

# 14 SOUTH SCHOOL STREET LODI, CALIFORNIA

NORTHERN CALIFORNIA'S CENTRAL VALLEY

ONE BUILDING MULTI TENANT  
RETAIL/RESIDENTIAL INVESTMENT OPPORTUNITY



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14 SOUTH SCHOOL STREET

LODI, CALIFORNIA

NORTHERN CALIFORNIA'S CENTRAL VALLEY

Colliers  
INTERNATIONAL

100%

LEASED

3

TENANTS

ONE

BUILDING

±8,000

SQUARE FEET

\$60,000

NET OPERATING INCOME



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## Exclusively Offered By:

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## The Offering

14 South School Street ("The Property") is an  $\pm 8,000$  square foot, two-story plus basement, mixed used (retail/residential) building situated on  $\pm 0.09$  acres located in prime downtown Lodi, California. The Property is 100% leased to three complementary beer, cider and wine tasting room tenants. The retail spaces range from approximately 1,400 square feet to 2,400 square feet, each with their own refrigerated space, ADA compliant restroom, and basement storage. The second story of The Property is a  $\pm 4,000$  square foot residence with four bedrooms, 3 bathrooms, a movie theatre, kitchen and dining area, that overlooks School Street, downtown Lodi's main thoroughfare.

Originally built in 1920 and renovated in 2005 and 2017, the Property has been meticulously maintained. Both retail tenants benefit from the location on School street and growing tourism associated with the City of Lodi's rapidly developing wine industry. The Residence offers a grandiose pied-a-terre in the heart of downtown Lodi's fine dining and shopping.

These attributes, as well as in place leases with below-market rents in a low vacancy and historically strong occupancy market, offer tremendous upside as leases come due. 14 South School Street is a very attractive income and growth asset suited to a long-term, investment strategy.

Given the unique location of the building, the owner is willing to sell the retail and residential components of the property separately.

Please contact broker for pricing and to schedule a tour.



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## Property Highlights

- **Located in the heart** of downtown Lodi, the gem of the Central Valley's wine country.
- **Unique Investment offering** or rare owner/user opportunity.
- **Market-functional, multi-tenant retail/residential spaces** in a variety of suite sizes.
- **Meticulously** maintained and Professionally managed.



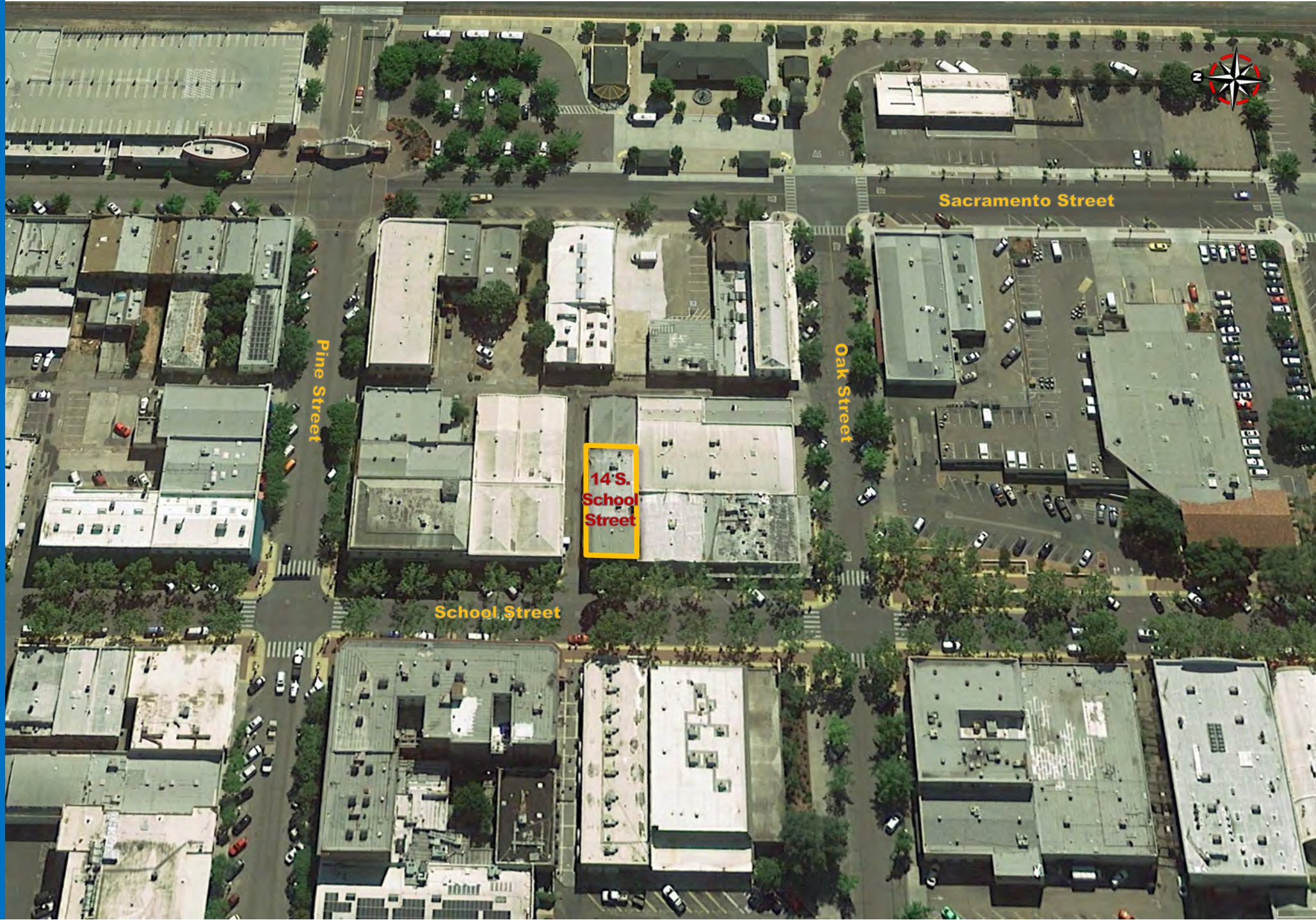


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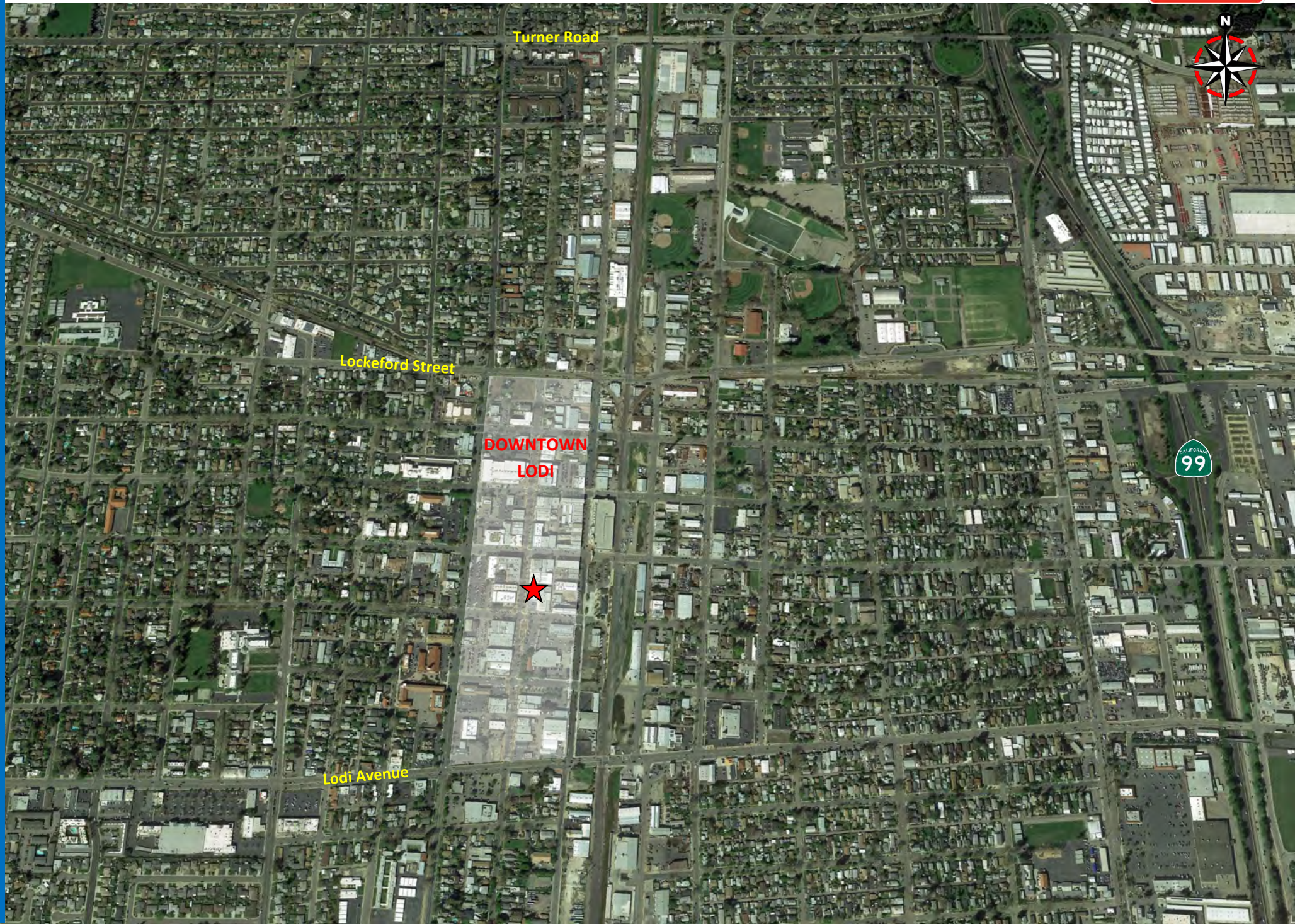


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## REGIONAL MAP



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