

THE VINEYARDS SHOPPING CENTER

RETAIL SHOP SPACE FOR LEASE

SWC OF KETTLEMAN LANE AND HUTCHINS STREET, LODI, CA

LISTING DATA

AVAILABLE SF: 6,500± SF
1,600± SF

COMMENTS:

- Anchored by FOODMAX, CVS Pharmacy and Kohl's
- Other Tenants include: Goodwill Store, Starbucks, Mountain Mikes and Leslie's Pools, Carl's Jr and Bank of America
- Well located in Central Lodi, great exposure to Kettleman Lane
- Nearby Tenants include: Ross Dress for Less, Wal-Mart, Target, Food 4 Less and Safeway
- Ample parking and easy access to entire community. 360° trade area
- Junior anchor position with roll up door and potential for monument signage

ECONOMIC DATA

LEASE RATE: Call for lease rates

CONTACT

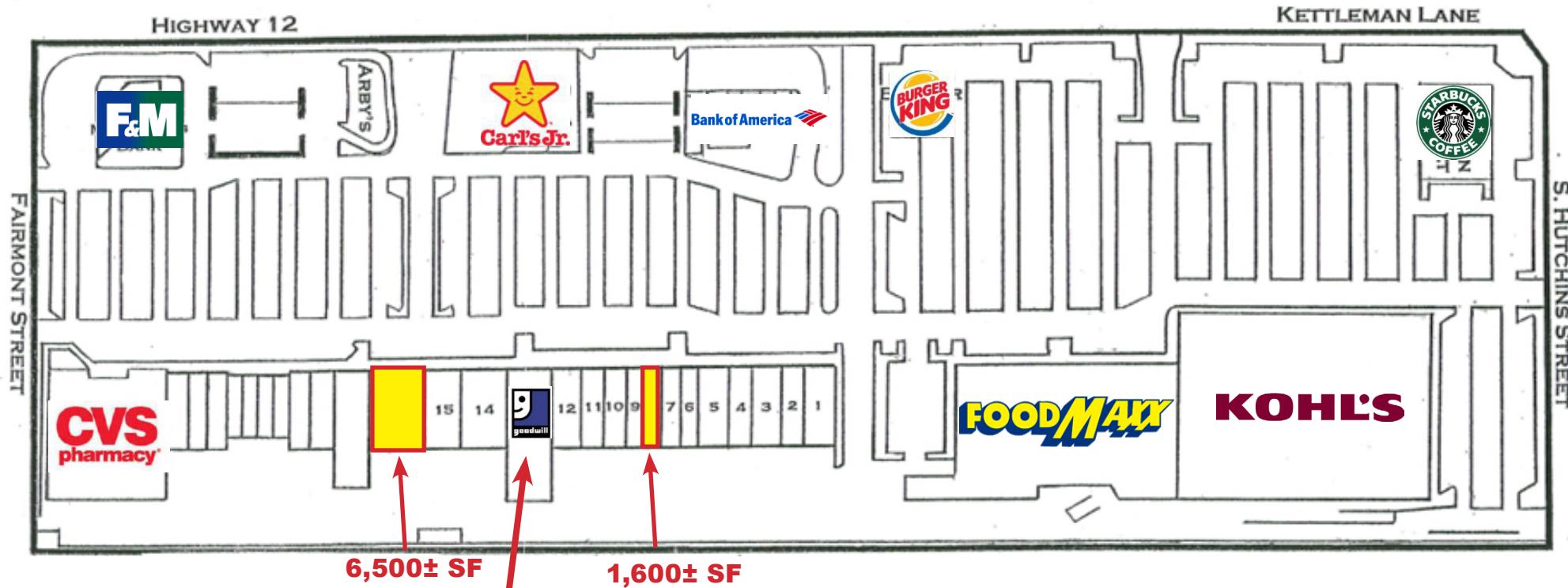
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LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



1. The Serpentarium
2. Fashion Focus
3. Mountain Mike's Pizza
4. Dentist
5. Gamers, Etc.
6. Cost U Less Insurance
7. Indian Bazaar
8. Available 1,600± SF
9. Women's Salon
10. Lodi Nail Spa/Salon Pure
11. Cigarettes and Cigars
12. Robinson's Tae Kwon Do
13. Goodwill
14. The Camp TZ
15. Leslie's Pools
16. Available 6,500± SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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DEMOGRAPHICS

| DEMOGRAPHICS: | 1 MILE | 3 MILES | 5 MILES |
|---------------|----------|----------|-----------|
| Population: | 22,314 | 71,212 | 86,542 |
| Average HH | | | |
| Income: | \$86,412 | \$95,264 | \$102,727 |

TRAFFIC COUNT

W. KETTLEMAN LN: 29,500, Cars ADT
S. HUTCHINGS: 14,750, Cars ADT

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