

# RETAIL PAD BUILDING & SHOP BUILDING

200 - 280 Kettleman Lane

Lodi, CA

SWQ Kettleman Lane & South Church Street

FOR LEASE

## Location

Euclid Shopping Center  
200 - 280 Kettleman Lane  
Lodi, CA



## Available

**Pad Building:** ±2,300 sf  
with Drive-Thru

**Shop Building:** ±7,067 sf  
(can be expanded to ± 15,000 sf)

## Demographics ('08)

	1-Mile	2-Miles	3-Miles
Population	24,567	53,816	69,104
Avg. HH Income	\$59,730	\$63,964	\$69,423

## Traffic Counts

Kettleman Lane.....	31,500	ADT
South Church Street.....	5,080	ADT
Total.....	36,580	ADT

## Highlights

The property is centrally located.

There are very few restaurant pads available in Lodi.

Great Co-Tenants with Ross, 99¢ Only and KFC.

Great signage at a signalized intersection.

For Further Information, Contact:

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Sacramento, CA 95825  
Phone: (916) 576-3700  
Fax: (916) 576-3710



Vern Park

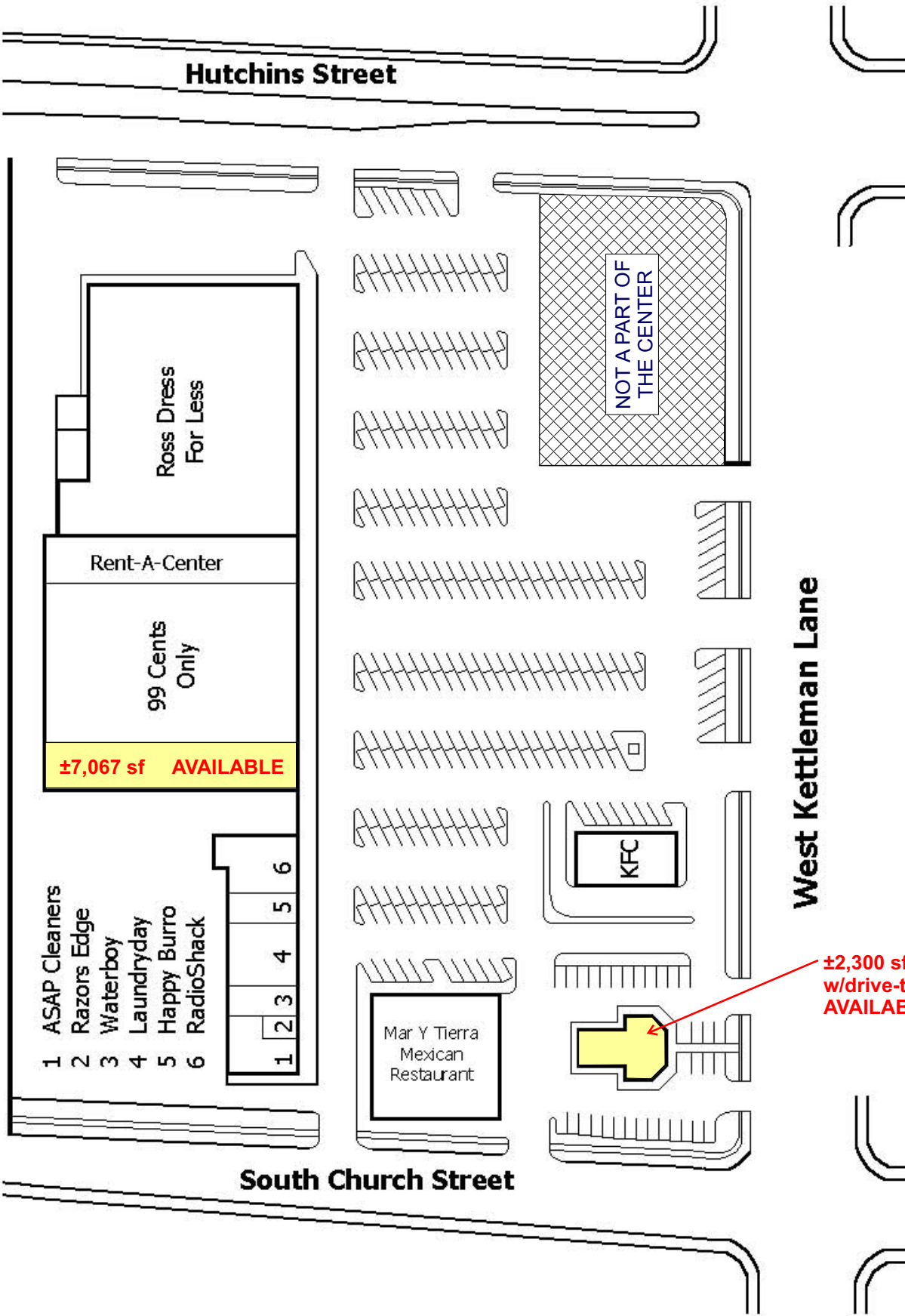
CA DRE #00920944

(916) 576-3701

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# Euclid Shopping Center

Lodi, California



Ross Dress  
For Less

Rent-A-Center

99 Cents  
Only

**±7,067 sf AVAILABLE**

- 1 ASAP Cleaners
- 2 Razors Edge
- 3 Waterboy
- 4 Laundryday
- 5 Happy Burro
- 6 RadioShack

- 1
- 2
- 3
- 4
- 5
- 6

Mar Y Tierra  
Mexican  
Restaurant

KFC

NOT A PART OF  
THE CENTER

West Kettleman Lane

**±2,300 sf  
w/drive-thru  
AVAILABLE**

South Church Street

Hutchins Street

Pitney Bowes MapInfo  
 Socio Economic Benchmark Report (%)  
 Prepared by: AnySite



198 W Kettleman Ln & 1400 S Church St Lodi, CA 95240

15 October 2010

Coordinates Longitude: -121.276000  
 Latitude: 38.115500

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
<b>POPULATION</b>			
2000 Population	22,529	47,702	60,060
2008 Population	24,567	53,816	69,104
2013 Population	26,054	58,055	75,128
% Population Change 1990-2000	12.49%	9.66%	9.28%
% Population Change 2000-2008	9.05%	12.82%	15.06%
Median Age	31	32	33
Population in Group Quarters (2000)	534	880	1,052
Population in Group Quarters (2008)	469	772	923
Population in Group Quarters (2013)	431	711	850
<b>HOUSEHOLDS</b>			
2000 Households	7,797	17,087	21,874
2008 Households	8,134	18,528	24,284
2013 Households	8,462	19,638	25,970
% Households Change 1990-2000	7.46%	7.12%	8.48%
% Households Change 2000-2008	4.32%	8.43%	11.02%
Average Household Size (2000)	2.8	2.7	2.7
Average Household Size (2008)	3.0	2.9	2.8
Average Household Size (2013)	3.0	2.9	2.9
<b>FAMILIES</b>			
Family Households (2000)	92.20%	92.53%	93.05%
Family Households (2008)	68.64%	67.75%	68.84%
Family Households (2013)	68.70%	67.63%	68.68%
Nonfamily Households (2000)	30.88%	31.54%	30.34%
Non-Family Households (2008)	31.37%	32.26%	31.16%
Non-Family Households (2013)	31.30%	32.37%	31.31%
Population in Family Households (2000)	84.15%	84.15%	84.66%
Population in Family Households (2008)	84.98%	84.73%	85.34%
Population in Family Households (2013)	86.83%	86.39%	86.88%
Population in Non-Family Households (2000)	13.48%	14.00%	13.59%
Population in Non-Family Households (2008)	13.11%	13.84%	13.32%
Population in Non-Family Households (2013)	11.52%	12.38%	11.99%

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<b>INCOME</b>			
Per Capita Income (2000)	\$15,839	\$17,498	\$18,999
Per Capita Income (2008)	\$20,114	\$22,277	\$24,682
Per Capita Income (2013)	\$21,974	\$24,731	\$27,433
Average Household Income (2000)	\$46,144	\$49,288	\$52,441
Average Household Income (2008)	\$59,730	\$63,964	\$69,423
Average Household Income (2013)	\$66,662	\$72,391	\$78,575
Median Household Income (2000)	\$37,179	\$37,531	\$39,818
Median Household Income (2008)	\$46,006	\$47,030	\$49,799
Median Household Income (2013)	\$51,418	\$52,705	\$55,646
Average Family Income (2000)	\$51,172	\$55,180	\$59,032
Average Family Income (2008)	\$68,846	\$74,789	\$81,857
Average Family Income (2013)	\$76,794	\$85,076	\$93,125
Median Family Income (2000)	\$42,816	\$44,847	\$47,872
Median Family Income (2008)	\$52,143	\$55,971	\$60,277
Median Family Income (2013)	\$57,596	\$62,291	\$66,971
Aggregate Income (2000)	\$356,828,785	\$834,691,695	\$1,141,073,560
Aggregate Income (2008)	\$494,137,141	\$1,198,854,872	\$1,705,611,432
Aggregate Income (2013)	\$572,523,061	\$1,435,755,313	\$2,060,999,511
<b>HOUSEHOLD INCOME</b>			
Household Income < \$10,000 (2008)	8.32%	8.37%	7.66%
Household Income \$10,000-\$14,999 (2008)	4.42%	4.87%	4.55%
Household Income \$15,000-\$19,999 (2008)	5.59%	6.23%	5.92%
Household Income \$20,000-\$24,999 (2008)	6.80%	6.36%	5.99%
Household Income \$25,000-\$29,999 (2008)	5.54%	5.63%	5.16%
Household Income \$30,000-\$34,999 (2008)	6.67%	6.34%	6.18%
Household Income \$35,000-\$39,999 (2008)	5.81%	5.14%	4.99%
Household Income \$40,000-\$44,999 (2008)	5.74%	5.07%	4.95%
Household Income \$45,000-\$49,999 (2008)	5.49%	4.86%	4.80%
Household Income \$50,000-\$59,999 (2008)	10.09%	8.36%	8.25%
Household Income \$60,000-\$74,999 (2008)	11.75%	11.03%	10.96%
Household Income \$75,000-\$99,999 (2008)	10.26%	11.12%	11.58%

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Household Income \$100,000-\$124,999 (2008)	5.81%	6.94%	7.52%
Household Income \$125,000-\$149,999 (2008)	3.33%	3.50%	4.08%
Household Income \$150,000-\$199,999 (2008)	2.35%	3.19%	3.67%
Household Income > \$200,000 (2008)	2.03%	2.97%	3.76%
<b>EDUCATION</b>			
Population Age 25+ (2008)	61.03%	62.39%	63.72%
Less than 9th Grade (2008)	12.69%	12.17%	10.42%
9th-12th Grade No Diploma (2008)	12.05%	10.76%	10.37%
HS Graduate (2008)	34.59%	33.17%	32.59%
College No Diploma (2008)	20.69%	19.35%	20.10%
Associate Degree (2008)	7.72%	8.25%	8.40%
Bachelor Degree (2008)	8.35%	10.68%	12.25%
Graduate or Prof School Degree (2008)	3.91%	5.62%	5.86%
<b>ETHNICITY</b>			
% White (2008)	74.45%	76.74%	78.58%
% Black (2008)	1.40%	1.32%	1.25%
% Amer Indian/Alaska Native (2008)	0.70%	0.67%	0.66%
% Asian (2008)	8.79%	7.82%	7.49%
% Nat Hawaiian/Oth Pacific Islander ( 2008)	0.21%	0.16%	0.15%
% Some Other Race (2008)	10.77%	9.95%	8.69%
% Population Hispanic (2008)	38.24%	37.14%	33.42%
% Population Non-Hispanic (2008)	61.76%	62.86%	66.58%
<b>BUSINESS COUNTS</b>			
Total Establishments	783	2,343	2,605
Total Employees	10,095	27,977	31,068