

For Lease

1361 S Lower Sacramento Road, Suite 605 | Lodi, CA



Nicole Key
Managing Director
nicole.key@cushwake.com
+1 209 425 3894
LIC #01907567

Tyler Murdaca
Director
tyler.murdaca@cushwake.com
+1 209 425 3893
LIC #01973380

A Development By:



**WE ARE
THE CENTER
OF RETAIL**

3255 W. March Lane, Suite 230, Stockton, CA 95219

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1361 S Lower Sacramento Road, Suite 605 | Lodi, CA

RETAIL SPACE

Suite 605: ± 2,000 SF

RENT

Upon Request

TRAFFIC COUNTS

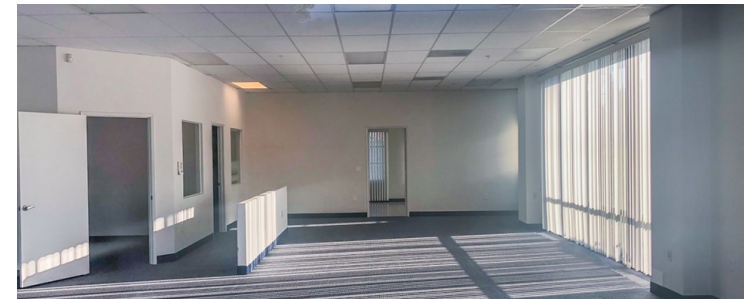
W Kettleman Lane | ±28,760 ADT
Lw. Sacramento Rd | ± 15,700 ADT

SHOPPING CENTER TENANTS

Lowe's, In-N-Out Burger, Panera Bread, Chili's, Round Table Pizza, Pier 1 Imports, PG&E, UPS Store, F&M Bank + more

PROPERTY HIGHLIGHTS

- ± 2,000 SF end-cap space within highly desirable shopping center of Lodi - anchored by Lowe's
- Located along Lodi's two major thoroughfares with great visibility along Lower Sacramento Road
- Within Lodi's major retail hub and surrounded by strong national retailers
- Suite flexible for office or retail use with ample parking
- 5+ new residential developments in construction around W Kettleman Lane + Lower Sacramento Road - approximately 1,300 units



NEIGHBORHOOD DEMOGRAPHICS



Population



Median Household Income



Daytime Population

1 Mile	9,787	\$79,176	10,699
3 Miles	68,850	\$58,769	73,203
5 Miles	89,339	\$64,161	94,922

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SUITE	TENANT
1387	F&M Bank
1389	Lowe's
2625	In-N-Out Burger
2745	Chili's
201	AAA
203	UPS Store
204	Round Table Pizza
401	Juice It Up!
402	Repair All
403	El Maguey Mexican Grill
404	Panera
501	Fire Wings
502	H&R Block
503	Pier 1 Imports
601	Kids Care Dental
602	One Main Financial
603	Finishing Touch Nail & Spa
604	PG&E
605	AVAILABLE

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