

For Sale Vacant Land

25 N. Cherokee Lane, Lodi, CA 95240



Available

Size:	7,961 SF (0.18 Acre)
Sale Price:	\$300,000
APN:	043-180-030
Zoning:	Retail; Buyer to verify zoning

Features

- ▶ Located adjacent to Speedway Gas Station
- ▶ Easy access to 5 Freeway
- ▶ This proposed lot split is preliminary in nature and is provided for informational purposes only. The division shown is not final and remains subject to review, revision, and formal approval by the appropriate governing authority or reviewing entity. No guarantees are made regarding the final configuration, approval, or recordation of the lot split until all required approvals have been obtained and recorded.

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



Jaimie Marchand
jaimie.marchand@kwprealestate.com
DRE #01904001

Donna Clark
donna.clark@kwprealestate.com
DRE #01134266

For more information: (833) 262-3190

Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	5,560	16,769	42,037
2030 Projected Population	5,437	16,209	40,399
2020 Census Population	5,893	16,904	41,658
2010 Census Population	5,762	16,872	40,814
Projected Annual Growth 2025 to 2030	-0.4%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.2%
2025 Median Age	29.4	32.3	36.1
Households			
2025 Estimated Households	1,668	5,525	14,826
2030 Projected Households	1,676	5,509	14,779
2020 Census Households	1,618	5,280	14,501
2010 Census Households	1,558	5,179	13,981
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.4%
Race & Ethnicity			
2025 Estimated White	24.8%	32.1%	43.3%
2025 Estimated Black or African American	2.8%	2.2%	2.2%
2025 Estimated Asian or Pacific Islander	16.0%	15.7%	14.1%
2025 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.4%
2025 Estimated Other Races	55.1%	48.6%	39.0%
2025 Estimated Hispanic	63.2%	56.6%	46.3%
Income			
2025 Estimated Average Household Income	\$72,006	\$76,247	\$100,484
2025 Estimated Median Household Income	\$59,378	\$63,755	\$80,497
2025 Estimated Per Capita Income	\$21,813	\$25,324	\$35,599
Education			
2025 Estimated High School Graduate	24.8%	28.5%	28.0%
2025 Estimated Some College	13.3%	17.7%	20.5%
2025 Estimated Associates Degree Only	6.1%	6.7%	8.1%
2025 Estimated Bachelors Degree Only	5.7%	8.6%	12.0%
2025 Estimated Graduate Degree	1.2%	3.3%	6.7%
Business			
2025 Estimated Total Businesses	210	1,053	2,038
2025 Estimated Total Employees	2,063	9,329	17,604
2025 Estimated Employee Population per Business	9.8	8.9	8.6
2025 Estimated Residential Population per Business	26.5	15.9	20.6