

# SUNWEST VILLAGE SHOPPING CENTER

SWC HWY 12 (West Kettleman Lane) &  
South Lower Sacramento Road  
Lodi, CA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER  
(925) 588-2223

WILL BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# SUNWEST VILLAGE



Sunwest Village contains 340,000 square feet of new retail space anchored by a 207,000 square foot Wal-Mart Supercenter and is situated in Lodi's most dominant retail corridor with 1,000,000 square feet of retail at the intersection and strong daytime and trade area populations. Neighboring tenants at the intersection include Target, Lowe's, Safeway, Burlington, Food 4 Less, Marshalls, Staples, Big 5 Sporting Goods, Chili's, BevMo, In-N-Out Burger, Applebees and Chipotle. There is ample parking and the center is easily accessible via Highway 12, I-5, and Highway 99.

## DEMOGRAPHICS



| 1-Mile       | 3-Mile        | 8-Mile         |
|--------------|---------------|----------------|
| <b>9,367</b> | <b>70,501</b> | <b>230,710</b> |

POPULATION



| 1-Mile           | 3-Mile          | 8-Mile          |
|------------------|-----------------|-----------------|
| <b>\$128,077</b> | <b>\$90,555</b> | <b>\$95,209</b> |

AVG. HH INCOME



**67,195**  
CITY OF LODI POPULATION



**769,380**  
MSA POPULATION



## TRAFFIC COUNTS



**59,336 ADT**  
INT. OF W. KETTLEMAN LN. &  
S. LOWER SACRAMENTO RD.

PRESENTED BY:



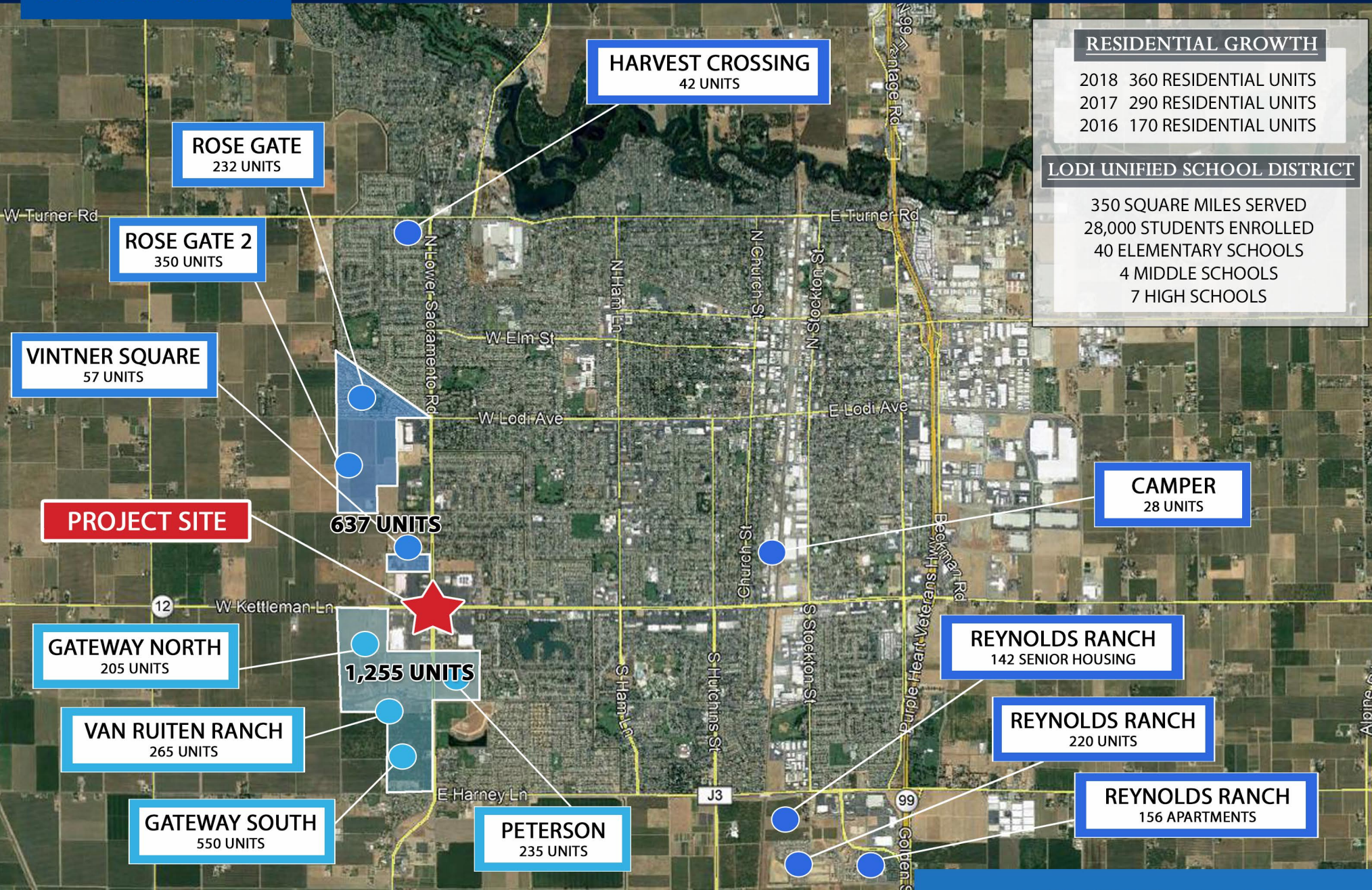
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# SUNWEST VILLAGE



## RESIDENTIAL GROWTH

|      |                       |
|------|-----------------------|
| 2018 | 360 RESIDENTIAL UNITS |
| 2017 | 290 RESIDENTIAL UNITS |
| 2016 | 170 RESIDENTIAL UNITS |

## LODI UNIFIED SCHOOL DISTRICT

- 350 SQUARE MILES SERVED
- 28,000 STUDENTS ENROLLED
- 40 ELEMENTARY SCHOOLS
- 4 MIDDLE SCHOOLS
- 7 HIGH SCHOOLS

# HOUSING AERIAL

# SUNWEST VILLAGE



# INTERSECTION AERIAL

# SUNWEST VILLAGE



FUTURE PAD AVAILABLE



- menchie's frozen yogurt
- jamba
- PANDA EXPRESS
- Signature
- See's CANDIES.
- crumbl cookies

- the Habit BURGER GRILL
- Ono Hawaiian BBQ
- SWEET LAB BOBA TEA & DESSERTS
- Stanton OPTICAL

- Dutch Bros. Offe
- Deli Delicious PREMIUM DELI SANDWICHES
- Sprint

- BUFFALO WILD WINGS.
- xfinity.
- BLAZE PIZZA

- verizon
- rubio's COASTAL GRILL

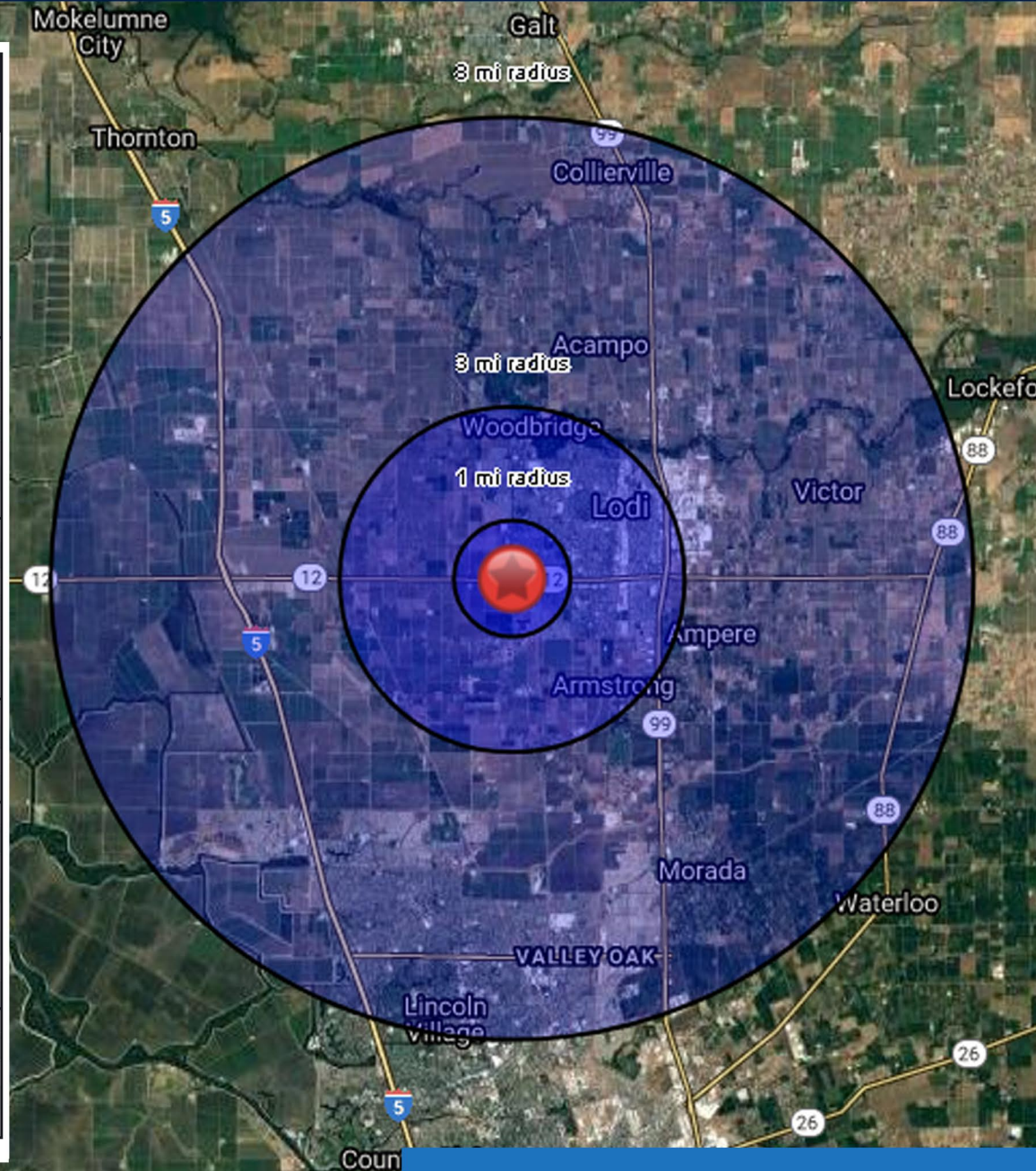


# SITE PLAN

# SUNWEST VILLAGE

## SUMMARY PROFILE

|   | 1 mi radius | 3 mi radius | 8 mi radius |
|---|-------------|-------------|-------------|
| <b>Population</b>                                     |             |             |             |
| 2021 Estimated Population                             | 9,367       | 70,501      | 230,710     |
| 2026 Projected Population                             | 9,762       | 73,487      | 240,598     |
| 2010 Census Population                                | 8,785       | 65,592      | 217,872     |
| 2000 Census Population                                | 6,756       | 60,602      | 184,169     |
| Projected Annual Growth 2021 to 2026                  | 0.8%        | 0.8%        | 0.9%        |
| Historical Annual Growth 2000 to 2021                 | 1.8%        | 0.8%        | 1.2%        |
| 2021 Median Age                                       | 40.6        | 36.2        | 35.7        |
| <b>Households</b>                                     |             |             |             |
| 2021 Estimated Households                             | 3,684       | 24,954      | 75,846      |
| 2026 Projected Households                             | 3,807       | 25,702      | 77,955      |
| 2010 Census Households                                | 3,440       | 23,206      | 71,597      |
| 2000 Census Households                                | 2,703       | 21,770      | 62,258      |
| Projected Annual Growth 2021 to 2026                  | 0.7%        | 0.6%        | 0.6%        |
| Historical Annual Growth 2000 to 2021                 | 1.7%        | 0.7%        | 1.0%        |
| <b>Race and Ethnicity</b>                             |             |             |             |
| 2021 Estimated White                                  | 69.2%       | 61.6%       | 44.2%       |
| 2021 Estimated Black or African American              | 2.2%        | 1.7%        | 8.5%        |
| 2021 Estimated Asian or Pacific Islander              | 12.2%       | 10.4%       | 24.0%       |
| 2021 Estimated American Indian or Native Alaskan      | 0.8%        | 1.0%        | 0.9%        |
| 2021 Estimated Other Races                            | 15.5%       | 25.3%       | 22.5%       |
| 2021 Estimated Hispanic                               | 23.7%       | 41.0%       | 33.9%       |
| <b>Income</b>   |             |             |             |
| 2021 Estimated Average Household Income               | \$128,077   | \$90,555    | \$95,209    |
| 2021 Estimated Median Household Income                | \$79,814    | \$69,075    | \$73,086    |
| 2021 Estimated Per Capita Income                      | \$50,394    | \$32,135    | \$31,396    |
| <b>Education (Age 25+)</b>                            |             |             |             |
| 2021 Estimated Elementary (Grade Level 0 to 8)        | 3.1%        | 9.6%        | 9.5%        |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 4.1%        | 8.5%        | 8.3%        |
| 2021 Estimated High School Graduate                   | 27.7%       | 28.2%       | 27.7%       |
| 2021 Estimated Some College                           | 26.3%       | 22.8%       | 23.1%       |
| 2021 Estimated Associates Degree Only                 | 11.1%       | 10.7%       | 10.5%       |
| 2021 Estimated Bachelors Degree Only                  | 16.3%       | 13.6%       | 14.7%       |
| 2021 Estimated Graduate Degree                        | 11.4%       | 6.7%        | 6.3%        |
| <b>Business</b>                                       |             |             |             |
| 2021 Estimated Total Businesses                       | 383         | 2,374       | 5,941       |
| 2021 Estimated Total Employees                        | 2,615       | 21,090      | 54,235      |
| 2021 Estimated Employee Population per Business       | 6.8         | 8.9         | 9.1         |
| 2021 Estimated Residential Population per Business    | 24.5        | 29.7        | 38.8        |



## DEMOGRAPHICS