

# FREESTANDING MEDICAL OFFICE BUILDING

## FOR LEASE

832 S. FAIRMONT AVENUE, LODI, CA

### LISTING DATA

**AVAILABLE SF:** 832 S. Fairmont Avenue, Lodi, CA  
3,010± SF on .22± acres

- Well maintained medical building in a high profile location, with solid residential surrounding the site with great daytime population.
- Close proximity to Lodi Memorial Hospital and other surrounding medical operations.
- Currently with 4 exam rooms, reception, break room, managers office. Easy reconfiguration possible to add additional exam rooms.
- The property is zoned Office (O) allowing for a variety of uses.
- On site exclusive parking!
- Exceptional signage opportunity!



**ECONOMIC DATA:** LEASE RATE: CALL AGENTS FOR PRICING

### CONTACT:

**Christopher W. Sill**  
BRE #01188616  
csill@lee-associates.com  
D 209.983.6837

**Wendy Coddington, SIOR**  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

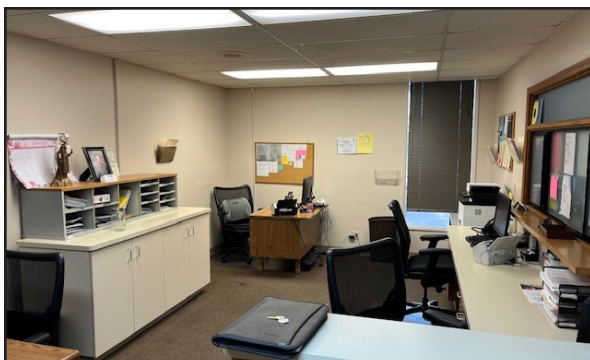
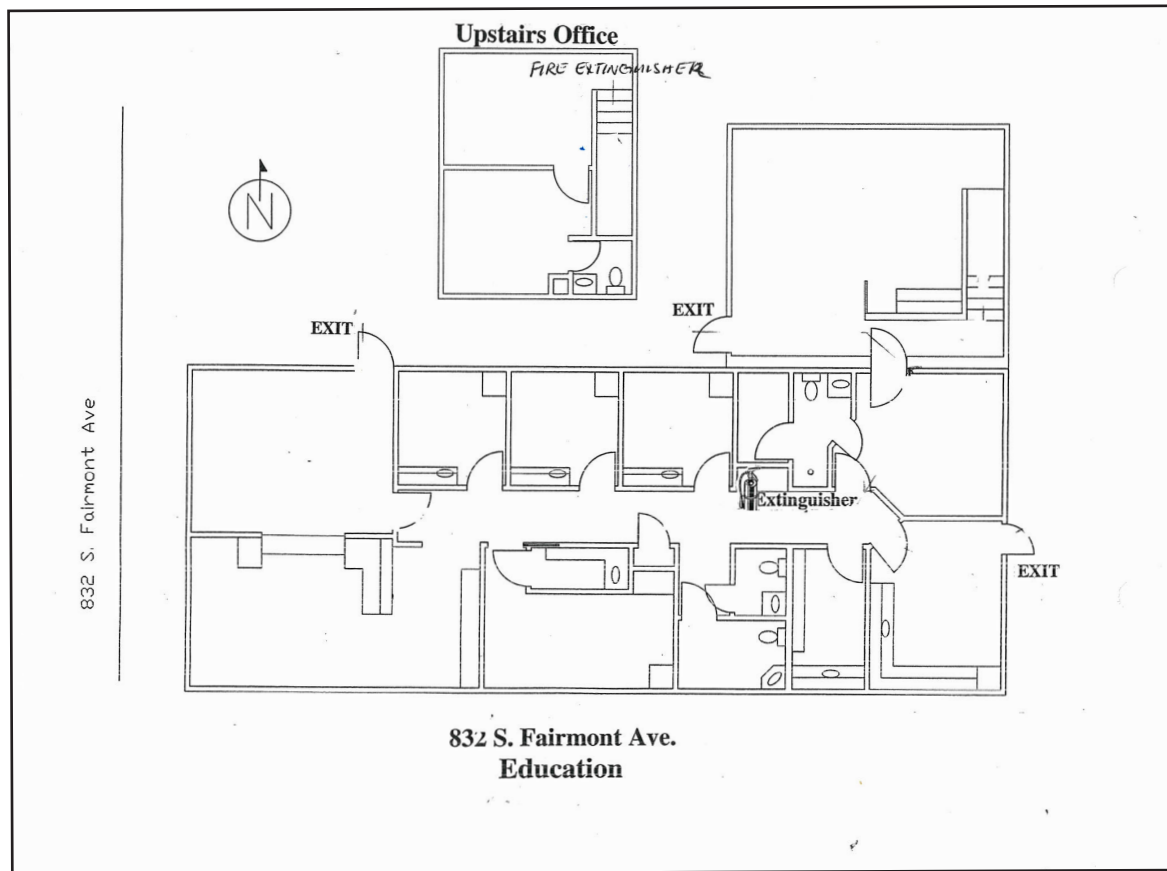
### DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	20,671	72,599	81,816
Average HH Income:	\$94,755	\$96,185	\$99,344

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