

SHOP SPACES AVAILABLE FOR LEASE WESTGATE SHOPPING CENTER

LODI | CALIFORNIA

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EXCLUSIVE BROKER - LAND & RETAIL SERVICES TEAM:

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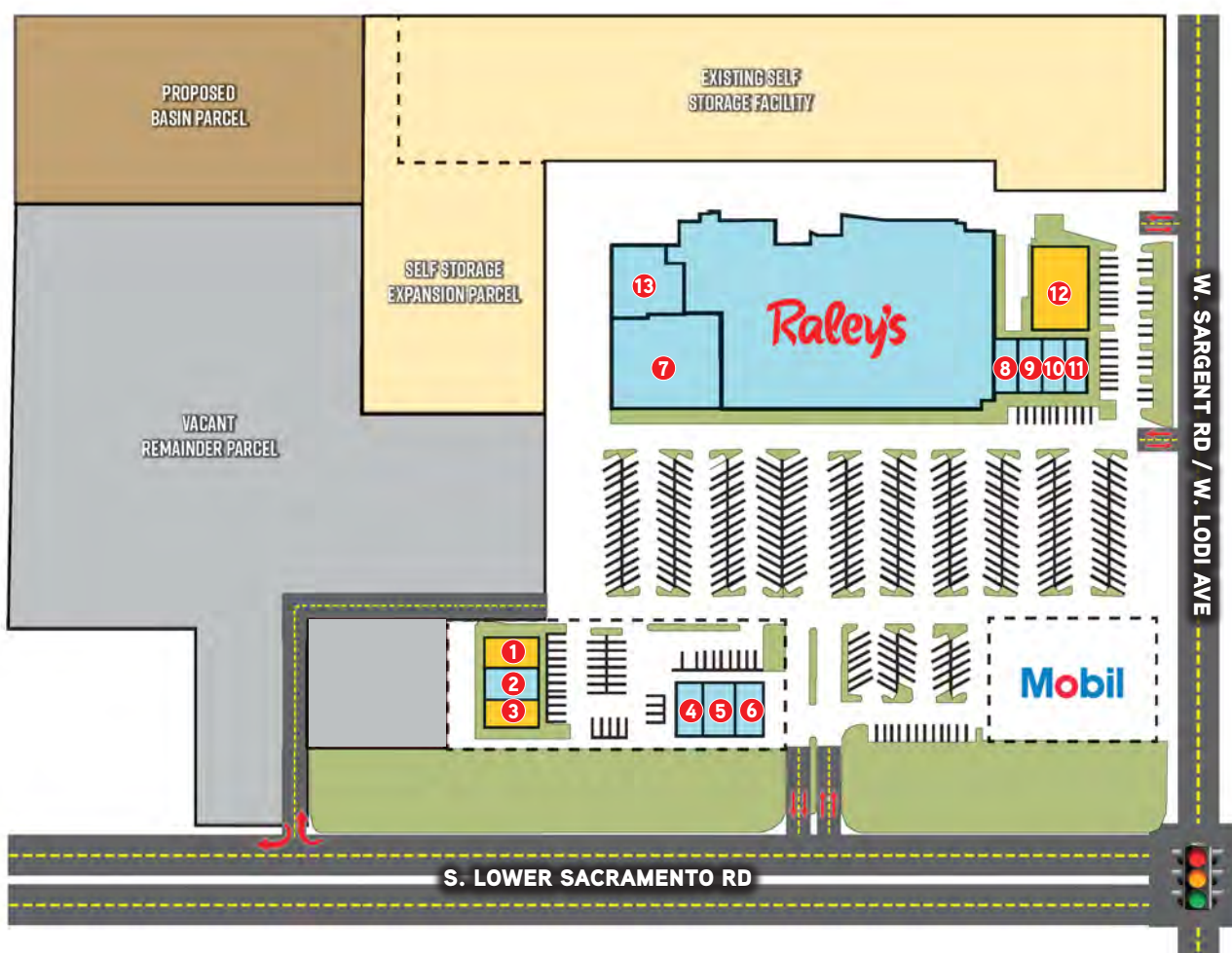
COLLIERS INTERNATIONAL
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SITE PLAN



TENANT INFORMATION:

- 369A 1. AVAILABLE - ±1,304 SF
2. NOW & ZEN YOGA
- 369D 3. AVAILABLE - ±2,224 SF
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. NEW SHOP SPACES - ±1,200-5,632 SF
13. CROSS-FIT

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PROJECT INFORMATION

- > **Lease Rate:** \$2.50 PSF
- > **NNN's:** \$0.48 PSF

PROPERTY HIGHLIGHTS

- > Dominant grocery anchored center in northwest Lodi. High performing ±59,067 SF Raley's Supermarket is newly remodeled.
- > Strong tenant mix of national and specialty retail including: Raley's, Central State Credit Union, Huntington Learning Center, & Great Clips.
- > Strong demographics in immediate trade area.
- > High growth area. Of the 2,247 approved lots in Lodi, 1961 lots are within 2 miles of Westgate Shopping Center.

PROPERTY DEMOGRAPHICS (2018)

	1 Mile	3 Miles	5 Miles
Estimated Population:	10,687	69,691	76,478
Daytime Population:	4,305	30,464	78,946
# of Households:	4,229	24,577	26,927
Average HH Income:	\$99,710	\$77,290	\$78,827

TRAFFIC COUNTS (2018, CITY OF LODI)

Lower Sacramento Road:	21,120 ADT
Lodi Avenue:	9,000 ADT
Sargent Road:	5,490 ADT

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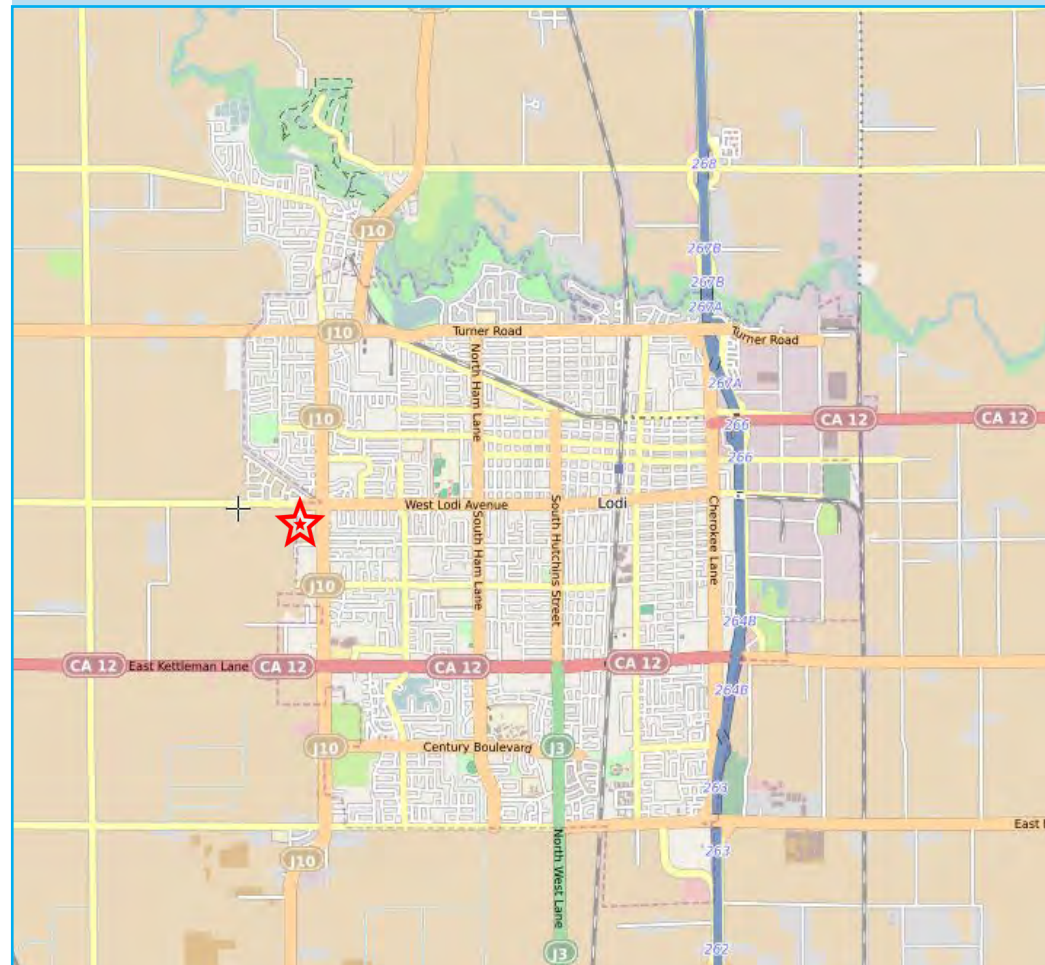
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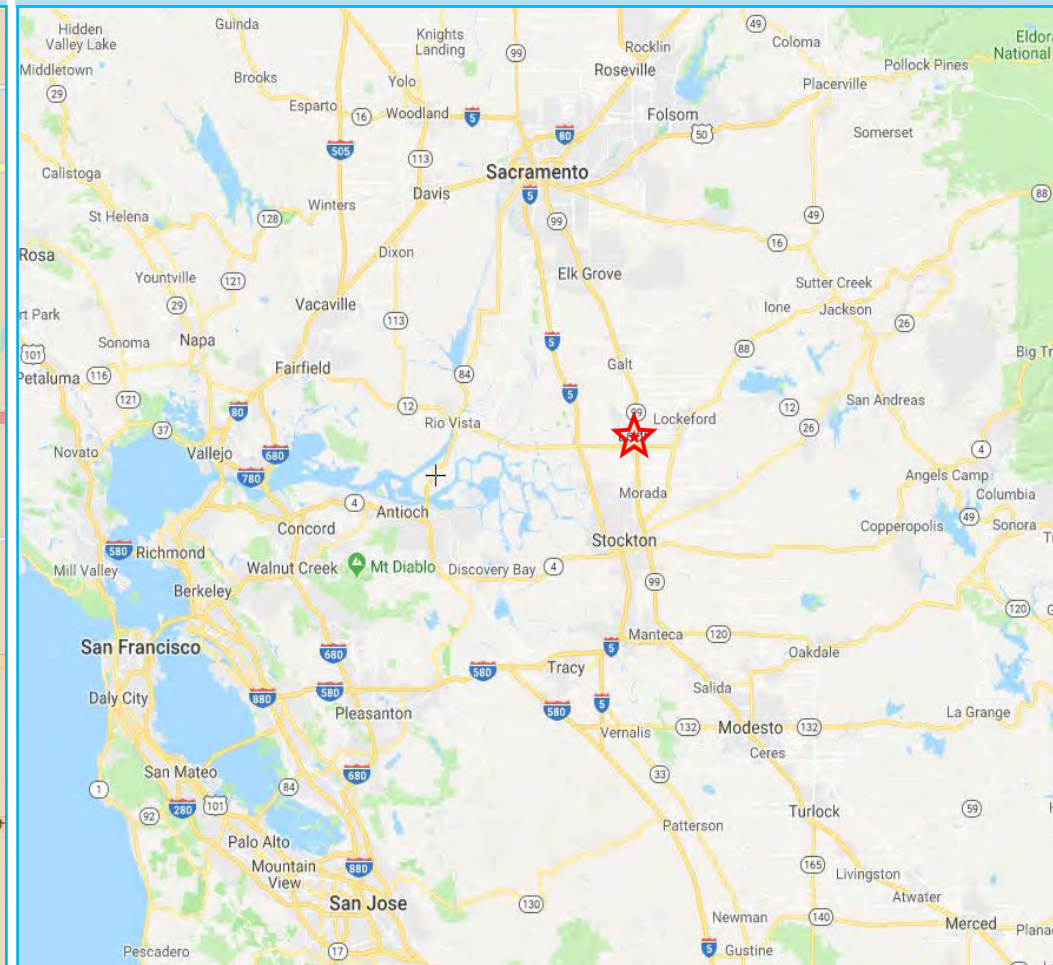
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LOCATION MAP



REGIONAL MAP



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