

# For Lease

# The Vineyards Shopping Center

## Retail Shop Space for Lease

### *One Space Left!*

**LOCATION:** SWC of Kettleman Lane & Hutchins Street  
Lodi, California

**AVAILABLE SPACE:** 4,000±square feet

**LEASE RATE:** \$1.10 NNN/square foot per month

**FEATURES:**

- Anchored by S-Mart Foods, CVS Pharmacy and Kohl's
- Other Tenants include: Goodwill Store, Aaron Rents and Leslies Pools
- Well located in Central Lodi, great exposure to Kettleman Lane
- Nearby Tenants include: Ross Dress for Less, Wal-Mart, Target, Food 4 Less and Safeway



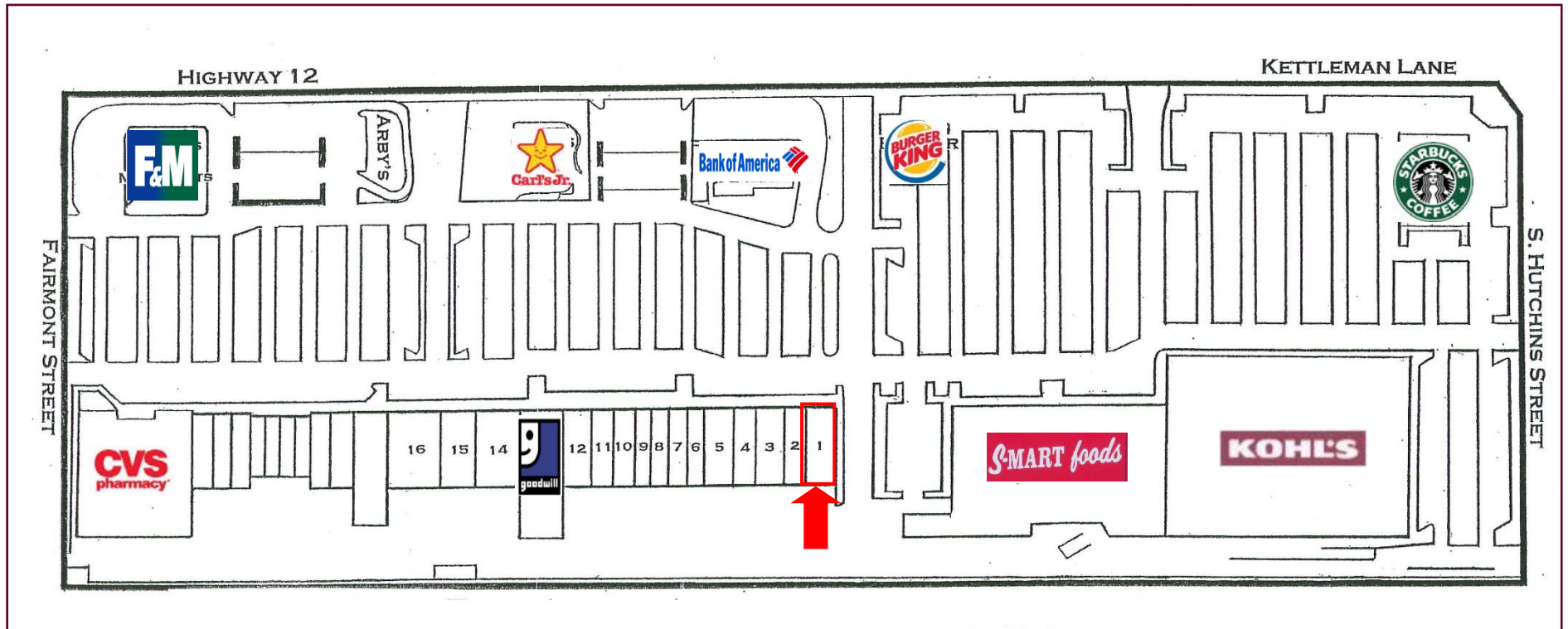
DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	24,205	68,641	80,534
Income:	\$56,920	\$65,992	\$68,312

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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1.	<b>AVAILABLE - 4,000±SF</b>	6.	Cost U Less Insurance	11.	Gamers, Etc.
2.	Fashion Focus	7.	Healthy Ways	12.	Goodwill
3.	Mountain Mike's Pizza	8.	Liberty Tax	13.	Fit Evolution
4.	Dentist	9.	Lodi Nail Spa/ Salon Pure	14.	Leslies Pools
5.	Legendary Barber	10.	Cigarettes and Cigars	15.	Aaron's Rents

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# COMPLETE PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.1154/-121.2789

RFULL9

## W Kettleman Ln & S Hutchins St

Lodi, CA

### Population

	1 Mile	3 Miles	5 Miles
Estimated Population (2015)	24,205	68,641	80,534
Projected Population (2020)	25,133	71,300	83,677
Census Population (2010)	23,222	65,765	77,277
Census Population (2000)	22,099	60,627	69,883
Projected Annual Growth (2015-2020)	927 0.8%	2,659 0.8%	3,143 0.8%
Historical Annual Growth (2010-2015)	983 0.8%	2,876 0.9%	3,257 0.8%
Historical Annual Growth (2000-2010)	1,123 0.5%	5,138 0.8%	7,394 1.1%
Estimated Population Density (2015)	7,711 <i>psm</i>	2,429 <i>psm</i>	1,026 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

### Households

Estimated Households (2015)	8,498	24,453	28,400
Projected Households (2020)	8,806	25,353	29,454
Census Households (2010)	8,122	23,366	27,187
Census Households (2000)	7,917	21,953	25,170
Projected Annual Growth (2015-2020)	309 0.7%	900 0.7%	1,054 0.7%
Historical Annual Change (2000-2015)	581 0.5%	2,500 0.8%	3,230 0.9%

### Average Household Income

Estimated Average Household Income (2015)	\$56,920	\$65,992	\$68,312
Projected Average Household Income (2020)	\$60,279	\$69,858	\$72,321
Census Average Household Income (2010)	\$53,113	\$64,664	\$67,730
Census Average Household Income (2000)	\$48,439	\$52,622	\$54,510
Projected Annual Change (2015-2020)	\$3,359 1.2%	\$3,865 1.2%	\$4,009 1.2%
Historical Annual Change (2000-2015)	\$8,482 1.2%	\$13,371 1.7%	\$13,802 1.7%

### Median Household Income

Estimated Median Household Income (2015)	\$45,825	\$53,746	\$54,796
Projected Median Household Income (2020)	\$47,324	\$55,240	\$56,434
Census Median Household Income (2010)	\$45,643	\$53,677	\$54,180
Census Median Household Income (2000)	\$39,832	\$42,495	\$43,439
Projected Annual Change (2015-2020)	\$1,499 0.7%	\$1,495 0.6%	\$1,638 0.6%
Historical Annual Change (2000-2015)	\$5,993 1.0%	\$11,251 1.8%	\$11,357 1.7%

### Per Capita Income

Estimated Per Capita Income (2015)	\$20,047	\$23,588	\$24,169
Projected Per Capita Income (2020)	\$21,184	\$24,916	\$25,532
Census Per Capita Income (2010)	\$18,576	\$22,975	\$23,829
Census Per Capita Income (2000)	\$16,921	\$18,901	\$19,564
Projected Annual Change (2015-2020)	\$1,137 1.1%	\$1,328 1.1%	\$1,364 1.1%
Historical Annual Change (2000-2015)	\$3,126 1.2%	\$4,687 1.7%	\$4,605 1.6%
Estimated Average Household Net Worth (2015)	\$391,653	\$470,512	\$488,186

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.