

# NEIGHBORHOOD RETAIL SHOPS FOR LEASE EUCLID SHOPPING CENTER

200-280 W. KETTLEMAN LANE, LODI, CA



## LISTING DATA

<b>LOCATION:</b>	200-280 W. Kettleman Lane, Lodi, CA		
<b>AVAILABLE SPACE:</b>	7,067± square feet (expandable to ±13,000 SF) Available 1/2019 (Possibly sooner)		
<b>DEMOGRAPHICS:</b>	1 mile	3 miles	5 miles
Population:	26,430	68,647	86,311
Income:	\$68,471	\$85,721	\$90,603
<b>TRAFFIC COUNTS:</b>	Kettleman Lane: 31,500± Cars ADT Hutchins Street: 14,900± Cars ADT		

### FEATURES:

- Established neighborhood shopping center in the heart of Lodi, California
- Successful anchor tenants include Ross Dress for Less and 99¢ Only Store
- Great access, exposure, and visibility to Kettleman Lane
- Ideal for general retail, soft goods, fast food restaurants, sit down restaurants, and other retail uses
- Cotenants include: El Pollo Loco, and Rent A Center

**\*PLEASE DO NOT DISTURB TENANT!**

## ECONOMIC DATA

**LEASE RATE:** Call for pricing

## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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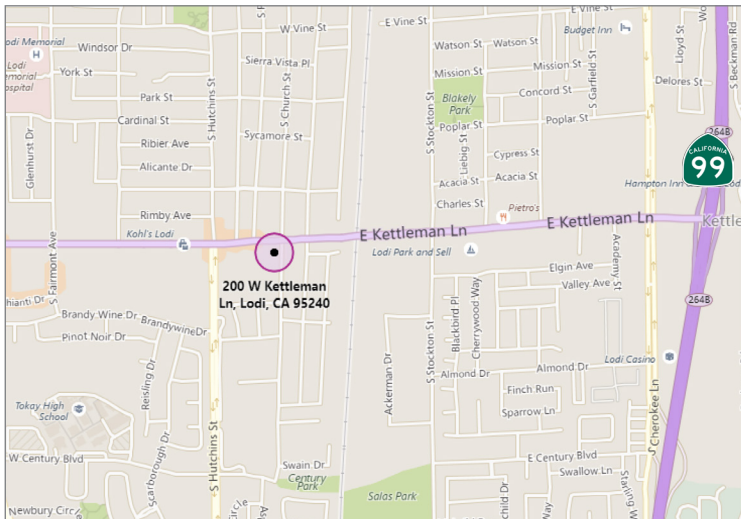
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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# Demographics

200 W KETTLEMAN LN LODI CA 95240

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	20,540	54,524	64,450
Population (2000)	22,948	58,993	70,681
Population (2010)	24,721	63,866	80,183
Population (Current)	26,430	68,647	86,311
Population (5 Yr. Forecast)	27,619	71,729	90,181
Percent Growth (Current Yr./Previous Yr.)	7.04%	7.44%	7.54%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.49%	4.51%	4.5%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	33	37	37
Aged 0 to 5	2,644	6,197	7,522
Aged 6 to 11	2,583	6,169	7,688
Aged 12 to 17	2,384	6,031	7,667
Aged 18 to 24	2,830	6,370	7,883
Aged 25 to 34	4,210	9,755	11,757
Aged 35 to 44	3,078	7,668	9,731
Aged 45 to 54	2,863	8,189	10,526
Aged 55 to 64	2,523	7,701	10,163
Aged 65 to 74	1,710	5,483	7,201
Aged 75 to 84	961	3,122	3,895
Aged 85+	644	1,962	2,278
Total Population	26,430	68,647	86,311

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	14,655	44,035	53,151
Black Alone	268	591	1,224
Asian Alone	2,597	5,480	9,574
Native American and Alaska Native Alone	236	578	686
Other Race Alone	7,039	13,922	16,598
Two or More Races	1,635	4,041	5,078

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	12,275	26,235	31,391
White Non-Hispanic	9,637	32,400	39,366

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$52,427	\$66,528	\$68,301
Total Household Income	\$597,954,307	\$2,074,714,914	\$2,700,255,616
Average Household Income	\$68,471	\$85,721	\$90,603
Per Capita Income	\$22,624	\$30,223	\$31,285
Avg Family Income	\$79,145	\$94,116	\$100,853
Family Income, Per Capita	\$22,997	\$29,369	\$31,105

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$318,312	\$319,958	\$331,582
Under \$15,000	583	1,311	1,571
\$15,000 - \$24,999	571	1,432	1,709
\$25,000 - \$34,999	584	1,336	1,633
\$35,000 - \$49,999	928	2,061	2,529
\$50,000 - \$74,999	1,231	3,084	3,707
\$75,000 - \$99,999	911	2,075	2,599
\$100K - \$125K	682	1,616	2,091
\$125K - \$150K	321	1,240	1,782
\$150K - \$200K	233	1,264	1,721
Over \$200K	205	1,562	2,143

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	8,733	24,203	29,803
Families	6,249	16,981	21,485
Average Size of Household	2.98	2.82	2.84
Median Age of Householder	50	52	53
Median Value Owner Occupied	\$195,731	\$235,555	\$246,680
Median Rent	\$850	\$933	\$919
Median Vehicles Per Household	2	2	2
Housing Units	9,315	25,766	31,655
Owner Occupied Units	3,781	12,339	16,319
Renter Occupied Units	4,952	11,864	13,484
Vacant Units	582	1,563	1,852