



REYNOLDS RANCH

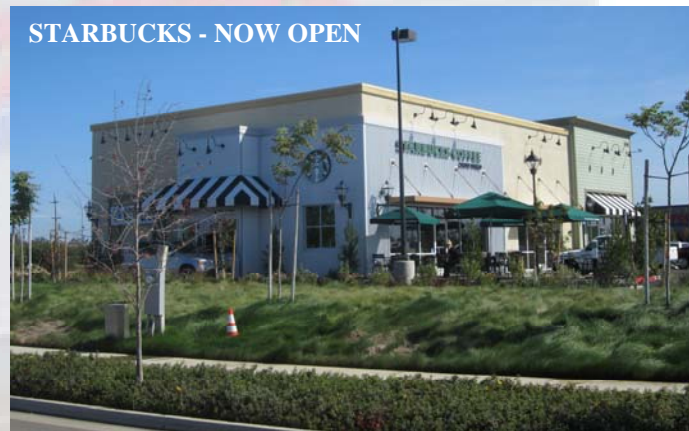
Now Leasing

SWC Highway 99 & Harney Lane
Lodi, California



LOCATION	SWC Highway 99 & Harney Lane Lodi, California
ANCHORS	Costco & Home Depot
SIZE	±349,045 square feet
AVAILABLE SPACE	NOW LEASING SHOPS, PADS & ANCHOR SPACE
TRAFFIC COUNTS	Highway 99 - ±74,000 AADT (Caltrans 2011) Harney Lane - ±12,150 ADT (July 2008 - City of Lodi)

STARBUCKS - NOW OPEN



Jason K. Gallelli
jgallelli@gtvoitco.com
DRE ID #01143594

Kevin M. Soares
ksoares@gtvoitco.com
DRE ID #01291491

Jeff T. Hagan
jhagan@gtvoitco.com
DRE ID #01494218



NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

2237 Douglas Boulevard • Suite 100 • Roseville, CA 95661 • 916.772.1700 p • 916.784.2098 f • www.gtvoitco.com • <http://reynolds-ranch.com>

Features

REYNOLDS RANCH



PROPERTY DESCRIPTION

Reynolds Ranch is located at the southwest corner of Highway 99 and Harney Lane in Lodi, California. The site sits directly adjacent to Highway 99 and offers excellent visibility to approximately 74,000 cars per day.

Lodi is an ideal location for corporations and businesses wishing to relocate or expand. Several companies have recently made Lodi their home, while others have been established in the community for more than fifty years. Business success and quality of life has prompted some companies to locate their corporate offices in Lodi.

The City of Lodi is committed to cultivating and sustaining a positive business environment. Improving the quality of commercial and industrial relations within the community is paramount to economic expansion and diversity in the Lodi community.

The site offers restaurant, financial services and retail pad opportunities for lease, build-to-suit, pad sales or ground lease.

PROJECT HIGHLIGHTS

- Excellent freeway visibility as the site sits adjacent to Highway 99.
- This project is integral to a ± 220 acre, mixed-use, master-planned community that will be home to over 3,000 residents, walking trails and a fire station.
- Blue Shield of California is now open adjacent to the center for a $\pm 160,000$ square foot call and claims center.
- Offers strong regional draw due to the surrounding towns of Sacramento, Stockton and Galt, as well as the surrounding foothill communities.
- An ideal location for businesses and visitors touring this abundant wine grape growing region with over 57 wine tasting rooms in the Lodi region.
- Well-positioned to offer excellent restaurant and retail opportunities.



Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
2013 Average Household Income	\$67,054	\$62,111	\$70,089
2013 Total Population	6,360	52,287	91,983
2013 Daytime Population	8,272	67,867	100,968





COMMUNITY

Lodi is home to approximately 62,500 residents and is centrally located in California’s San Joaquin Valley. Adjacent to Highway 99, it is 35 miles south of Sacramento, 90 miles east of San Francisco and just minutes north of Stockton. Lodi is a full service city within an area of 12.69 square miles that believes in reasonable growth to maintain the unique, friendly ambiance of the community.

Lodi is emerging on the Northern California tourism scene as the “Lodi Wine Country” and is becoming a popular wine destination with 57 wineries meandering along the Lodi wine trail.

The residents of Lodi take immense pride in their community and are active in all aspects of civic life. A restored historic downtown boasts unique shops, fine restaurants, wine tasting rooms and a movie theatre. Lodi has 27 parks including Lodi Lake, fed by the Mokelumne River, which serves as the City’s northern boundary.

Major Employers In the Area

COMPANY	# OF EMPLOYEES	COMPANY	# OF EMPLOYEES
Lodi Unified School District	2,247	Blue Shield of California	1,100
Lodi Memorial Hospital	1,300	Pacific Coast Producers	900
Cottage Bakery Inc./ConAgra, Inc.	650	General Mills	575
City of Lodi	387	Wal-Mart	226
Target	200	Scientific Specialties	83
Lustre Cal	79	Holz Rubber	86



There are many great businesses already established in Lodi and the city is eager to introduce more to the local economy. Blue Shield of California employs approximately 1,100 (1,500 with planned expansion), which is comprised of an all daytime, single shift, 90% female workforce.



Aerial

REYNOLDS RANCH



Under Construction
Proposed Tenants



Now Open



Coming Soon



Future Phase

Future Phase

blue of california



COSTCO
WHOLESALE

Harvey Ln

Reynolds Ranch Pkwy



Jason K. Gallelli
jgallelli@gtvoitco.com
DRE ID #01143594

Kevin M. Soares
ksoares@gtvoitco.com
DRE ID #01291491

Jeff T. Hagan
jhagan@gtvoitco.com
DRE ID #01494218



Aerial & Site Plans - Subject to Change