

FOR LEASE

CHURCH STREET STATION

220 South Church Street
Lodi, California

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PROPERTY HIGHLIGHTS:

- Free standing mixed use commercial building
- First floor retail suite and second floor executive office suites available
- Located near the prominent West Lodi Avenue and South Church Street intersection

PROPERTY SUMMARY

220 South Church Street · Lodi, California

LEASE RATE:	Contact Broker		
AVAILABLE SPACE:	First Floor	Suite 1:	± 3,081 Sq Ft
		Suite 4:	± 2,506 Sq Ft
	Second Floor	Executive	± 423 – 3,044 Sq Ft
	Office Suites		
	<i>*Does not include 11.39% Load Factor</i>		
PARKING STALLS:	± 22 (on-site)		
ZONING:	Downtown Mixed Use (DMU)		
TRAFFIC COUNTS:	South Church Street @ Site:	± 9,000 ADT	
	West Lodi Avenue @ Church St:	± 15,000 ADT	

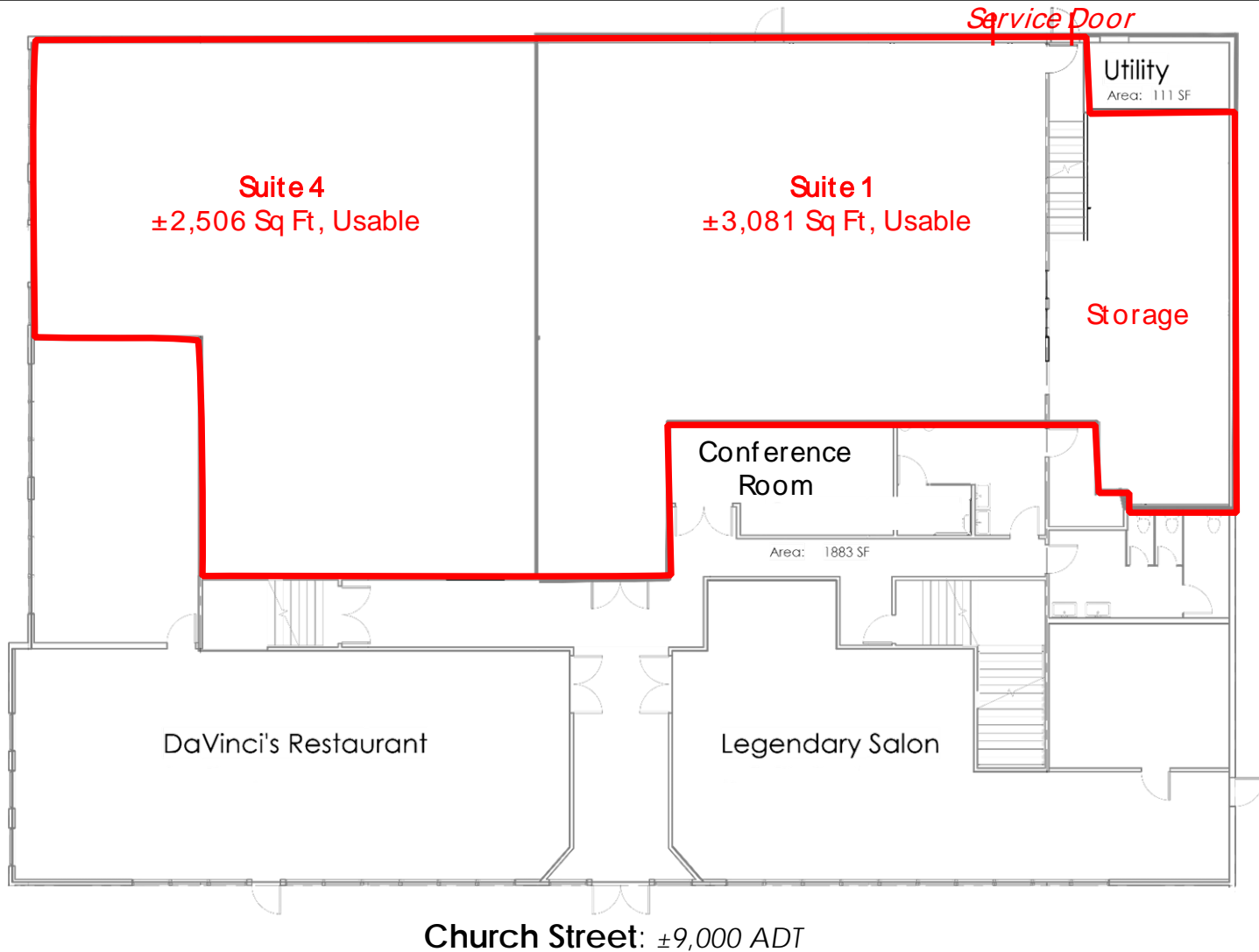
PROPERTY HIGHLIGHTS:

- First floor retail suite with ample storage area and delivery service door
- Second floor executive office suites to be completed Fall 2017
- Building and pylon signage available
- On-site parking and first floor common area conference/banquet room for tenants use
- Property is located 1-block from the Downtown Lodi School Street commercial corridor that offers several restaurants, wine and beer tasting establishments and shopping locations
- Area businesses include DeVinci's, Pump Institute, Legendary Salon CVS, Dancing Fox, McDonalds, 12 screen movie theater, and more
- Nearby city services include City Hall, Lodi Fire and Police Departments, the City Library, major banking, Lodi Chamber and the U.S Post Office



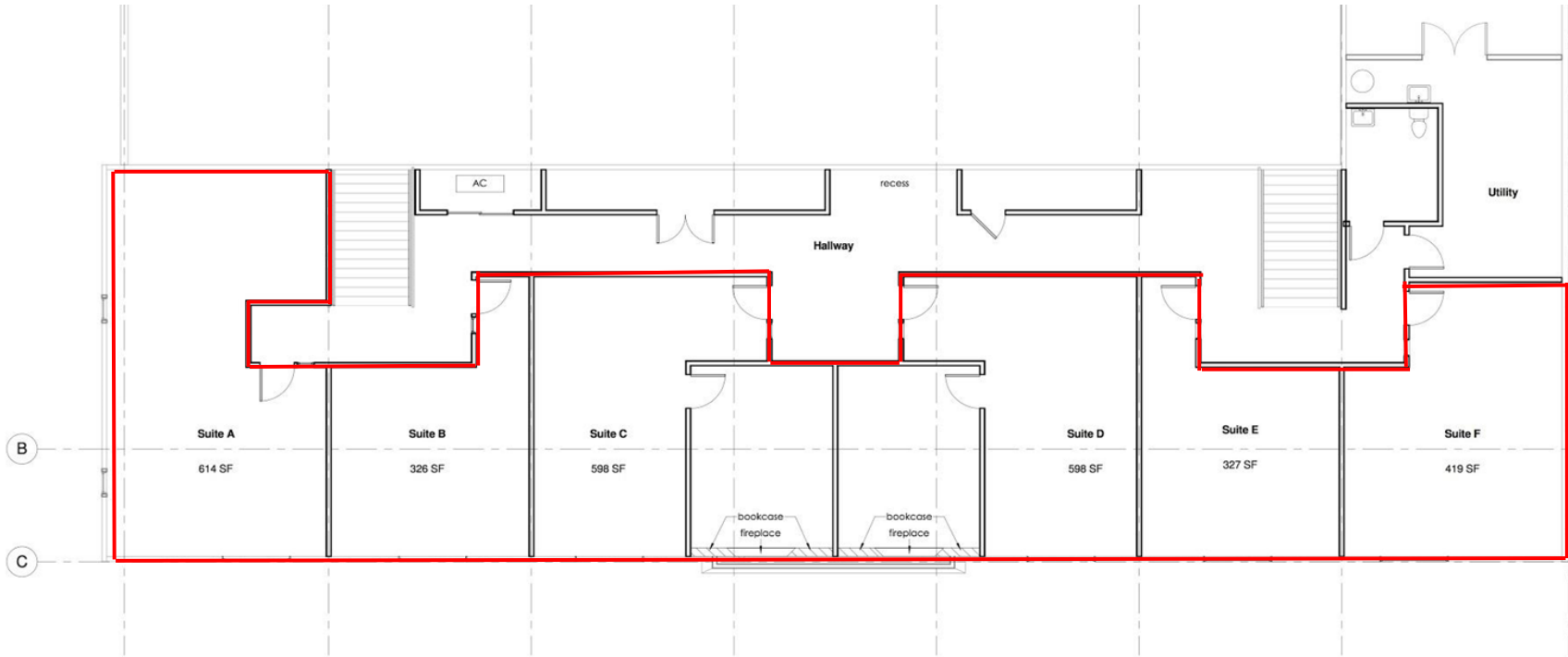
FIRST FLOOR PLAN

Leasable Space: ± 2,506 – 5,587 Sq Ft



SECOND FLOOR PLAN

Leasable Space: ± 423 – 3,044 Sq Ft





MARKET AERIAL

Lodi, California



Lockeford Street: ± 10,000 ADT



Downtown Lodi



School Street



Highway 99: ± 66,000 ADT



Lodi Avenue ± 15,000 ADT



Hutchins Street ± 15,000 ADT

Church Street ± 9,000 ADT



DEMOGRAPHICS

220 South Church Street · Lodi, California

	1 mi Radius	3 mi Radius	5 mi Radius
POPULATION			
2016 Estimated Population	26,335	58,580	71,200
2021 Projected Population	28,314	62,922	76,448
2010 Census Population	24,642	55,635	67,945
Projected Annual Growth 2016 to 2021	1.5%	1.5%	1.5%
Historical Annual Growth 2000 to 2016	0.4%	0.7%	0.8%
HOUSEHOLDS			
2016 Estimated Households	8,719	20,872	25,356
2021 Projected Households	9,132	21,824	26,499
2010 Census Households	8,134	19,804	24,171
Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2016	0.3%	0.6%	0.7%
RACE AND ETHNICITY			
2016 Estimated White	58.0%	64.6%	66.0%
2016 Estimated Black or African American	1.0%	1.1%	1.1%
2016 Estimated Asian or Pacific Islander	8.4%	8.4%	8.6%
2016 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2016 Estimated Other Races	31.7%	24.8%	23.4%
2016 Estimated Hispanic	52.8%	40.4%	38.1%
INCOME			
2016 Estimated Average Household Income	\$51,432	\$66,685	\$72,020
2016 Estimated Median Household Income	\$40,005	\$53,352	\$57,756
2016 Estimated Per Capita Income	\$17,166	\$23,844	\$25,725
BUSINESS			
2016 Estimated Total Businesses	1,670	2,718	2,987
2016 Estimated Total Employees	15,267	27,951	32,985

RADIUS MAP

