

# SUNWEST VILLAGE SHOPPING CENTER

SWC HWY 12 (West Kettleman Lane) &  
South Lower Sacramento Road  
Lodi, CA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

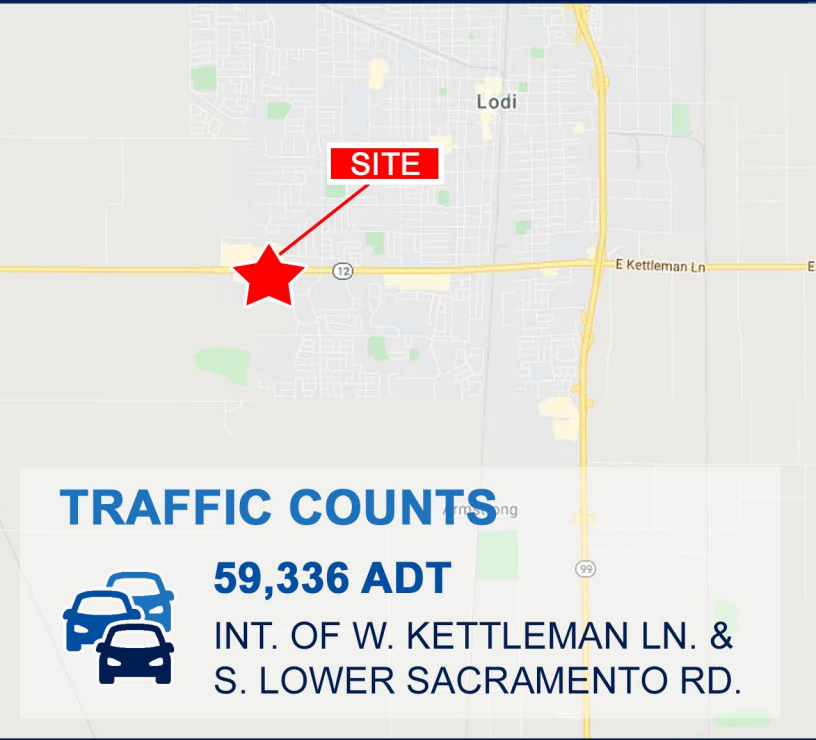
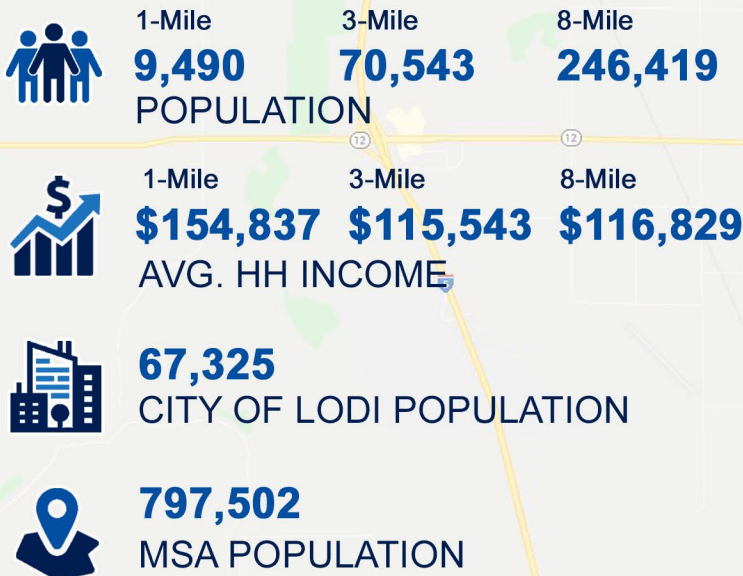
# SUNWEST VILLAGE



**SHOP SPACE AVAILABLE**

Sunwest Village is a 340,000 square foot shopping center located at Lodi's main retail intersection of S. Lower Sacramento Road and W. Kettleman Lane (HWY 12). Anchoring the center is a 207,000 s.f. Wal-Mart Supercenter which saw 3.1 million visits over the last 12 months, putting this store in the 95th percentile of Wal-Mart stores nationwide for traffic per Placer.ai. The intersection is also home to Target, Lowe's, Safeway, Marshalls, Hobby Lobby, Petco, Food 4 Less, and Burlington. Given the quality of retailers at the intersection, this area pulls customers not just from Lodi, but also North Stockton, Galt, Thornton, Lockeford, and Rio Vista. In the immediate area, there are approximately 1,900 homes either under construction or approved.

## DEMOGRAPHICS



## TRAFFIC COUNTS



PRESENTED BY:



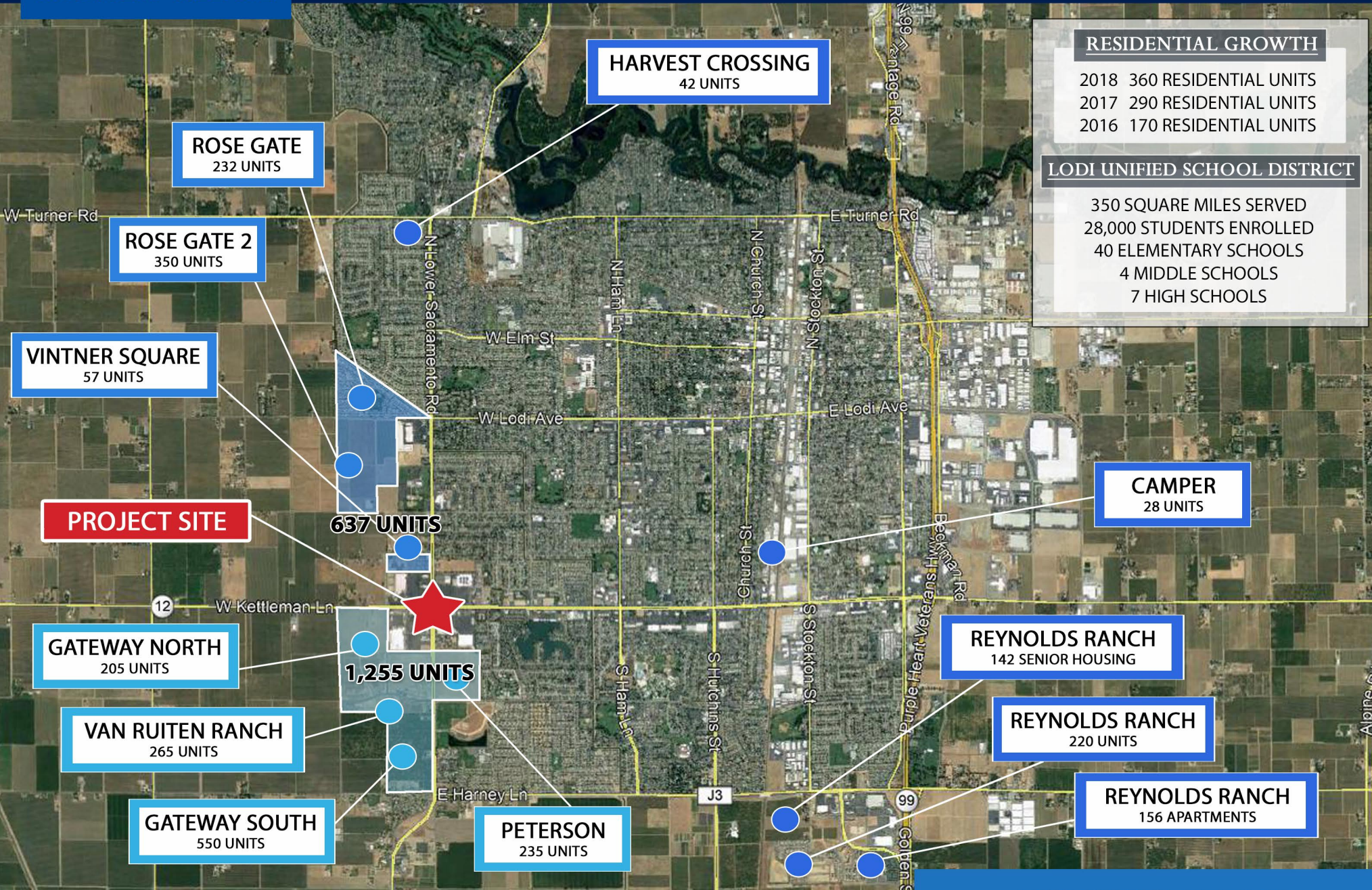
COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# SUNWEST VILLAGE



## RESIDENTIAL GROWTH

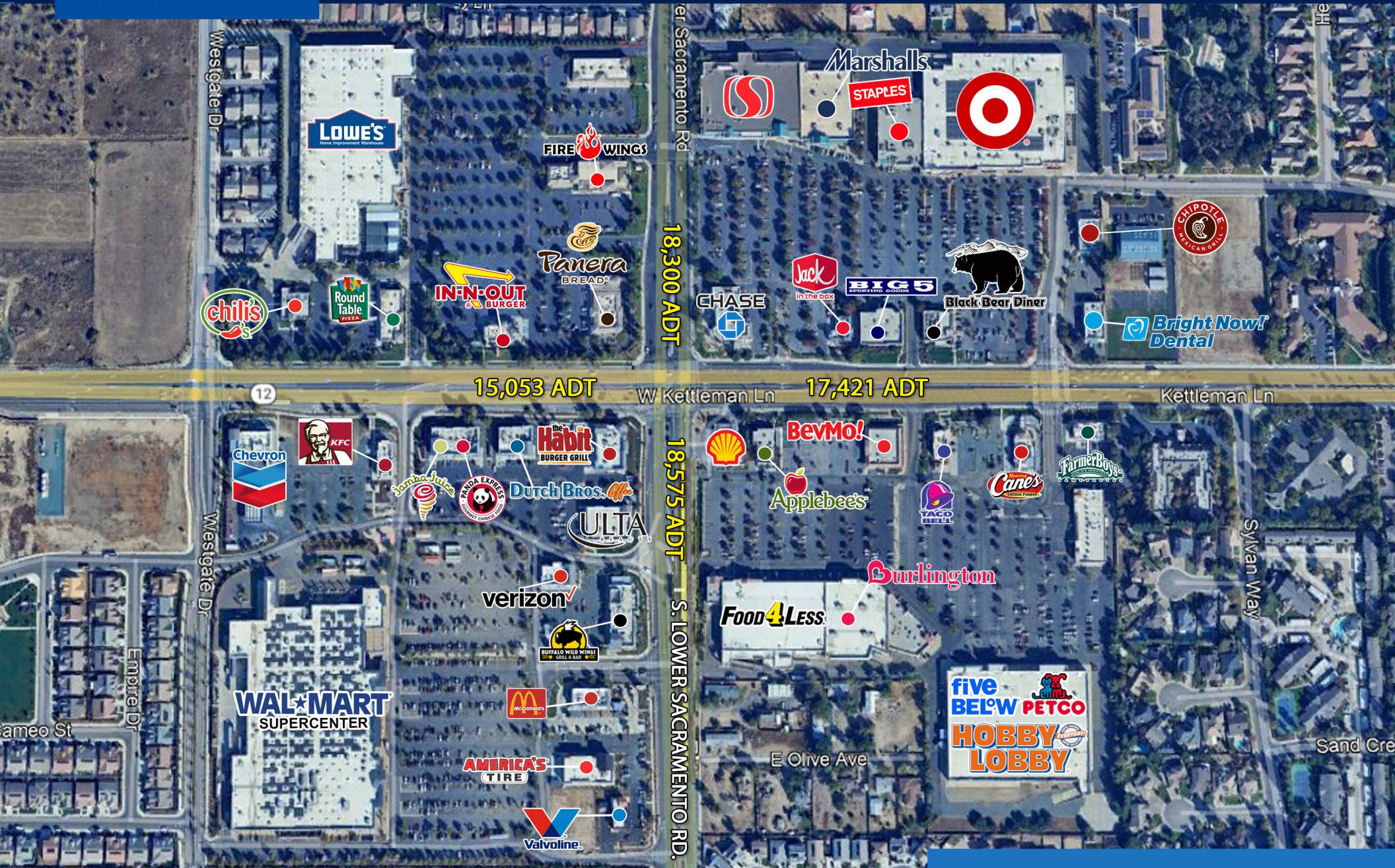
2018 360 RESIDENTIAL UNITS  
 2017 290 RESIDENTIAL UNITS  
 2016 170 RESIDENTIAL UNITS

## LODI UNIFIED SCHOOL DISTRICT

350 SQUARE MILES SERVED  
 28,000 STUDENTS ENROLLED  
 40 ELEMENTARY SCHOOLS  
 4 MIDDLE SCHOOLS  
 7 HIGH SCHOOLS

# HOUSING AERIAL

# SUNWEST VILLAGE



INTERSECTION AERIAL

# SUNWEST VILLAGE



PAD IN NEGOTIATION



- jamba
- menchie's frozen yogurt
- Signature
- See's CANDIES
- crumbl cookies
- PANDA EXPRESS

- the Habit BURGER GRILL
- Ono Hawaiian BBQ
- SWEET LAB BOBA TEA & DESSERTS
- Stanton OPTICAL

- Dutch Bros. *Offe*
- WEST COAST SOURDOUGH
- T Mobile

2,586 SF AVAILABLE

- BUFFALO WILD WINGS
- xfinity

- verizon
- INDIAN CURRY & GRILL



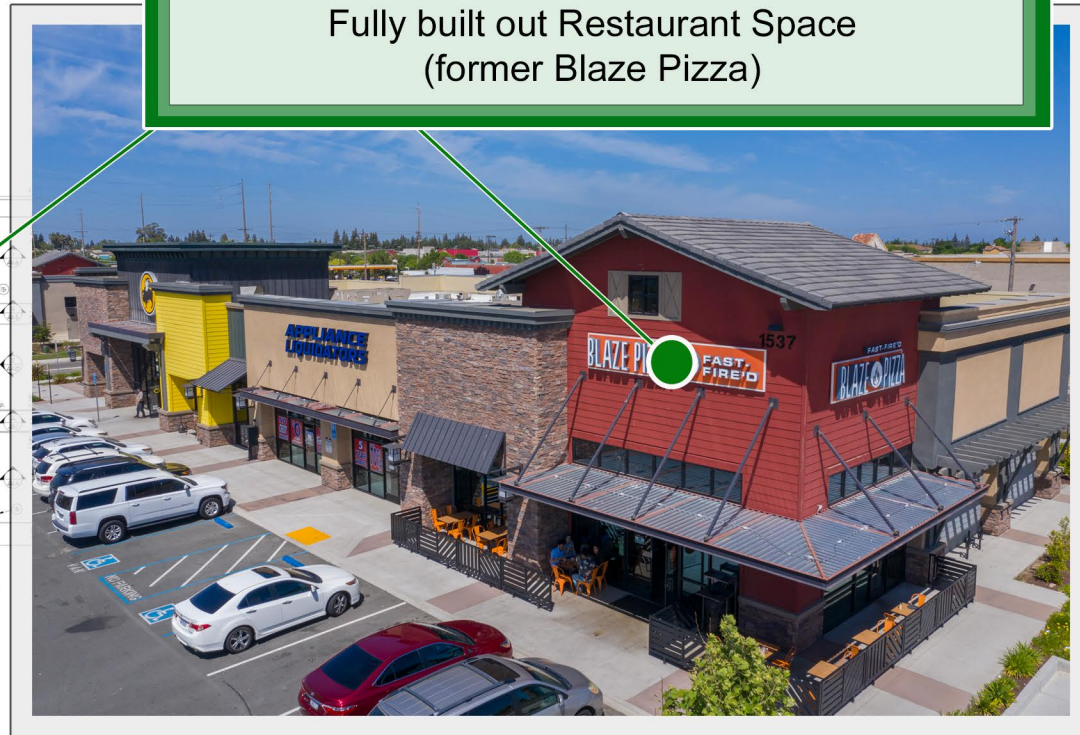
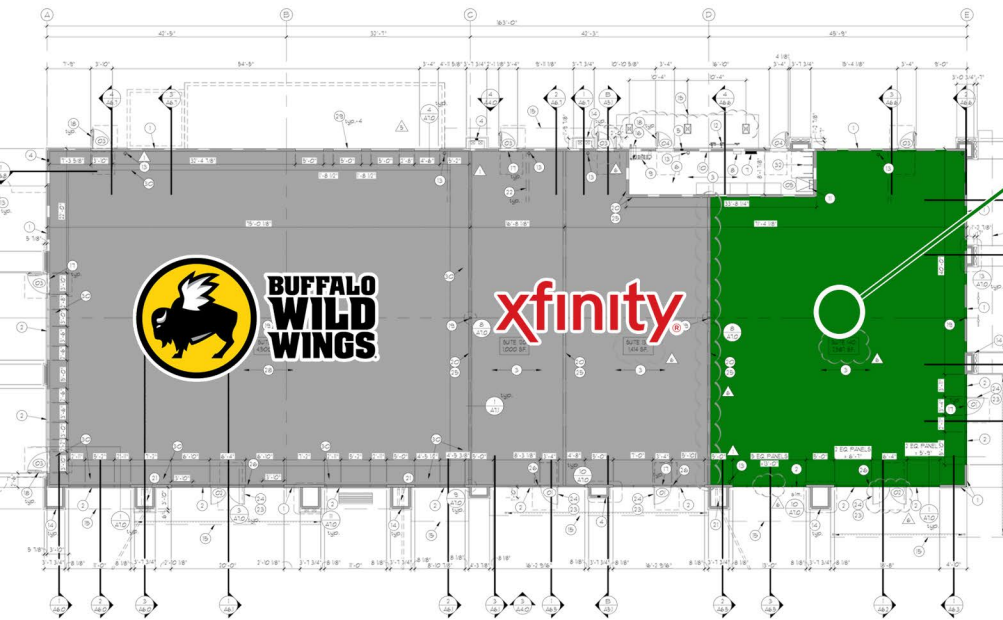
# SITE PLAN

# SUNWEST VILLAGE



**2,586 S.F. END-CAP UNIT AVAILABLE**

Fully built out Restaurant Space  
(former Blaze Pizza)

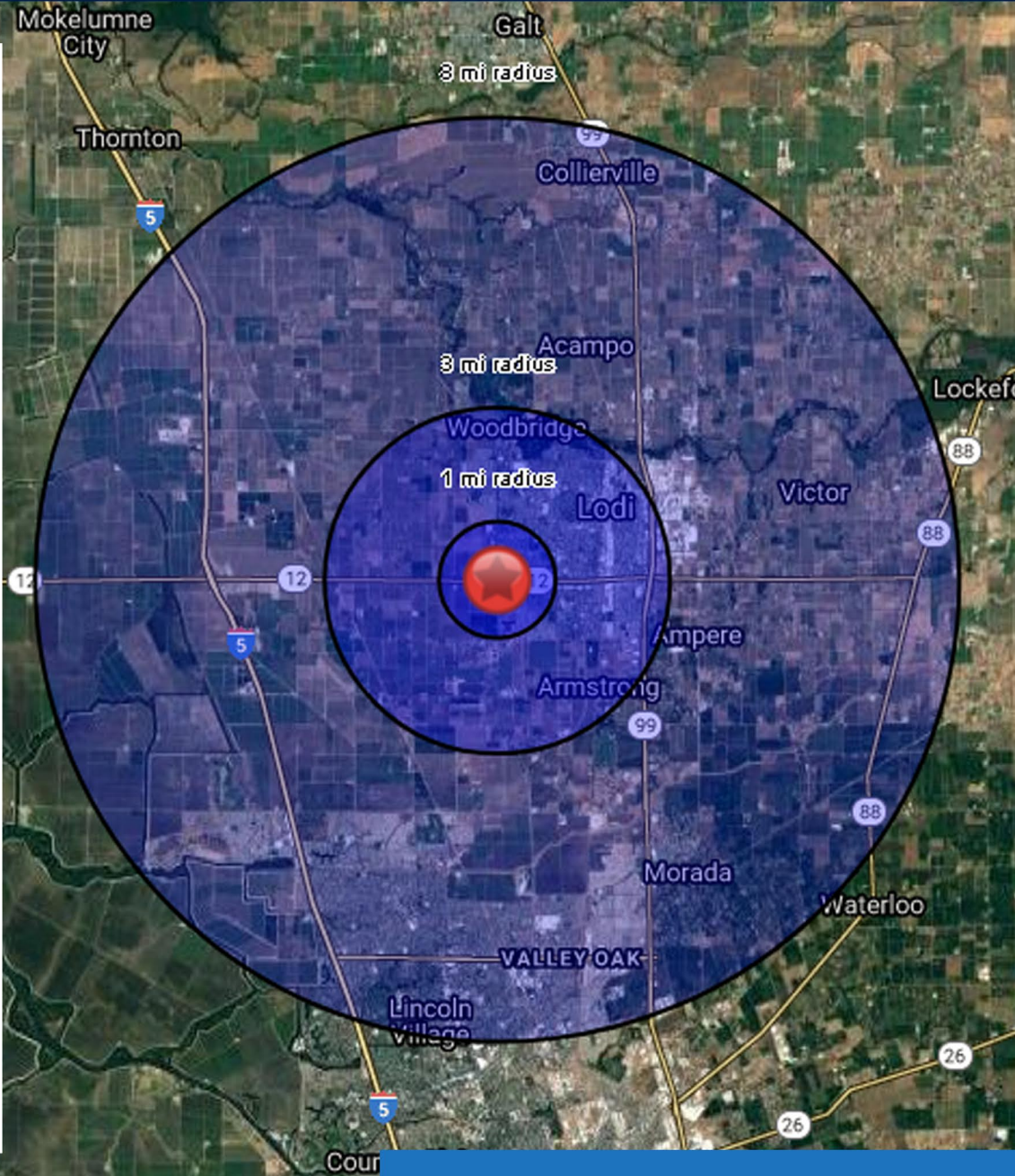


**PAD 9 BUILDING**

# SUNWEST VILLAGE

## SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
<b>Population</b>			
2024 Estimated Population	9,490	70,543	246,419
2029 Projected Population	10,234	73,444	258,143
2020 Census Population	8,587	68,332	239,242
2010 Census Population	7,875	64,642	220,544
Projected Annual Growth 2024 to 2029	1.6%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	1.5%	0.7%	0.8%
2024 Median Age	43.2	38.0	36.2
<b>Households</b>			
2024 Estimated Households	3,746	25,773	82,054
2029 Projected Households	4,098	27,323	87,614
2020 Census Households	3,359	24,452	78,000
2010 Census Households	3,070	22,900	72,806
Projected Annual Growth 2024 to 2029	1.9%	1.2%	1.4%
Historical Annual Growth 2010 to 2024	1.6%	0.9%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	62.7%	51.1%	36.4%
2024 Estimated Black or African American	2.4%	1.9%	8.6%
2024 Estimated Asian or Pacific Islander	13.0%	12.3%	23.7%
2024 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.2%
2024 Estimated Other Races	21.2%	33.5%	30.1%
2024 Estimated Hispanic	26.9%	39.7%	35.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$154,837	\$115,543	\$116,829
2024 Estimated Median Household Income	\$122,164	\$90,655	\$87,995
2024 Estimated Per Capita Income	\$61,370	\$42,354	\$39,034
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.7%	10.9%	9.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.7%	5.8%	6.8%
2024 Estimated High School Graduate	23.9%	26.8%	28.0%
2024 Estimated Some College	22.4%	22.7%	22.6%
2024 Estimated Associates Degree Only	11.0%	9.4%	9.9%
2024 Estimated Bachelors Degree Only	23.6%	15.9%	15.9%
2024 Estimated Graduate Degree	11.7%	8.5%	7.3%
<b>Business</b>			
2024 Estimated Total Businesses	364	2,320	6,419
2024 Estimated Total Employees	2,301	18,268	49,438
2024 Estimated Employee Population per Business	6.3	7.9	7.7
2024 Estimated Residential Population per Business	26.1	30.4	38.4



## DEMOGRAPHICS