

SHOP SPACES AVAILABLE FOR LEASE WESTGATE SHOPPING CENTER

LODI | CALIFORNIA

Colliers
INTERNATIONAL



EXCLUSIVE BROKER - LAND & RETAIL SERVICES TEAM:

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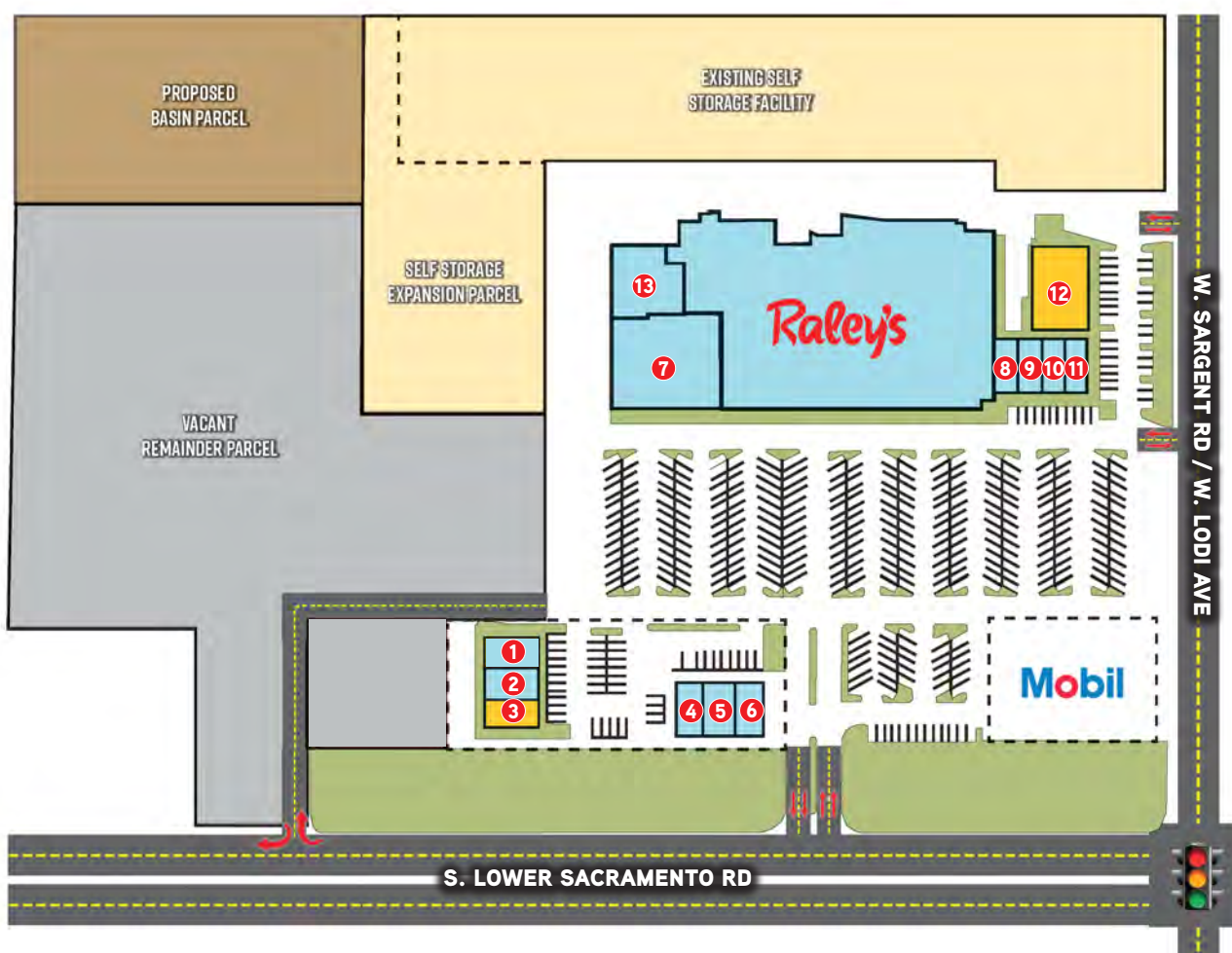
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3439 Brookside Rd, Suite 108
Stockton, CA 95219
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SITE PLAN



TENANT INFORMATION:

1. GOODWILL EXPRESS - COMING SOON
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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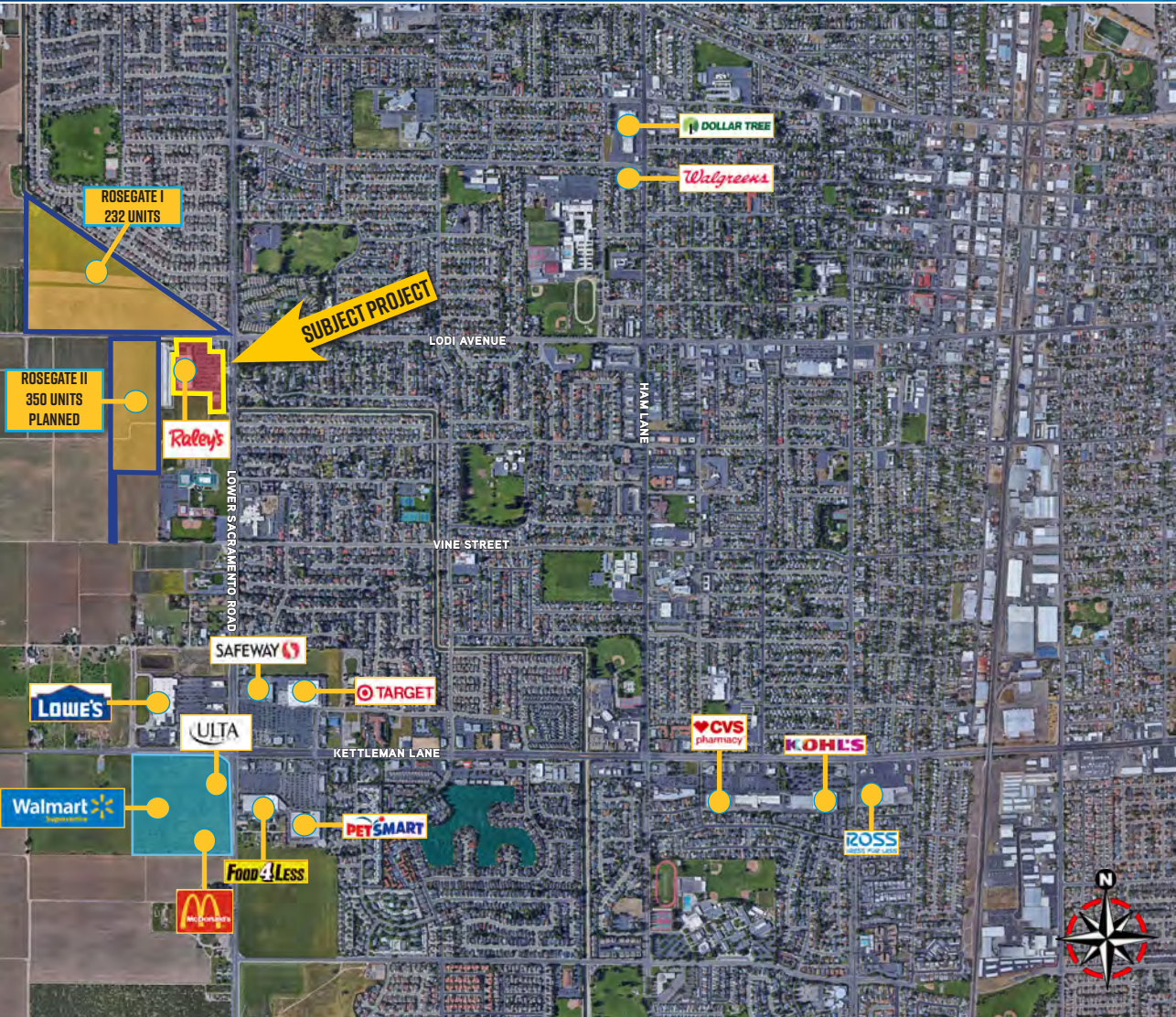
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PROJECT INFORMATION

- > **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 (2020)

	1 Mile	3 Miles	5 Miles
Estimated Population:	11,808	71,082	77,953
Daytime Population:	10,306	70,939	87,673
# of Households:	4,633	25,046	27,458
Average HH Income:	\$106,863	\$84,733	\$86,835

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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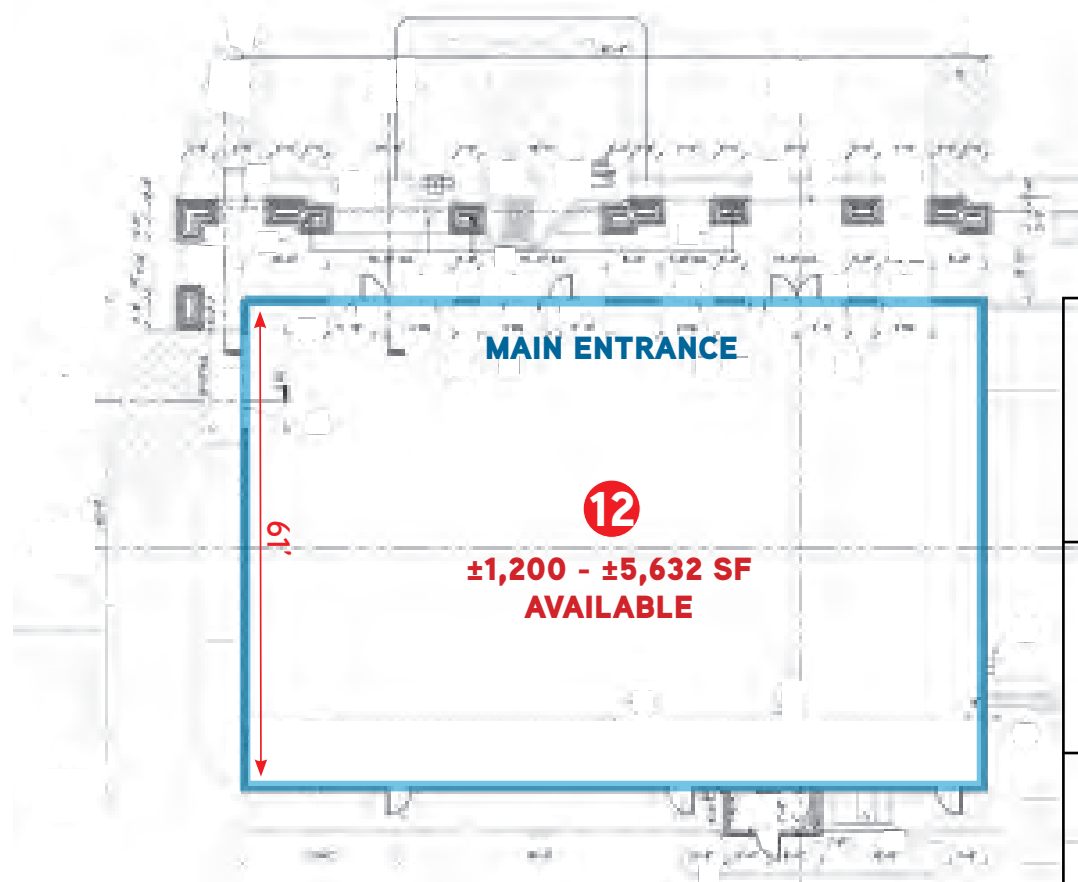
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NEW SHOP BUILDING SITE PLAN

W. SARGENT RD / W. LODI AVENUE



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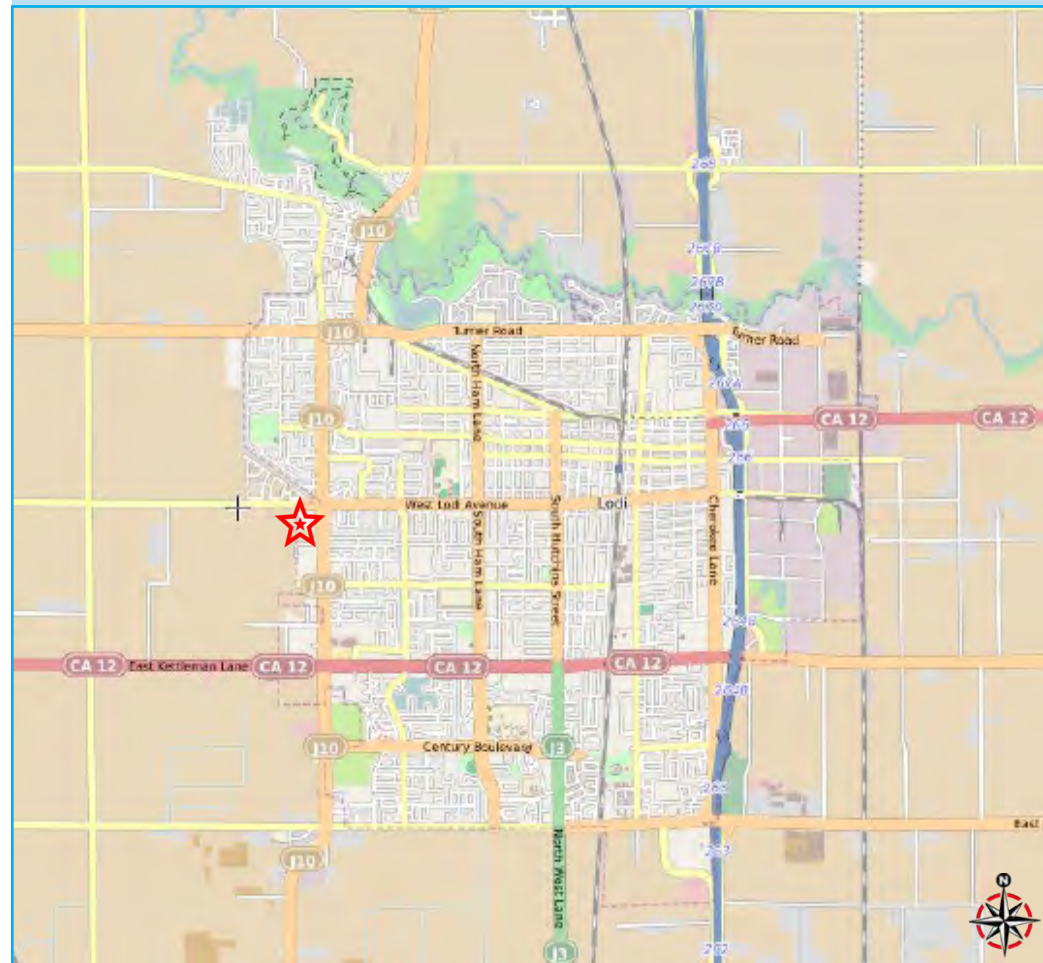
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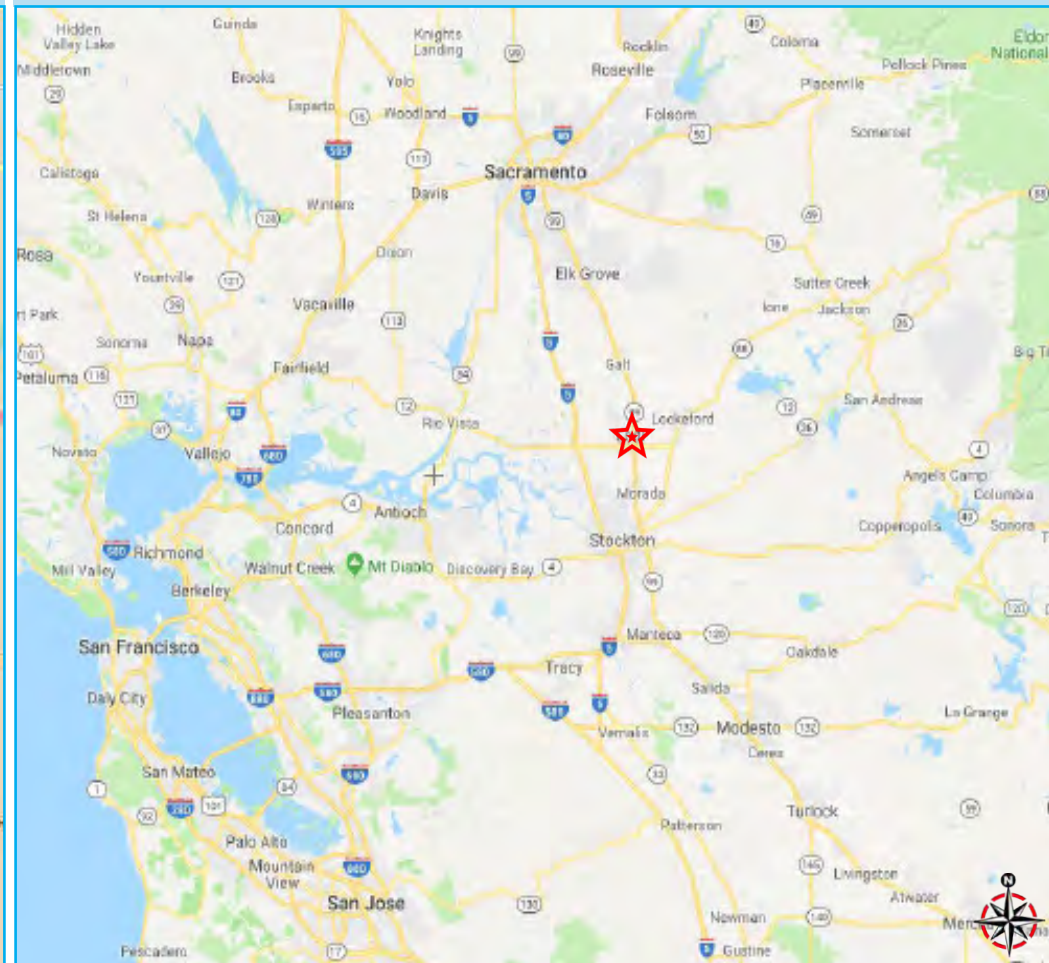
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LOCATION MAP



REGIONAL MAP



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