

BELLA TERRA  
PLAZA

# FOR LEASE

1110 W. KETTLEMAN LANE • LODI • CA • 95240



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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(209) 672-6792  
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# PROPERTY SUMMARY

<b>ADDRESS:</b>	1110 W. Kettleman Lane • Lodi	<b>COUNTY:</b>	San Joaquin
<b>LOT SIZE:</b>	± 4.71 AC	<b>PROPERTY TYPE:</b>	Retail/Office
<b>TENANCY:</b>	Multi	<b>YEAR BUILT:</b>	1986
<b>PARKING:</b>	257 Spaces / 3.01 Ratio	<b>ZONING:</b>	PD
<b>FLOORS:</b>	Two (2)	<b>PROCURING BROKER FEE:</b>	2.5%

## PROPERTY DESCRIPTION:

This stunning Mediterranean-style building, featuring charming Tuscan elements, fountains, and palm trees, is centrally located in Lodi's bustling retail and business district. It presents a prime leasing opportunity with significant intrinsic value and potential for substantial returns with minimal leasing efforts. The property is equipped with upgraded LED lighting throughout the parking area, four staircases, two elevators, and one cargo elevator. The complex encompasses ± 82,131 SF and is situated on a ± 4.71 AC site, accommodating a two-story retail and office center.

## BELLA TERRA PLAZA • ANCHORED TENANTS

- US Social Security Office
- Sally's Beauty
- Rio Valley Charter School
- IHop (NAP)
- PNC Bank (NAP)
- Jimmy Johns
- Bank of Stockton



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SUITE	SQUARE FOOTAGE	AVAILABILITY	Tenant	SUITE	SQUARE FOOTAGE	AVAILABILITY	Tenant
1	5,810	Occupied	Restaurant	29	443	Occupied	Til Death Artistry
2	2,637	Occupied	Restaurant	30	432	Occupied	Barber Shop/Salon
3 & 4	8,778	Occupied	Social Security Administration	31	1,066	Available	Available
5	2,145	Occupied	Beauty Systems Group, LLC	32	820	Available	Available
6, 7, & 8	8,416	Occupied	Miscellaaneous	33	432	Occupied	Barber Shop/Salon
9, 10, 11, 12 & 13	11,023	Occupied	Pacific Charter Institute	34-1	182	Occupied	Retail
14	2,868	Occupied	Restaurant	34-2	167	Available	Available
15-16	1,608	Available	Available	34-3	Unknown	Available	Available
17	782	Available	Available	34-4	119	Available	Available
18	507	Occupied	Vitalina's Hair Design	34-5	236	Available	Available
18P1-18P2	216	Occupied	Opal Moon Beauty	35	2,177	Available	Available
18P3-18P4	101	Occupied	Barber Shop/Salon	36	701	Occupied	Meet the Maker
18P5	101	Available	Available	37-38	1,800	Available	Available
19	1,443	Occupied	Retail	39	1,475	Occupied	The Craft Room
20A-20B	1506	Occupied	Belended Beauty	40	928	Available	Available
21	1180	Occupied	Office	41	1,040	Occupied	Retail
22	1,243	Available	Available	42, 43 & 44	2,160	Occupied	Time's Up Escape Room
23	619 +	Available	Demo'd/Unfinished	45-46	2,760	Available	Available
24A	1300	Available	Available	47	1,347	Occupied	Bella Terra Dental
24B	1,435			48	2,534	Available	Available
25	517	Occupied	P413 Fitness	49-50	3,156	Available	Available
26	443	Available	Available	KIOSK 1	100	Available	Available
27	Unknown	Occupied	Office	KIOSK 2	100	Available	Available
28	852	Available	Available				

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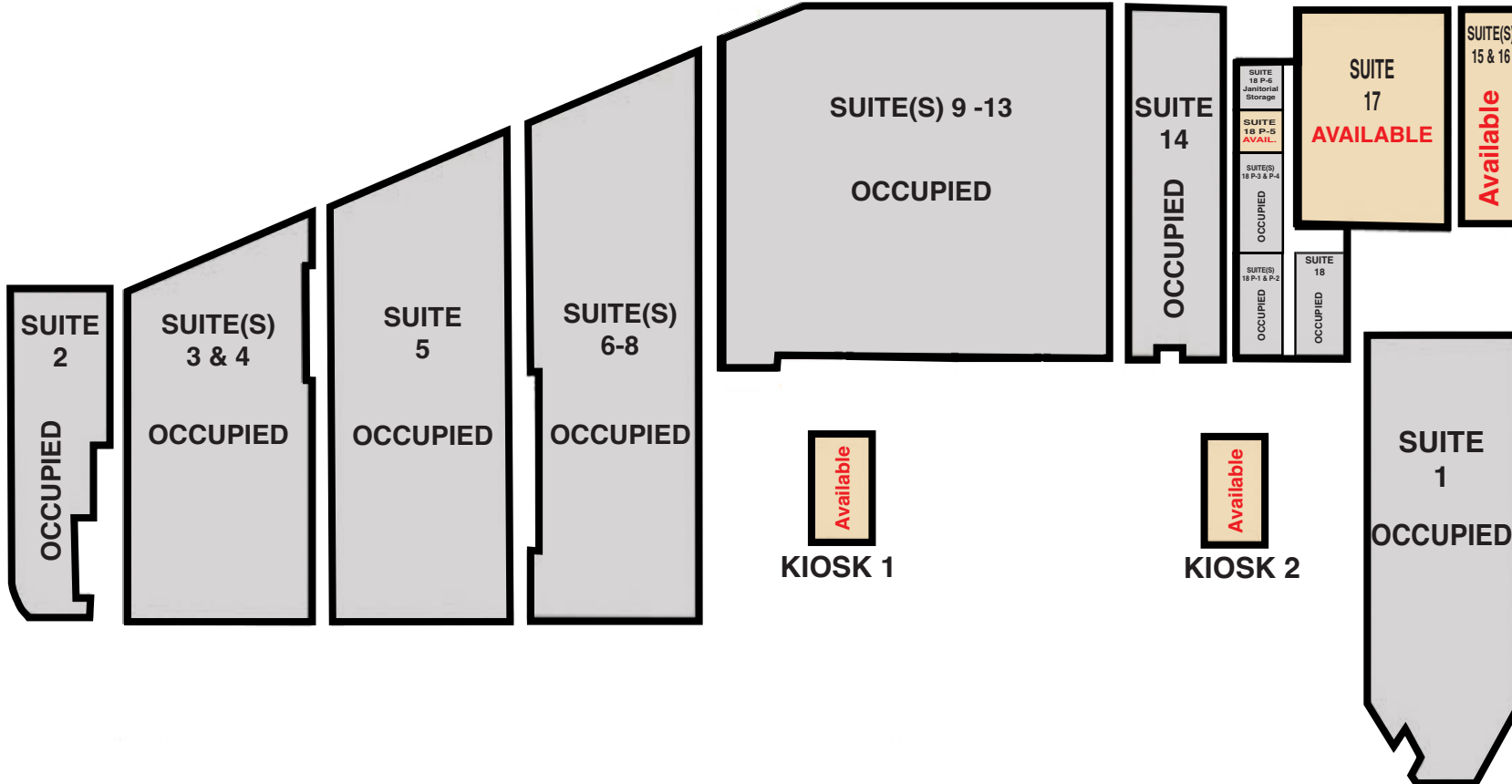
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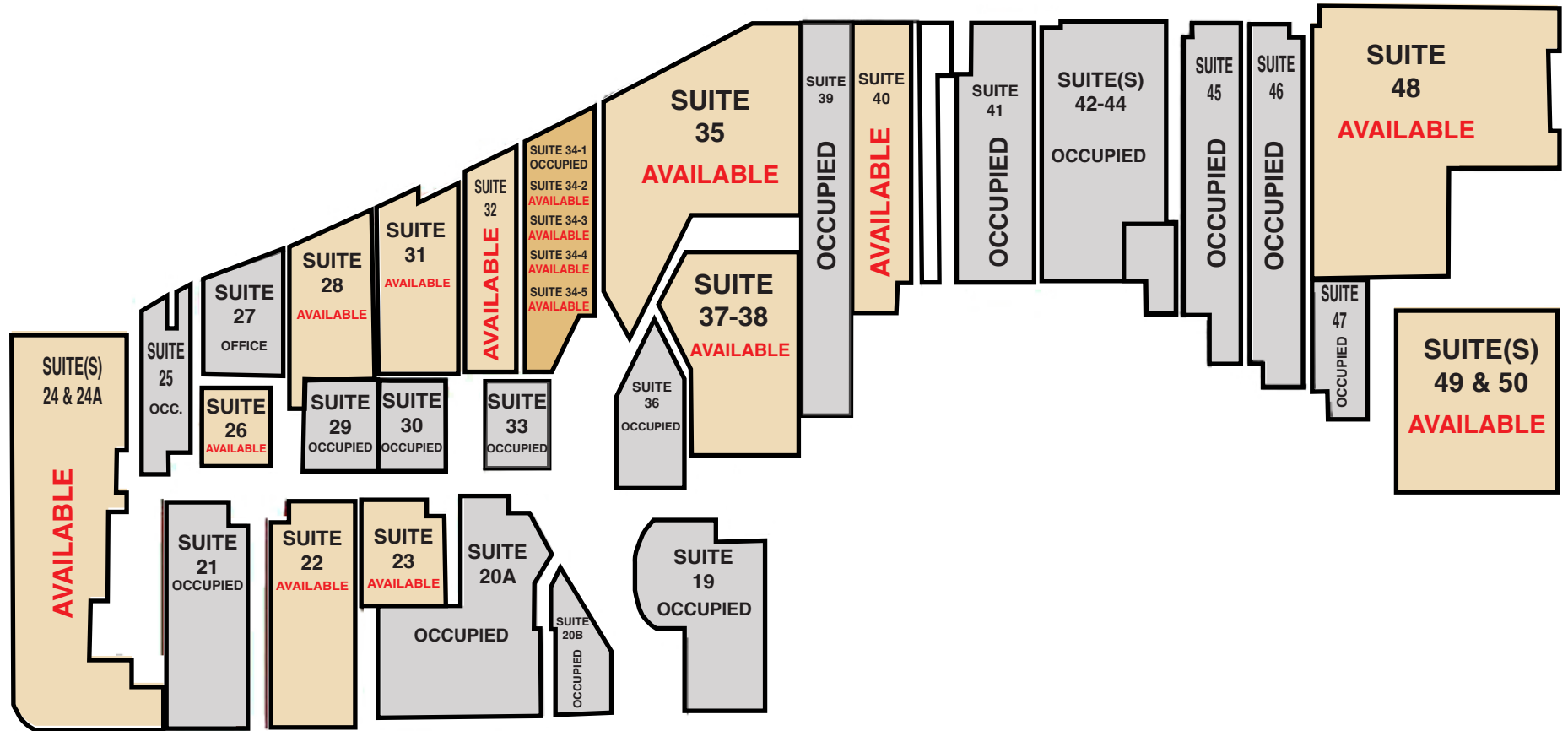
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# SECOND FLOOR



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# PHOTO GALLERY • KIOSK 1



- FEATURES**
- ± 100 SF
  - THREE (3) WALK-UP WINDOWS
  - TILE FLOORING



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# PHOTO GALLERY • KIOSK 2



- FEATURES
- ± 100 SF
  - THREE (3) WALK-UP WINDOWS
  - WOOD FLOORING
  - DUTCH DOOR



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## FEATURES

- ± 1,243 SF
- SPACIOUS OPEN AREA
- LARGE WINDOWS



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# PHOTO GALLERY • SUITE 24A



- FEATURES**
- LARGE RECEPTION AREA
  - WAINSCOTING
  - THREE (3) OFFICES
  - LARGE CONFERENCE ROOM
  - LOCATED NEAR ELEVATOR



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- FEATURES**
- ± 1,066 SF
  - RECEPTION AREA
  - FOUR (4) OFFICES
  - COPY ROOM WITH CABINETS



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# PHOTO GALLERY • SUITE 32



- FEATURES**
- ± 820 SF
  - SMALL ENTRY
  - TWO (2) OFFICES
  - COPY/STORAGE ROOM
  - LARGE CONFERENCE ROOM



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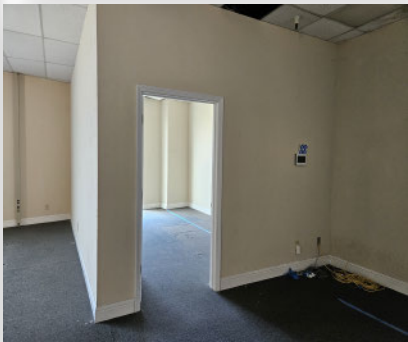
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# PHOTO GALLERY • SUITE 34



- FEATURES**
- ± SF
  - LARGE ENTRY
  - FOUR (4) OFFICES
  - SPACIOUS OPEN AREA



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# PHOTO GALLERY • SUITE 37 - 38



- FEATURES**
- ± 1,800 SF
  - LARGE ENTRY
  - SIX (6) ROOMS/OFFICES
  - SPACIOUS OPEN AREA
  - RESTROOM
  - BREAK-ROOM



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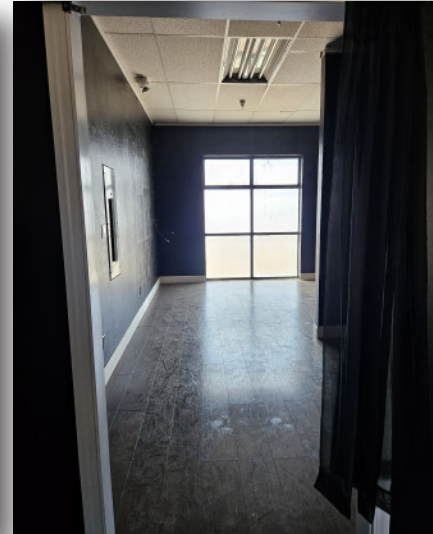
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# PHOTO GALLERY • SUITE 40



- FEATURES**
- ± 928 SF
  - LARGE ENTRY
  - Two (2) ROOMS/OFFICES
  - SPACIOUS OPEN AREA



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# PHOTO GALLERY • SUITE 45 - 46



- FEATURES**
- ± 2,760 SF
  - RECEPTION AREA
  - DECORATIVE WALLS
  - TWO (2) LARGE ROOMS
  - TWO (2) RESTROOMS



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# PHOTO GALLERY • SUITE 48



- FEATURES**
- ± 2,534 SF
  - LARGE ENTRY
  - FULL KITCHEN
  - THREE (3) OFFICES
  - LARGE BACK OFFICE WITH RESTROOM, BUILT-IN CABINETS AND BALCONY



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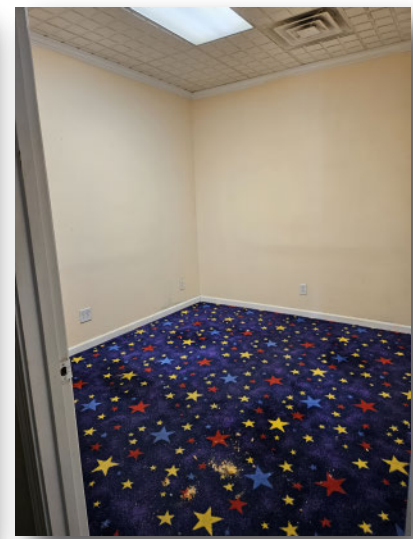
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# PHOTO GALLERY • SUITE 49 - 50



- FEATURES**
- ± 3,156 SF
  - SPACIOUS END SUITE
  - LARGE RECEPTION AREA
  - EIGHT (8) OFFICES
  - TWO (2) RESTROOM
  - LARGE CONFERENCE/OPEN ROOM



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# BELLA TERRA PLAZA

# PHOTO GALLERY • EXTERIOR



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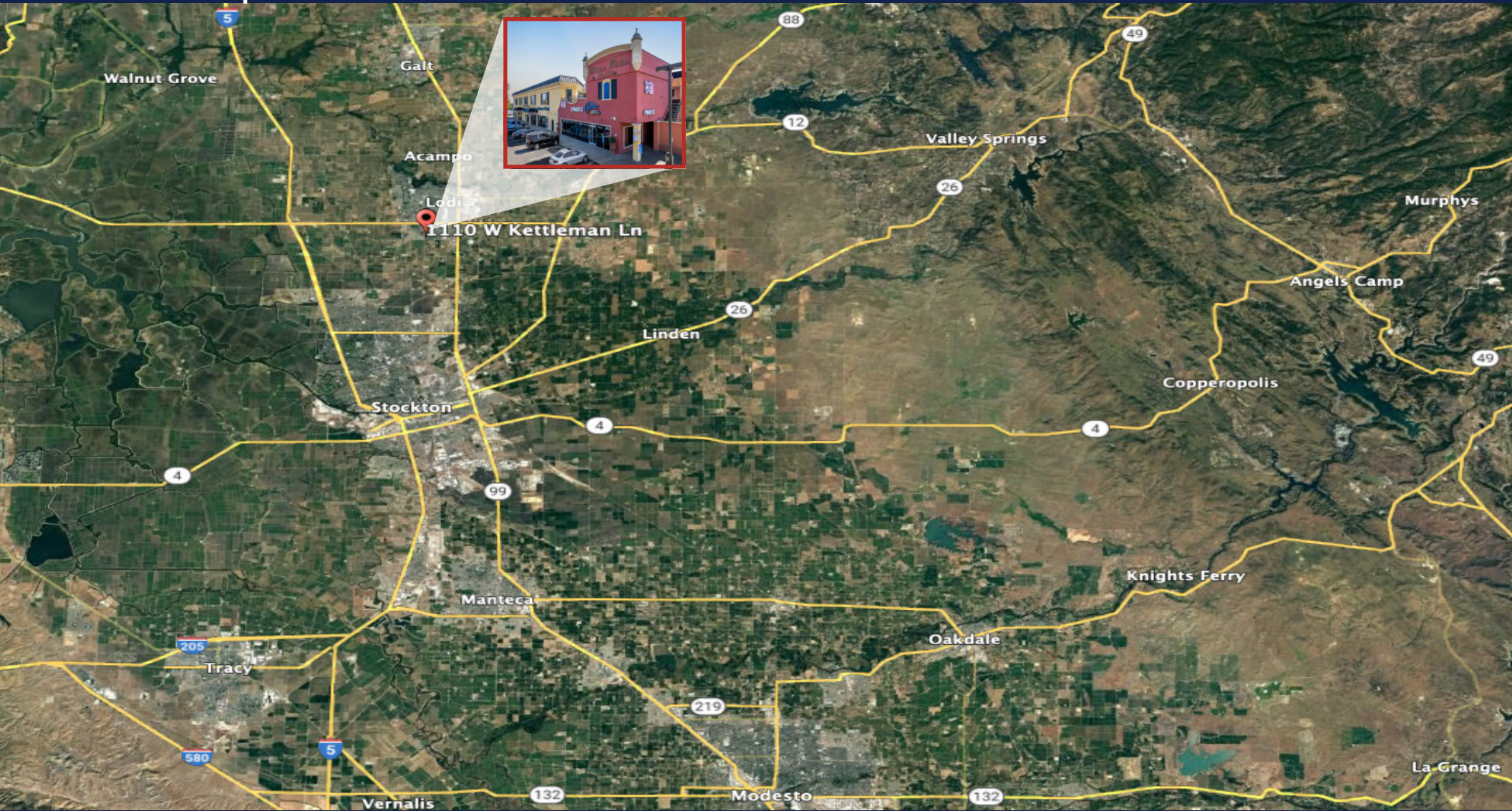
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# BELLA TERRA PLAZA

# LOCATION MAP



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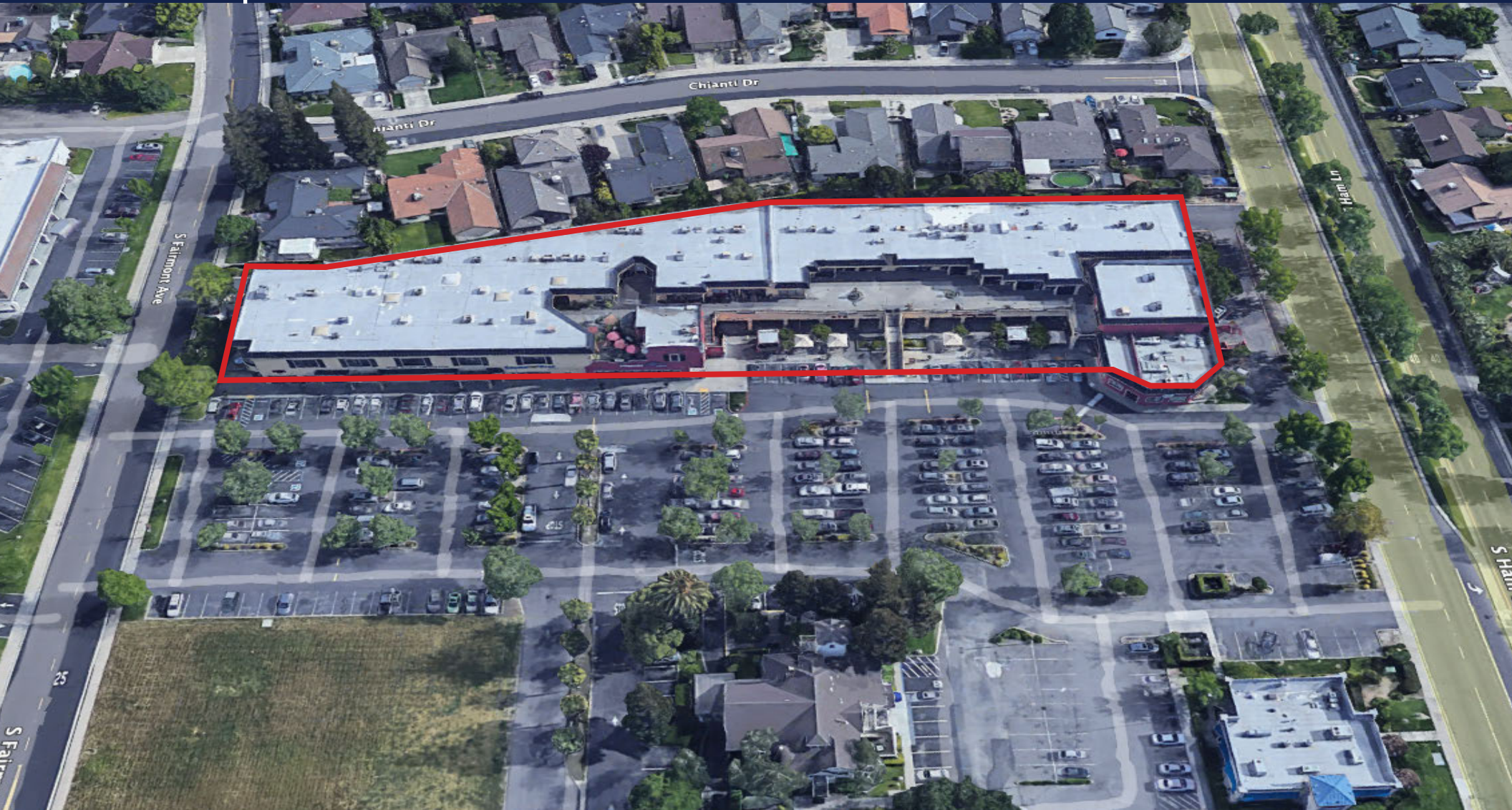
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# AERIAL VIEW



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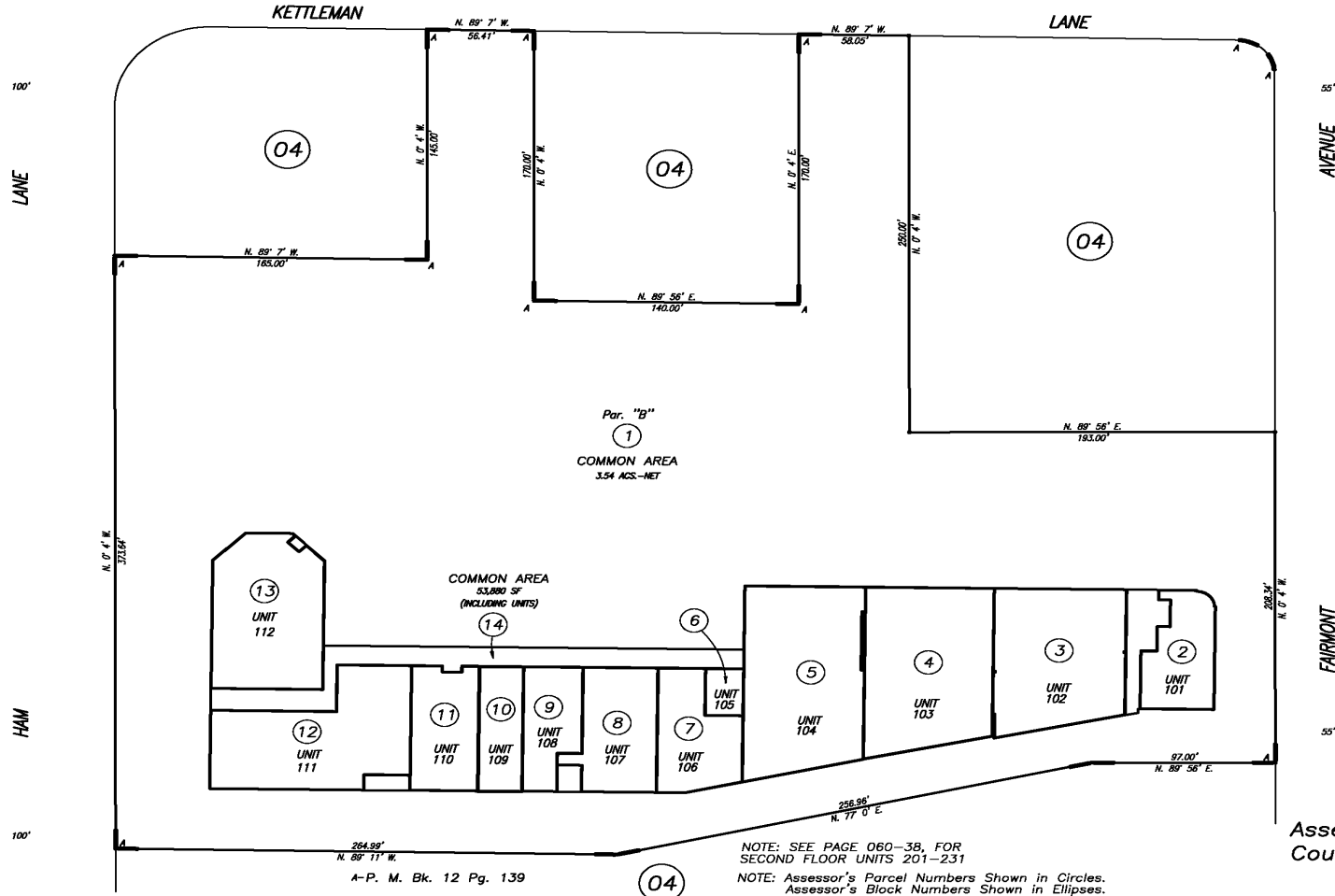
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# PARCEL MAP

POR. BECKMAN RANCH CENTER (CONDOMINIUM)  
FIRST FLOOR

THIS MAP IS FOR  
ASSESSMENT USE ONLY

060-37



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
08-09	14		

CITY OF LODI  
Assessor's Map Bk.060 Pg.37  
County of San Joaquin, Calif.

08-09

A-P. M. Bk. 12 Pg. 139  
DECLARATION OF RESTRICTIONS 2006-053326

NOTE: SEE PAGE 060-38, FOR  
SECOND FLOOR UNITS 201-231  
NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

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