



# Westgate Shopping Center

For Lease | ±1,200 - 5,632 SF Available

SWC of S Lower Sacramento Rd & W Lodi Ave | Lodi, CA



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## Property Information

SWC of S Lower Sacramento Rd & W Lodi Ave | Lodi, CA

### LEASE PRICE

Contact Broker

### SPACES AVAILABLE

Suite 369 A: ±1,304 SF  
 Suite 369 D: ±2,224 SF  
 2630: ±1,200 - 5,632 SF

### ZONING

Commercial

### TRAFFIC COUNTS

S Lower Sacramento Rd | 21,120 ADT  
 W Lodi Ave | 9,000 ADT

### SHOPPING CENTER TENANTS

Raley's, Vista Oaks Charter School, Speedway Gas, ASAP Fitness, Great Clips, Komachi Sushi, Central State Credit Union, Huntington Learning Center, Now Zen Yoga + more

### PROPERTY HIGHLIGHTS

- Opportunities to lease existing shop space within strong Raley's-anchored center - ranging from approximately ±1,200-5,600 SF
- Ideal businesses for the center include: medical, fast casual/ sit down restaurants, cell phone, service-oriented businesses, professional offices + more
- Highly visible center with elevated daily traffic and surrounded by dense residential neighborhoods
- Area experiencing residential growth with seven newly constructed or planned residential developments - approximately 1,800 units



369 A






369 D



2630

## NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	12,175	\$78,939	10,698
3 Miles	70,856	\$58,682	70,330
5 Miles	77,847	\$60,164	87,589

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## Property Photos

SWC of S Lower Sacramento Rd & W Lodi Ave | Lodi, CA



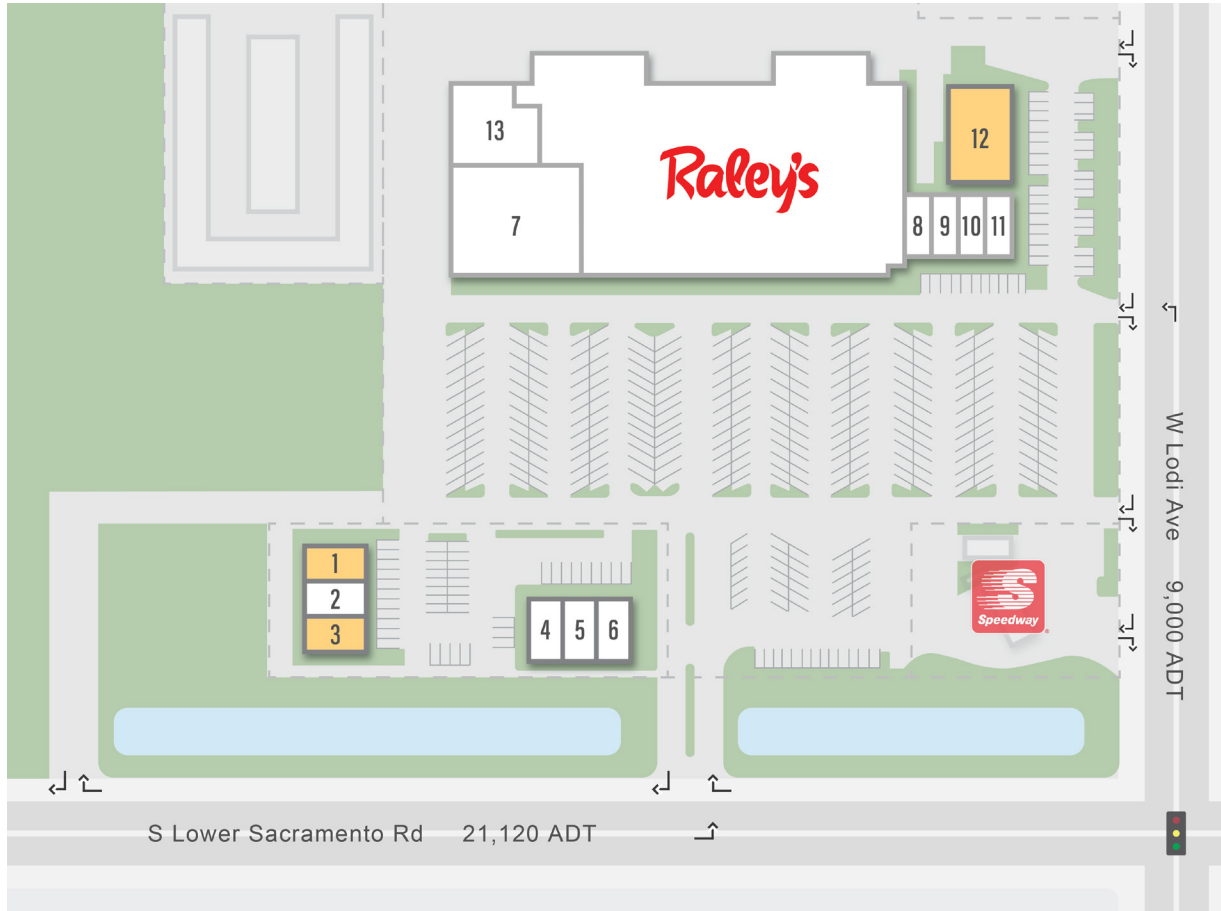
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## Site Map

## SWC of S Lower Sacramento Rd & W Lodi Ave | Lodi, CA



Suite	Tenant
1 <b>369A</b>	<b>Available - ±1,304 SF</b>
2	Now & Zen Yoga
3 <b>369D</b>	<b>Available - ±2,224 SF</b>
4	Central State Credit Union
5	Bloom Hearing Aid Center
6	Huntington Learning Center
7	Vista Oaks Charter School
8	Fresh Cleaners
9	Great Clips
10	Finishing Touch Nail & Spa
11	Komachi Sushi
12 <b>2630</b>	<b>Available - ±1,200 - 5,632 SF</b>
13	ASAP Fitness

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Market View - Westgate Shopping Center

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## Market View - Future Residential Development

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