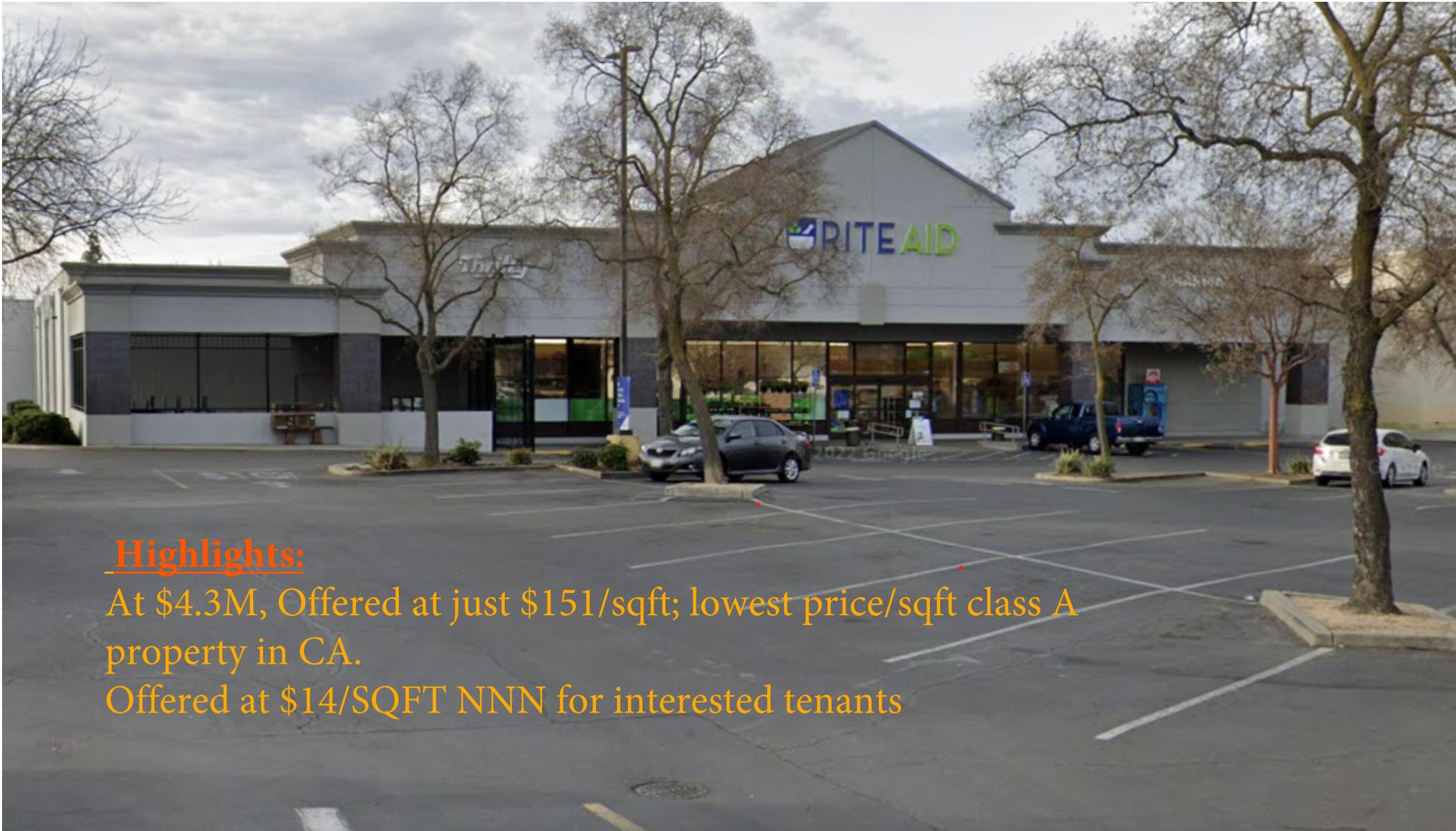


**FORMER RITE AID** | FOR SALE OR FOR LEASE | **LODI, CA**

OFFERING MEMORANDUM | 28,456 SF | 520 W Lodi Ave, Lodi, CA 95240



**Highlights:**

At \$4.3M, Offered at just \$151/sqft; lowest price/sqft class A property in CA.

Offered at \$14/SQFT NNN for interested tenants

sgupta138@gmail.com  
408 888 9082

Sandeep Gupta, Broker  
Agentsdeal Inc.

## **Disclaimer**

The information contained herein is strictly confidential. It is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available to any other person without the expressed written consent of Agentsdeal Inc. (the “Agent”). No representation is made with regard to its accuracy or completeness. Prospective investors should conduct their own investigation and reach their own conclusions without reliance on the material contained herein. Speculative guidance is included here to the best of seller's knowledge - buyer to perform all diligence on property condition, rents, leases, market conditions, projections, likelihoods of any events using the aid of competent real estate professionals and/or attorneys

Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective purchaser.

The Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller and any conditions to the Buyer's obligations thereunder have been satisfied or waived.

### **Sandeep Gupta, Broker**

BRE 01984344

Agentsdeal Inc.

BRE 02023044

[sgupta138@gmail.com](mailto:sgupta138@gmail.com)



# NEARBY RETAILERS

OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240



SHUTCHINS ST 18,709 VPD



WLODI AVE 30,328 VPD



Village Flower & Gifts  
D'tails Pet Salon

Professional Firearms

# PROPERTY SUMMARY

OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240

Agentsdeal Inc., Sandeep Gupta, Broker

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Agentsdeal Inc. is pleased to offer for sale the **single tenant net lease** Rite Aid located in the Avenue Plaza Shopping Center in Lodi, CA . This is an opportunity for a new owner to acquire a **recently remodeled, corporate guaranteed investment with above average sales**, 35 years of operating history at location. The original lease began on June 22, 1989 and in 2015, was done a major remodel by last Tenant Rite Aid who just vacated.

The property is located on W. Lodi Avenue which has high combined traffic counts of 49,037 vehicles per day at the busy intersection of W. Lodi Ave. and S. Hutchins St. Avenue Plaza is **shadow-anchored by Save Mart**. **Other notable retailers in the center include Taco Bell, FedEx, Subway, Domino's Pizza, Tony Pizzeria, Avenue Grill, Yafa Hummus, Sherman buffett, and MetroPCS T-mobile**. W. Lodi Avenue, a prominent east-west arterial thoroughfare in Lodi, and the immediate trade area boasts strong retail demographics with 25,210 residents within a 1-mile radius.

Lodi, the “Zinfandel Capital of the World”, is in the northern portion of California’s Central Valley. It was founded in 1869 when the Central Pacific Railroad chose a site for a station on its new route. Since then, Lodi has grown to become one of California’s top wine country destinations with over 85 wineries in operation and producing more grapes than any other California wine appellation having more than 110,000 acres in production.



520 W. Lodi Avenue, Lodi, CA 95240

## PROPERTY SUMMARY

<b>APN</b>	033-190-34
<b>Shopping Center</b>	Avenue Plaza
<b>Gross Leasable Area</b>	28,456 SF
<b>Land Area</b>	1.97 AC
<b>Year Built</b>	1989
<b>Renovated</b>	2015
<b>Zoning</b>	MCO - Mixed Use
<b>Parking</b>	108 spaces / 3.8:1000
<b>Highway Access</b>	SF HWY 12 & HWY 99

## OFFERING SUMMARY

<b>Price</b>	\$4,300,000
<b>Price / SF</b>	\$151/Sq. Ft. Lowest price/sqft class A in CA
<b>NOI</b>	PROFORMA 398K
<b>Cap Rate</b>	9.1% proforma
<b>Rent Per SF</b>	\$14/sqft NNN proforma
<b>Ownership</b>	Fee Simple

## LEASE SUMMARY

<b>Tenant</b>	Former Rite Aid
<b>Lease Type</b>	NNN
<b>Term</b>	3-10 Years
<b>Commencement</b>	TBD
<b>Expiration</b>	TBD
<b>Options</b>	TBD
<b>Increases</b>	TBD
<b>Percentage Rent</b>	TBD
<b>Guarantor</b>	Tenant
<b>Building Maintenance</b>	Tenant
<b>CAM</b>	Tenant
<b>Tax</b>	Tenant
<b>Insurance</b>	Tenant
<b>Roof</b>	Tenant





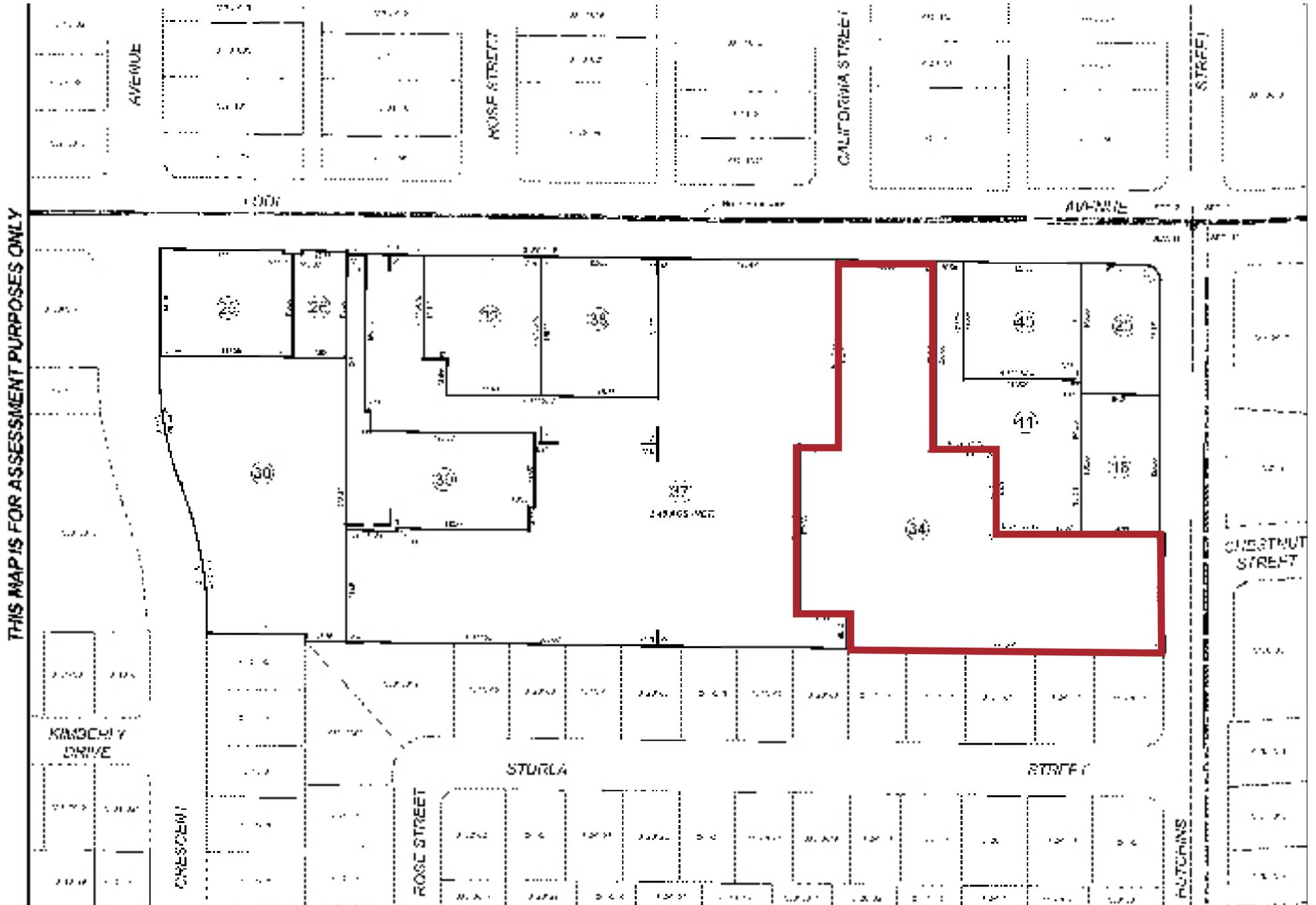
## LOCATION HIGHLIGHTS

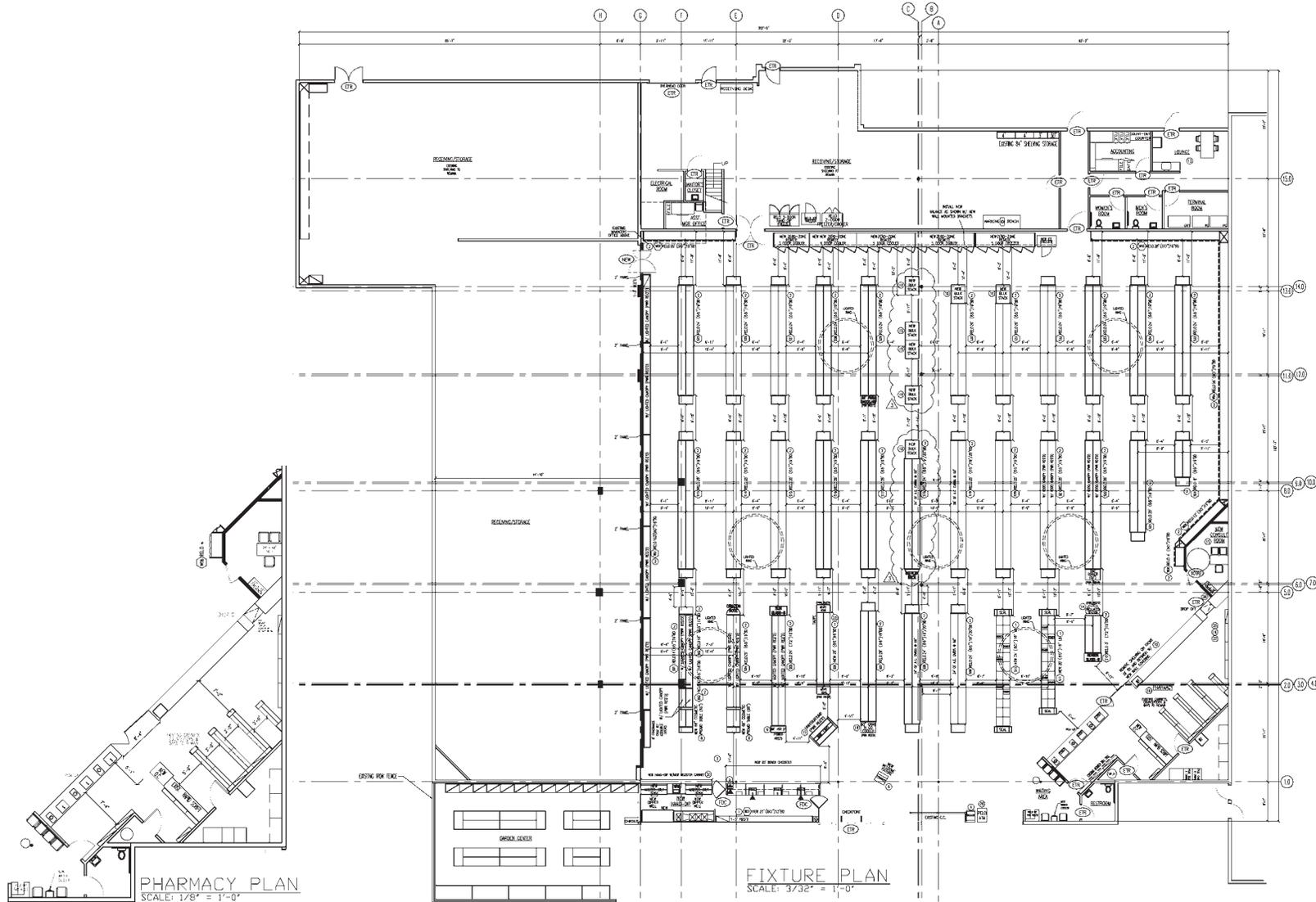
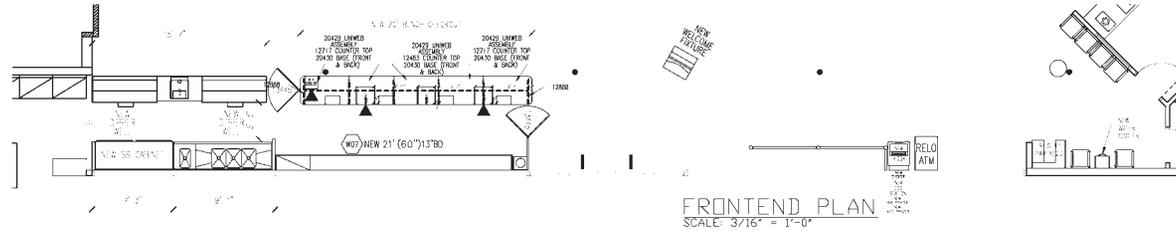
- **High Traffic Counts** – W. Lodi Avenue is one of the busiest streets in Lodi connecting the eastern and western parts of the city and sees 30,328 vehicles daily
- **Retail Synergy** – Center is shadow-anchored by Save Mart and Taco Bell and other major retailers including Subway and MetroPCS
- **Strategically Located** – Well known neighborhood center with stable customer base serving over 25,000 residents in a 1-mile radius
- **Great Accessibility** – Located at busy, signalized intersection with easy egress/ingress



# PARCEL MAP

OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240





## | LODI, CA

### LODI, CA

The City of Lodi is centrally located in northern California with easy access to U.S. western states. As the northern-most city in San Joaquin County, Lodi bridges the areas of Northern and Central California – an ideal location for business and visitors touring the abundant wine grape growing region.

Lodi, like all of San Joaquin County, has excellent transportation accessibility. It is located between two primary north-south highways, Highway 99 and Interstate 5, that respectively connect major cities in Central California and provide direct access to major markets from Canada to Mexico. It is well connected for east-west transportation with the Interstate 580 running to Oakland and the San Francisco Bay Area. Interstate 80 links Lodi to Reno, Nevada and points further east.

### SAN JOAQUIN COUNTY

San Joaquin offers tremendous opportunities to the residents and businesses that call it home. San Joaquin's eight communities of Mountain House, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton, and Lodi provide quality affordable housing along with numerous recreational opportunities and state-of-the-art K-12 schools and higher education institutions. The county also boasts a sophisticated transportation network comprised of an international deep-water port, major interstate highways, air and rail services as well as delta recreation waterways, farm fresh food and most important, highly skilled and diverse workforce. San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams.



#### ESTIMATED POPULATION



1 MILE	3 MILES	5 MILES
<b>25,210</b>	<b>77,078</b>	<b>82,160</b>

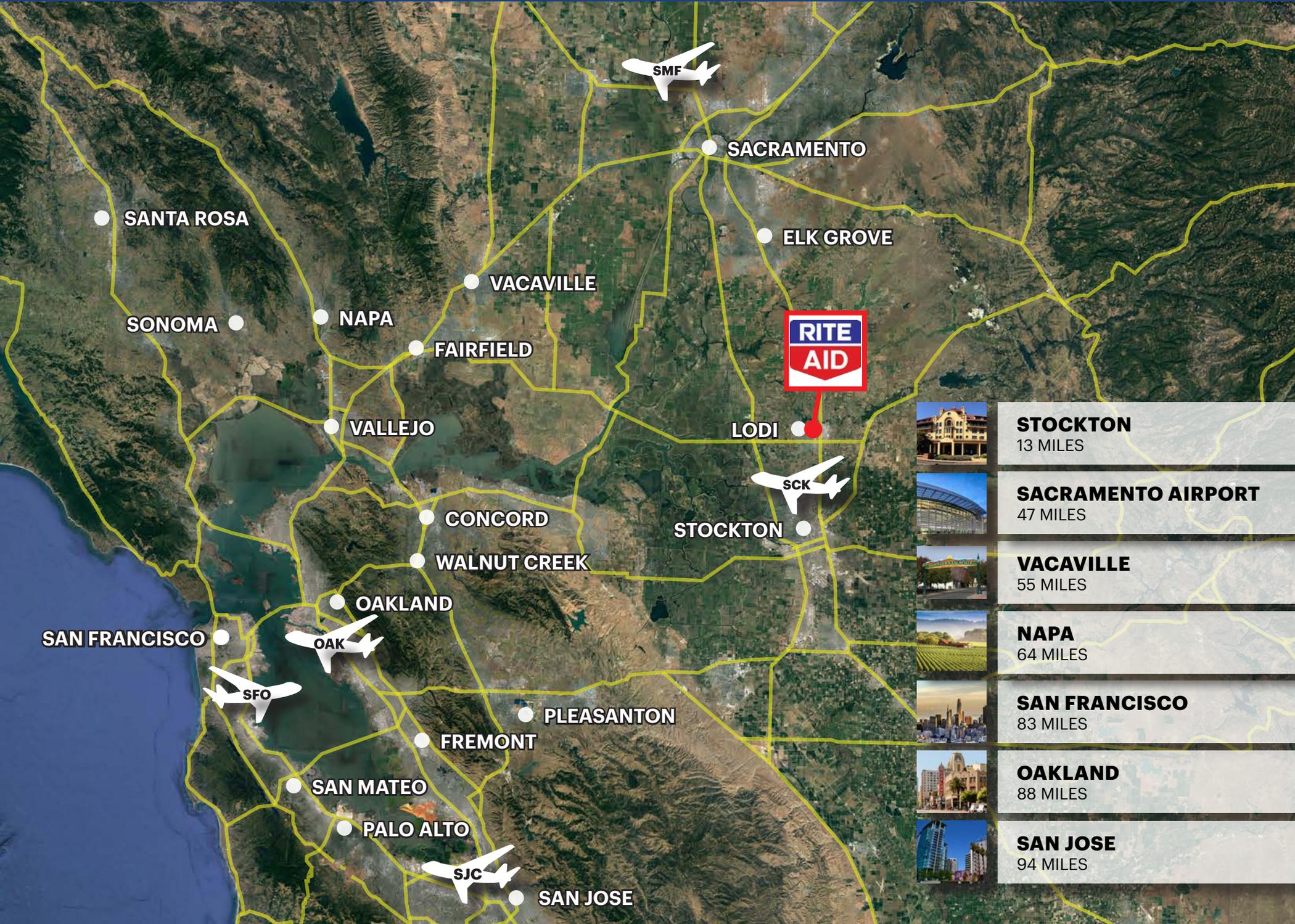
#### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
<b>\$64,412</b>	<b>\$82,527</b>	<b>\$84,651</b>

# NEARBY CITIES | LODI, CA

OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240



**STOCKTON**  
13 MILES



**SACRAMENTO AIRPORT**  
47 MILES



**VACAVILLE**  
55 MILES



**NAPA**  
64 MILES



**SAN FRANCISCO**  
83 MILES



**OAKLAND**  
88 MILES



**SAN JOSE**  
94 MILES



N LOWER SACRAMENTO RD

**LAKWOOD MALL**

N HAMLIN

W ELM ST

**LODI HIGH SCHOOL**

W LODI AVE

S CHEROKEE LN



**SUNWEST VILLAGE**

**SUNWEST MARKETPLACE**

**VINTER'S SQUARE**

**CHEROKEE PLAZA**

**SUNWEST PLAZA**

E KETTLEMAN LN

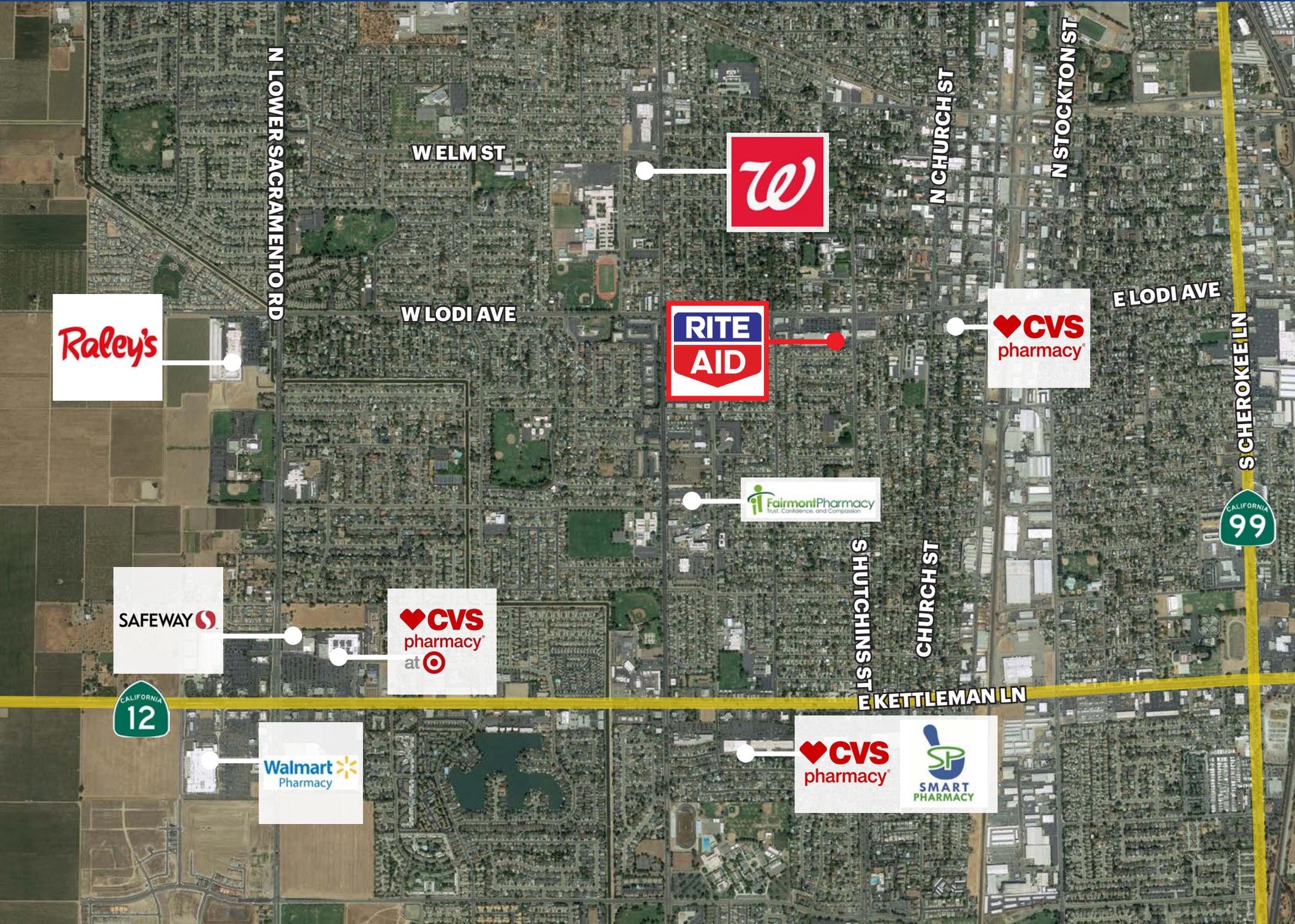


**VINEYARD SHOPPING CENTER**



# MARKET AERIAL | DRUGSTORES

OFFERING MEMORANDUM | Rite Aid | 520 W. Lodi Avenue, Lodi, CA 95240



Raley's

SAFeway



Walmart  
Pharmacy

WELM ST

W LODI AVE

CVS  
pharmacy  
at Target



Fairmont Pharmacy  
Trust, Confidence, and Compassion

SHUTCHINS ST

CVS  
pharmacy



N CHURCH ST

CVS  
pharmacy

N STOCKTON ST

E LODI AVE

SCHEROKEE LN



E KETTLEMAN LN

CHURCH ST



**KEY**

- 5 MILES
- 3 MILES
- 1 MILE

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
25,210	77,078	78,853



DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
13,722	36,244	39,506



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$64,412	\$82,527	\$84,651



BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
2,617	9,808	10,704



HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$208.02 M	\$755.2 M	\$827.69 M



HOUSEHOLD DENSITY (PSM)		
1 MILE	3 MILES	5 MILES
2,726	923	358



HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
3,059	9,482	10,205



HOME VALUES OVER 1 MILLION		
1 MILE	3 MILES	5 MILES
32	224	340





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