

# 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 FOODMAXX, 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

Christopher W. Sill  
BRE #01188616  
csill@lee-associates.com  
D 209.983.6837

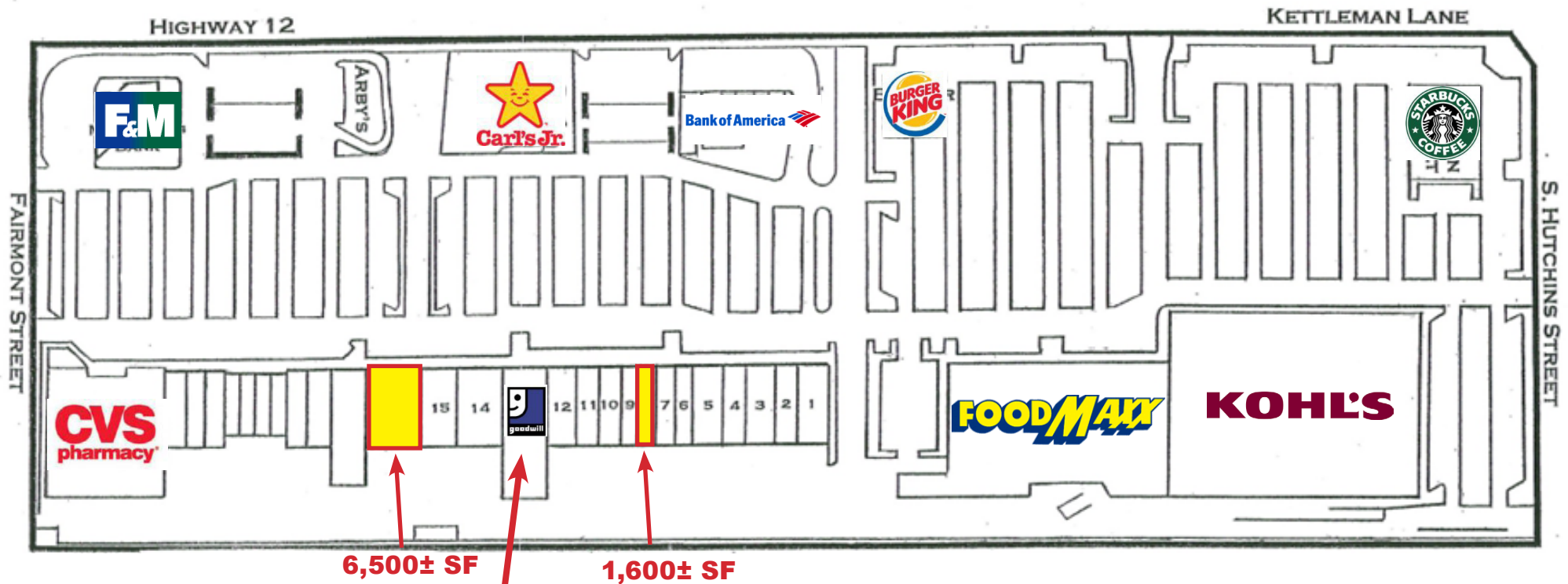


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### SITE PLAN



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