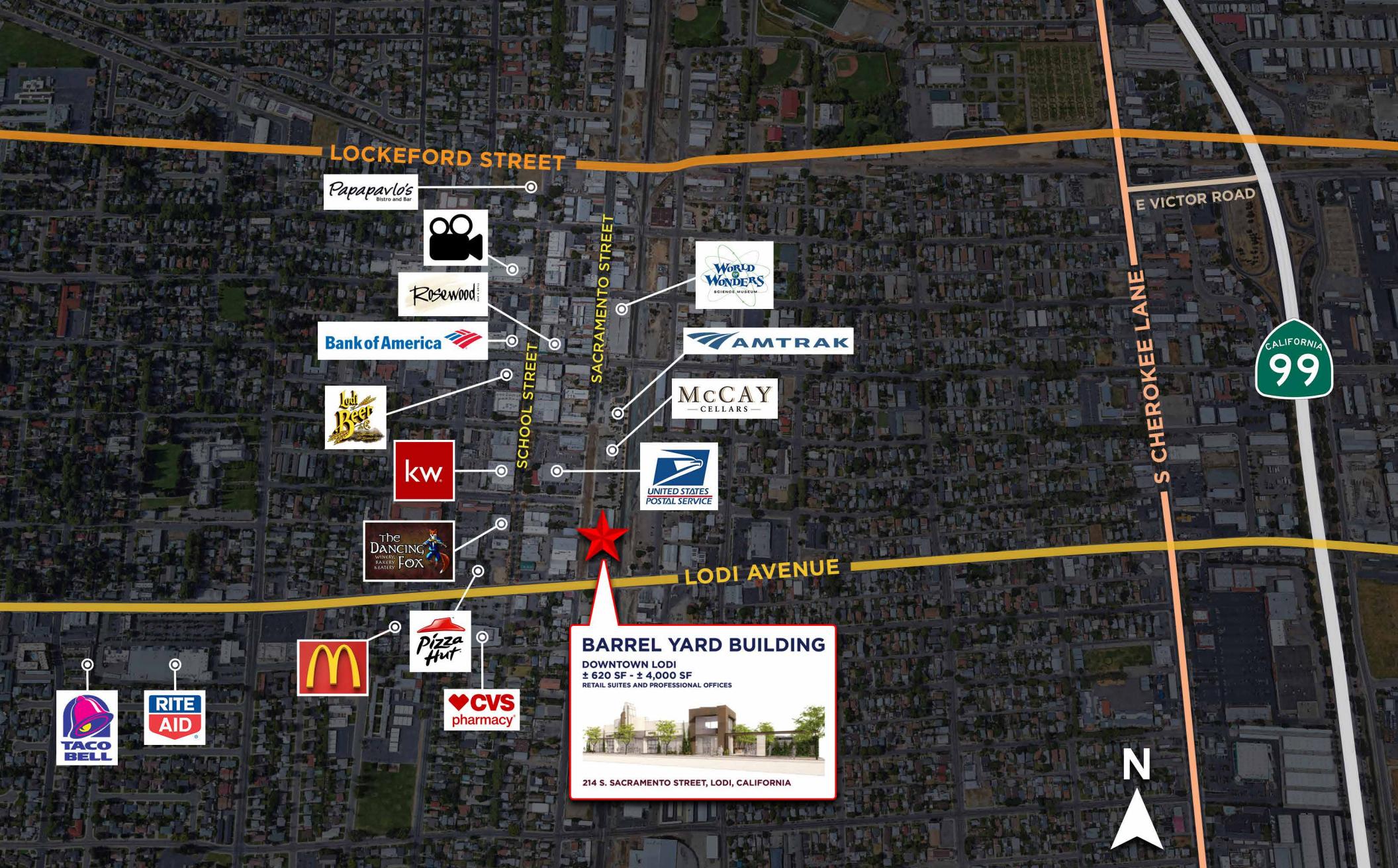
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5 MILES



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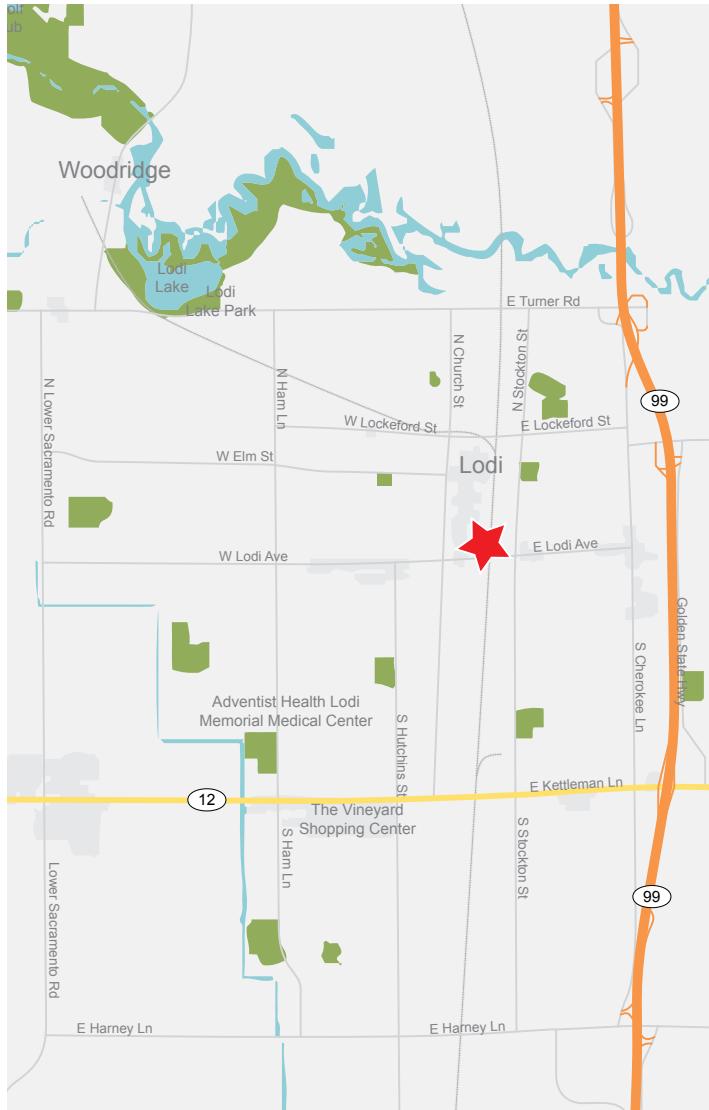
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DOWN TOWN LODI OVERVIEW (EDD LODI)

The vitality of any city is its core. Lodi's downtown includes a multiplex cinema, restaurants, specialty shops, and wine tasting rooms. The vibrancy of collaborative efforts by the active (and downtown rooted) Chamber of Commerce and Tourism business improvement district guarantee a steady stream of visitors. The semi-annual Lodi Street Fair brings 30,000 shoppers to each event. Weekly farmers' markets attract 5,000 customers during the Valley's balmy summer evenings. Featured are an abundance of locally grown specialty produce and beer and wine crafted by our many award-winning producers. Monthly "Art Hops" draw aficionados to the galleries, bistros, and coffee shops that participate in this new promotional concept. Prospects for a quality hotel and more white linen restaurants look promising as the City of Lodi refocuses its business attraction efforts to support this charming and historic downtown.

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INTERIOR

BARREL DISTRICT

10.29.18

SCHEMATIC DESIGN

PAGE 1



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