

# Vintner's Square



**RETAIL FOR LEASE**

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

**Nicole Key** [nkey@theeoniccompany.com](mailto: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

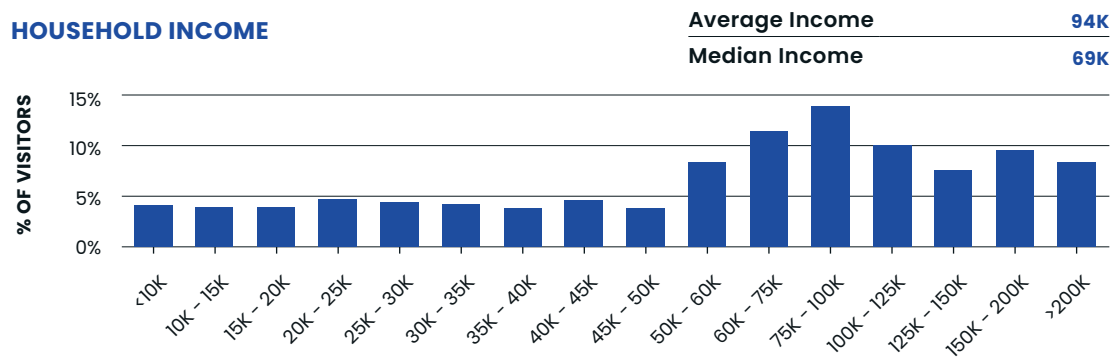
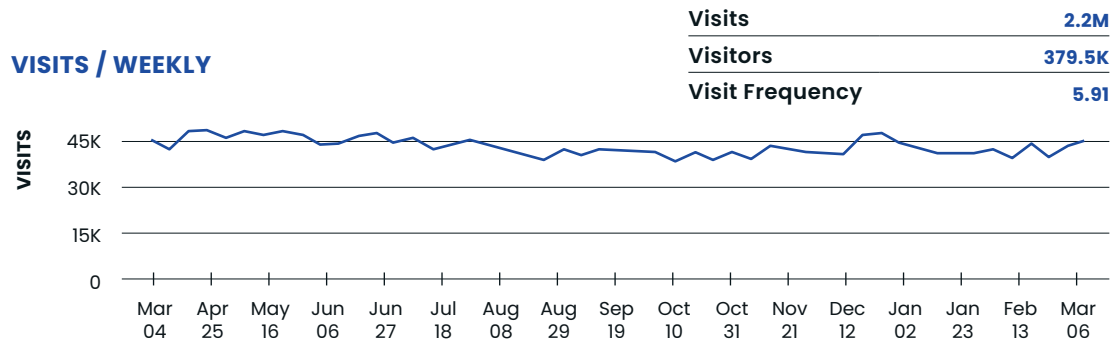
## TRAFFIC COUNTS

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

Source: 2022 Esri.

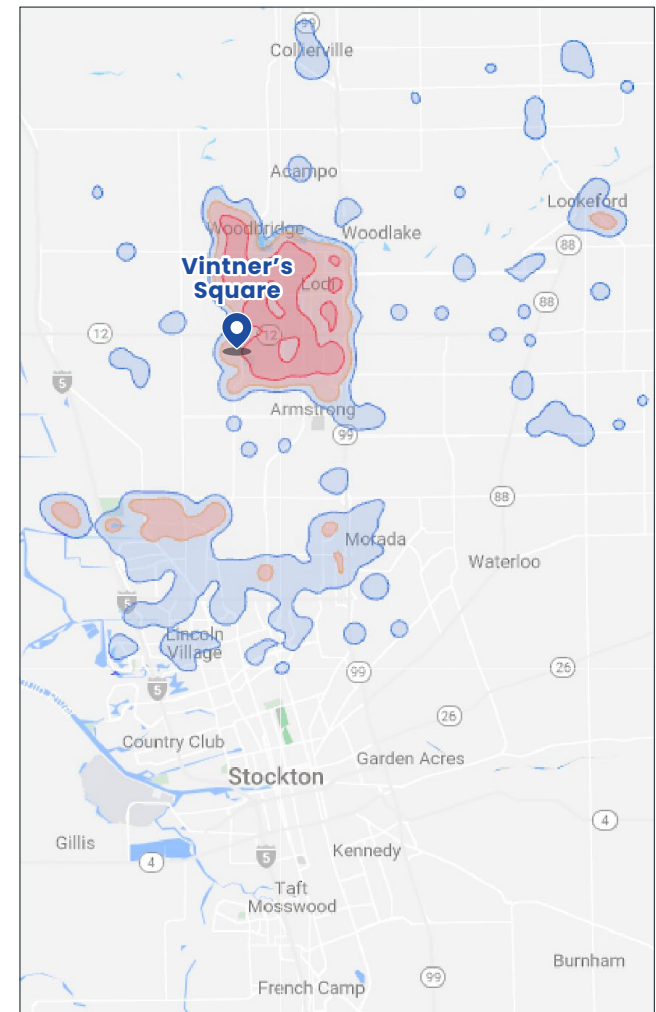
# Customer Profile

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.



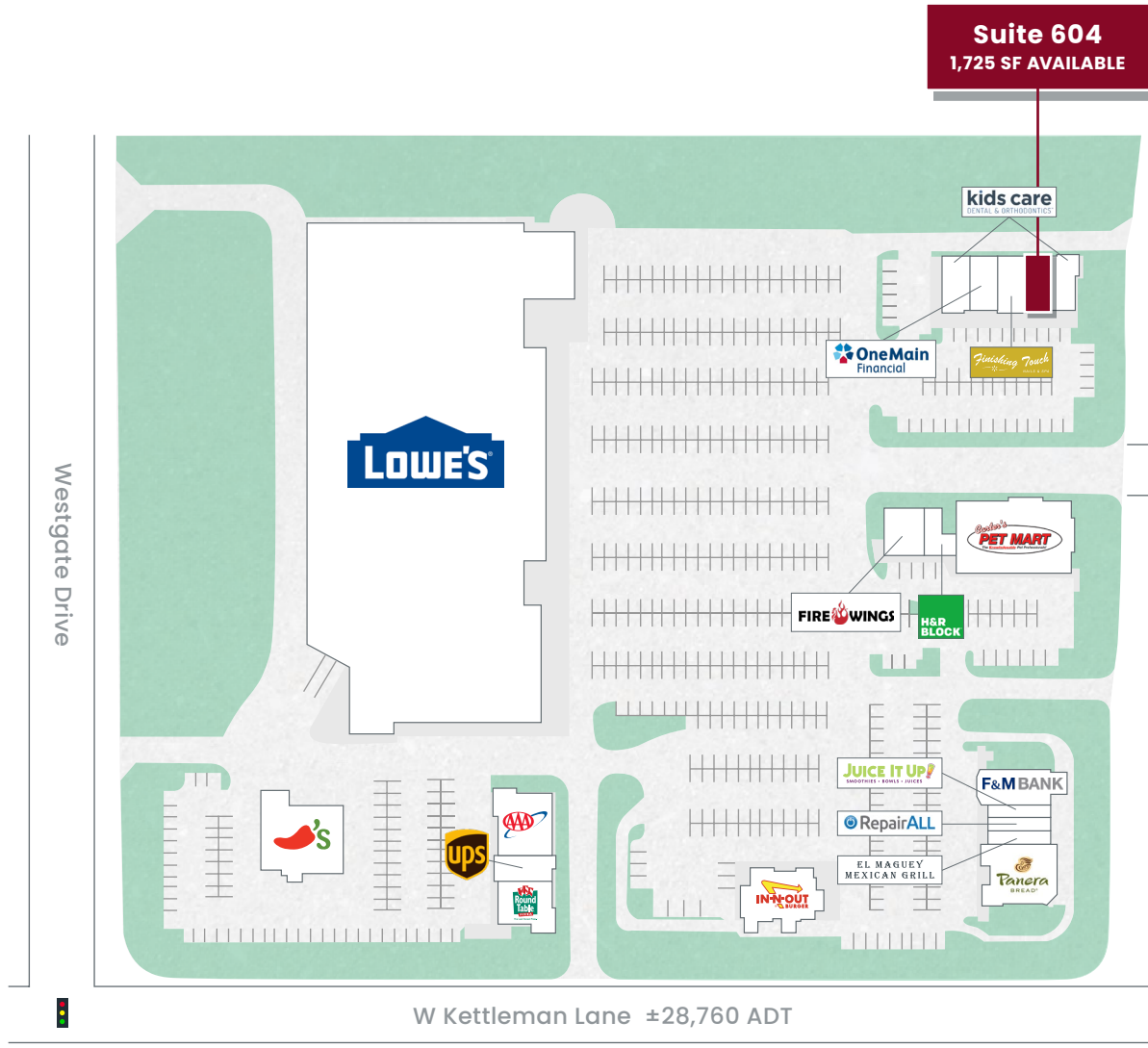
Data provided by Placer Labs, Inc.

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





# Site Plan



SUITE	TENANT
1387	F&M BANK
1389	LOWE'S
2625	IN-N-OUT BURGER
2745	CHILI'S
201	AAA
203	UPS STORE
204	ROUND TABLE PIZZA
401	JUICE IT UP!
402	REPAIR ALL
403	EL MAGUEY MEXICAN GRILL
404	PANERA
501	FIRE WINGS
502	H&R BLOCK
503	CARTER'S PET MART
601	KIDS CARE DENTAL
602	ONE MAIN FINANCIAL
603	FINISHING TOUCH NAIL & SPA
604	AVAILABLE
605	KIDS CARE ORTHODONTICS



Earth



RETAIL FOR LEASE

# Vintner's Square

**Nicole Key** | [nkey@theeoniccompany.com](mailto:nkey@theeoniccompany.com) | (209) 290-0857 | LIC. 01907567

 the eonic company®