

Vintner's Square



RETAIL FOR LEASE

1361 SOUTH LOWER SACRAMENTO ROAD, SUITE 604 | LODI, CA

Nicole Key | nkey@theeoniccompany.com | (209) 290-0857 | LIC. 01907567

 **the eonic company®**



Suite 604 - 1,725 SF

ASKING RENTS

Contact Broker

ZONING

General Commercial (GC)

SHOPPING CENTER TENANTS

Lowe's, In-N-Out Burger,
Panera Bread, Chili's,
Round Table Pizza, PG&E,
UPS Store, F&M Bank + more

Property Highlights



Located along Lodi's two major thoroughfares with great visibility along Lower Sacramento Rd.



Within Lodi's major retail hub and surrounded by strong national retailers.



Suite flexible for office or retail use with ample parking.



5+ new residential developments in construction around W Kettleman Ln + Lower Sacramento Rd - approximately 1,300 units.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,254	70,141	86,449
Daytime Population	5,813	30,856	40,716
Avg. Household Income	\$129,233	\$101,471	\$107,423
Med. Household Income	\$92,569	\$70,298	\$75,814

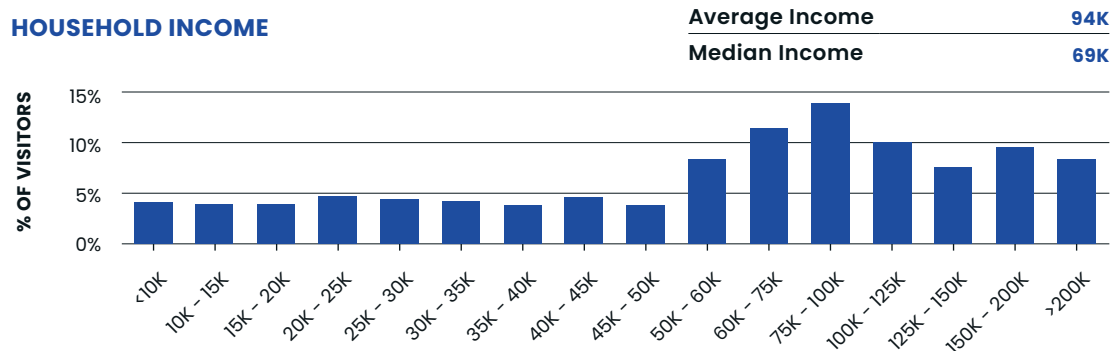
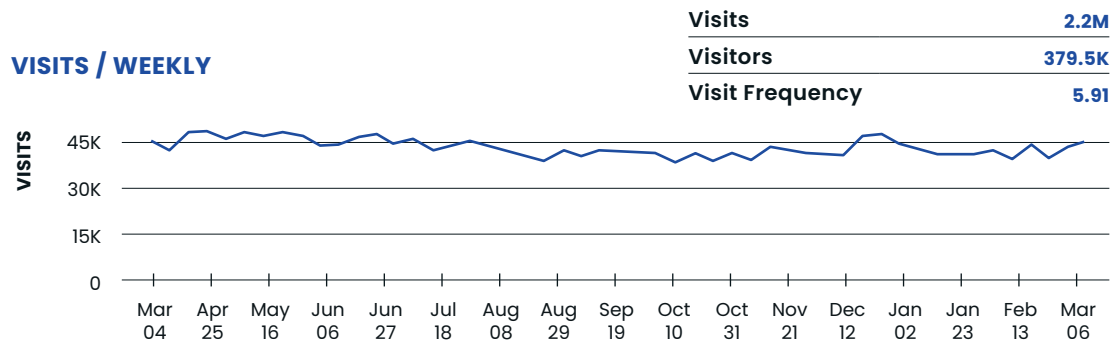
TRAFFIC COUNTS

N Lower Sacramento R	21,560 ADT
W Kettleman Ln	28,500 ADT

Source: 2022 Esri.

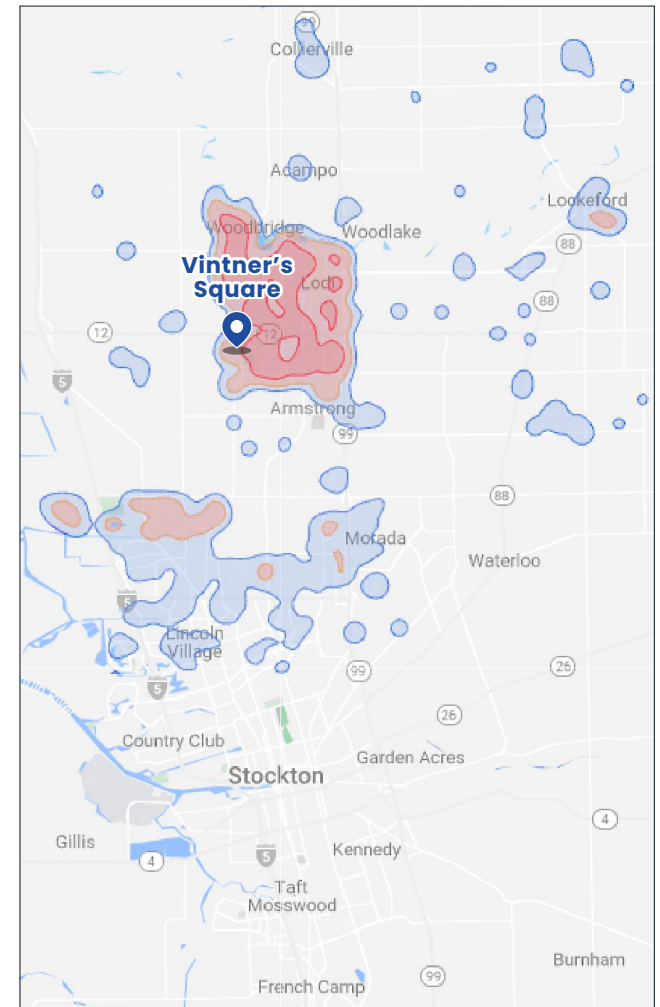
Customer Profile

Over the past 12 months, 1361 S Lower Sacramento Rd (**Vintner's Square**) recorded over 2.2M visits from over 379.5K customers averaging 5.91 visits per year.



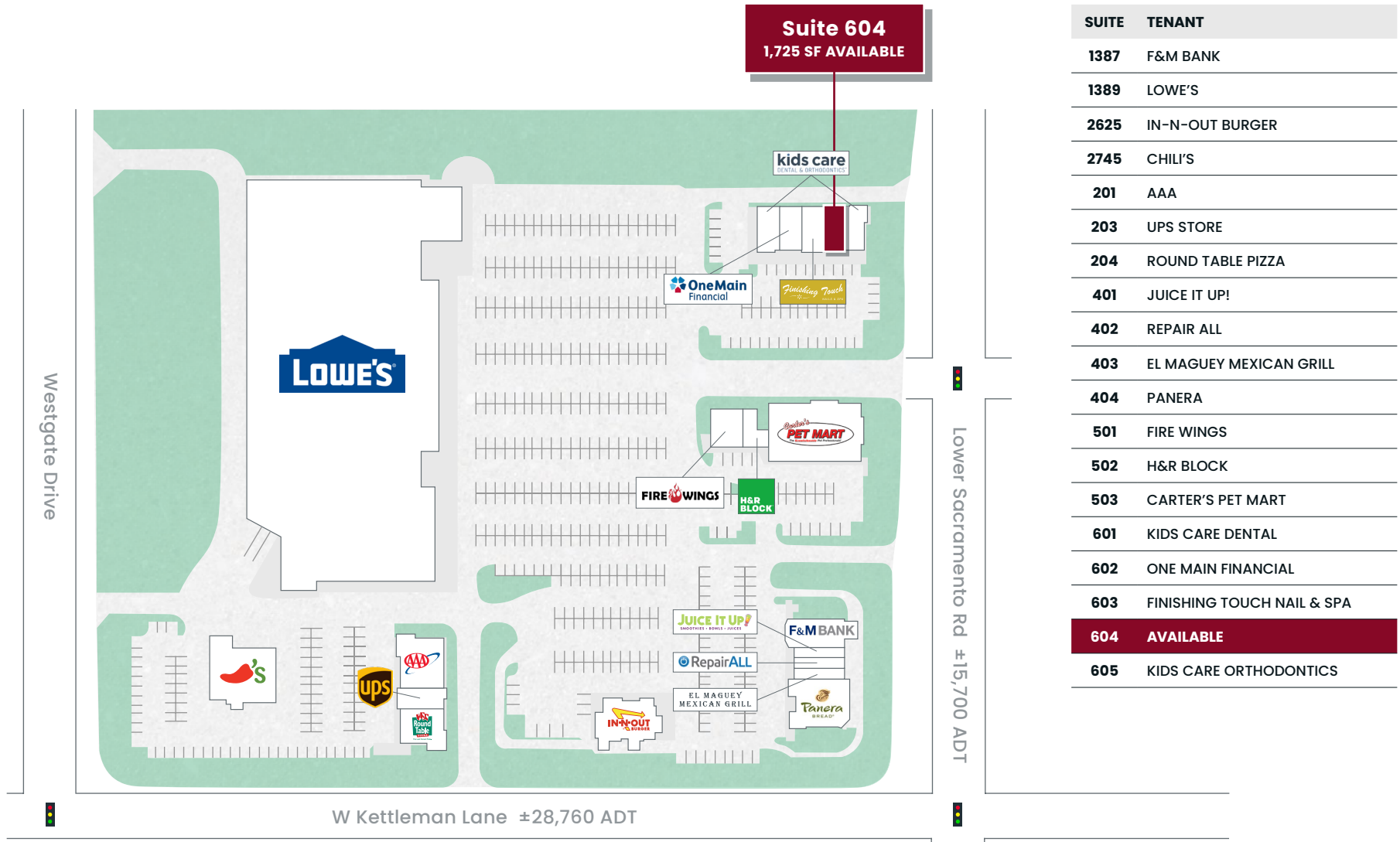
Data provided by Placer Labs, Inc.

% OF VISITS	HOUSEHOLDS	POPULATION	MEDIAN AGE
30%	17,991	52,035	33.82
50%	31,818	95,091	33.75
70%	67,311	205,288	33.92





Site Plan





RETAIL FOR LEASE

Vintner's Square

Nicole Key | nkey@theeconiccompany.com | (209) 290-0857 | LIC. 01907567

 the econic company®

© 2023 the econic company. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.