

# SUNWEST PLAZA SHOPPING CENTER

SEC 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

**WILL BETTENCOURT**  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



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



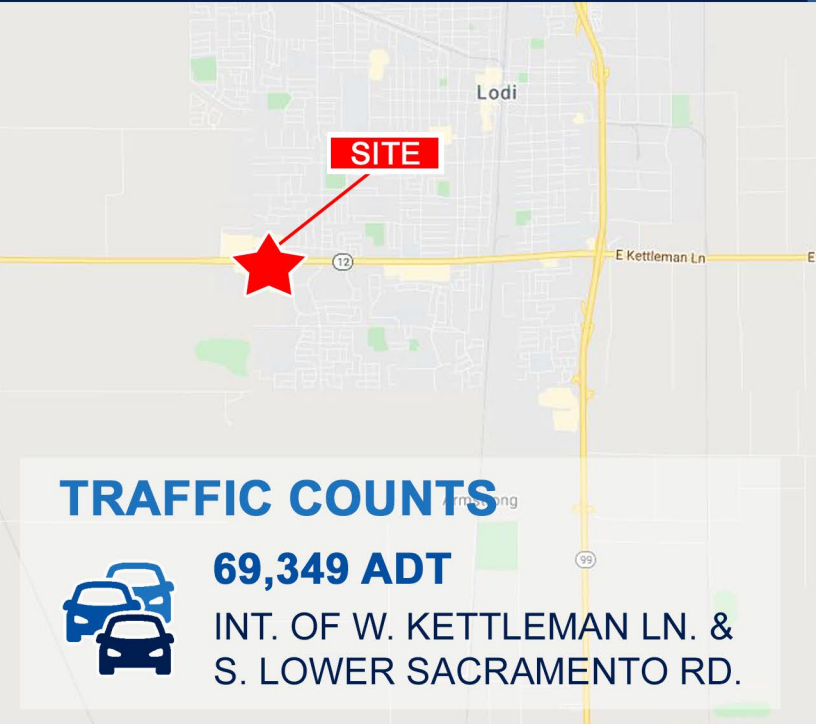
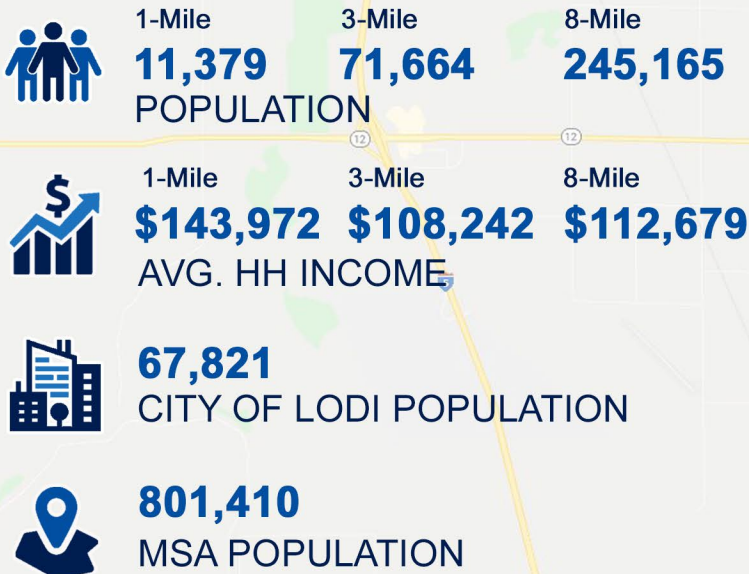
# SUNWEST PLAZA



**SHOP SPACE AVAILABLE**

Sunwest Plaza is anchored by Food 4 Less, Hobby Lobby, Petco, Burlington, and recently added Five Below to its list of successful tenants. Located in Lodi's main retail corridor with roughly 1 million s.f. of retail at the intersection, neighboring retailers include Target, Wal-Mart, Lowe's, Safeway, Staples, ULTA, Marshalls & Big 5. Due to the volume of quality of retailers in the area, the center pulls customers from Lodi, North Stockton, Rio Vista, Thornton, & Lockeford. Additionally the City of Lodi is seeing strong residential growth, with nearly 2,000 homes in various stages of development within approximately one mile of Sunwest Plaza.

## DEMOGRAPHICS



## TRAFFIC COUNTS

**69,349 ADT**  
INT. OF W. KETTLEMAN LN. & S. LOWER SACRAMENTO RD.

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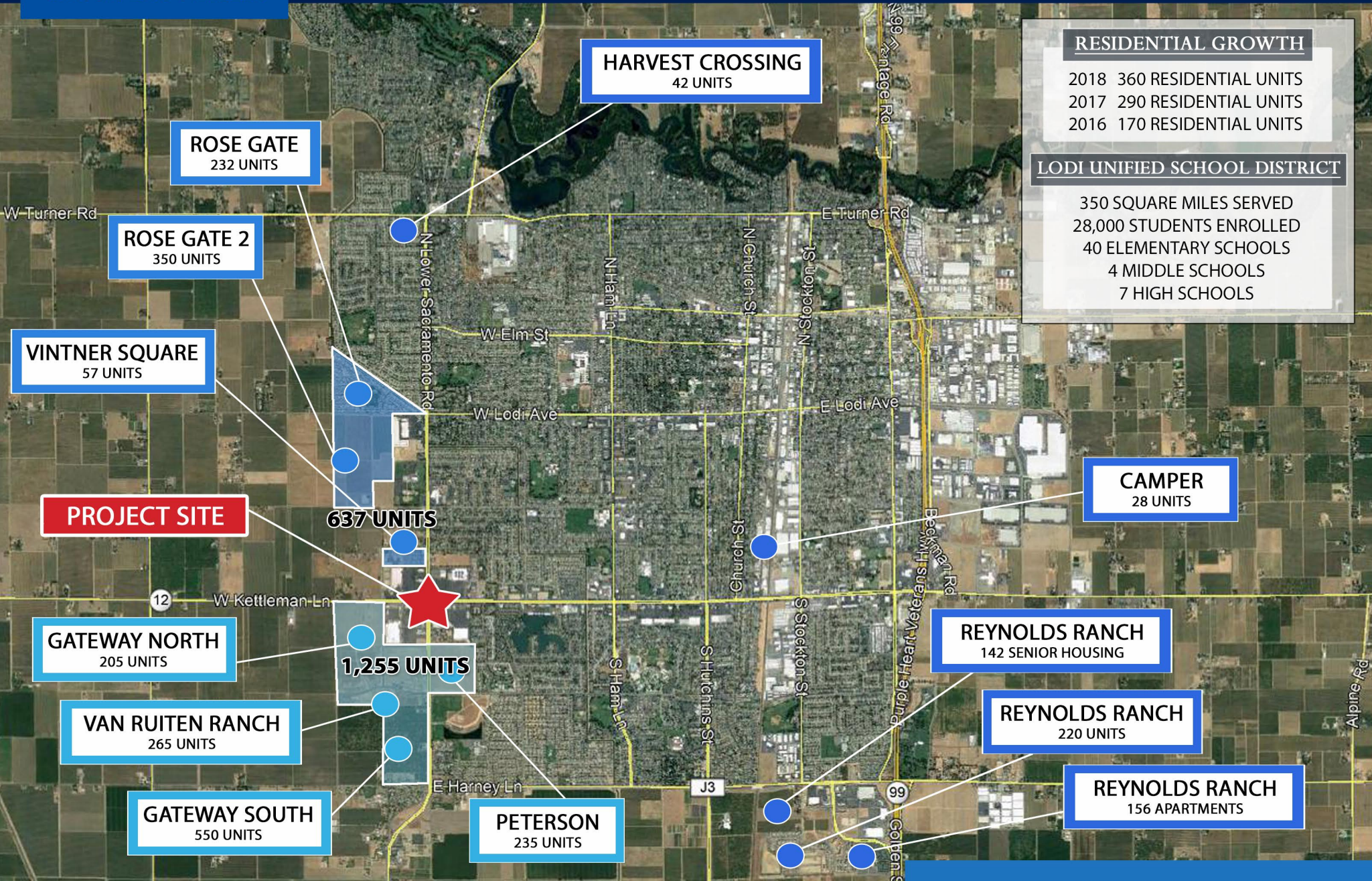
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## RESIDENTIAL GROWTH

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 PLAZA



# INTERSECTION AERIAL



# SUNWEST PLAZA



**Burlington**

SHOPS 1

**SUBWAY**

**FALAFEL CORNER**  
MEDITERRANEAN GRILL

SHOPS 2

<p>discovery shop American Cancer Society</p>	1,175 SF AVAILABLE
<p>CELL PHONE REPAIR We Save Your Mobile Life™</p>	2,832 SF AVAILABLE
<p>Lendmark Financial RETAIL SERVICES</p>	1,218 SF AVAILABLE

23,964 SF AVAILABLE

SHOPS 3

**Farmer Boys**  
WORLD'S GREATEST HAMBURGERS

**Raising Cane's**  
CHICKEN FINGERS

**STRINGS**  
Italian Cafe

**Oh My Yogurt**

**GK MONGOLIAN BBQ**

**GNC**

**Elegant**  
Nail & Beauty Supply

**SALLY BEAUTY SUPPLY**

**JG ACADEMY**  
JIU-JIU

**Lodi**  
HEALTHY SMILES

# SITE PLAN

# SUNWEST PLAZA

**1,218 S.F. HIGH PROFILE END-CAP**  
Former Advance America Space, next to Hobby Lobby, Petco, and Five Below.



**2,832 S.F. IN-LINE SPACE**  
Former Oz Sushi space, perfect for a restaurant operator.

**1,175 S.F. OPPORTUNITY**  
Former Swirl'd space, next to Burlington.



# SHOPS 2 BUILDING

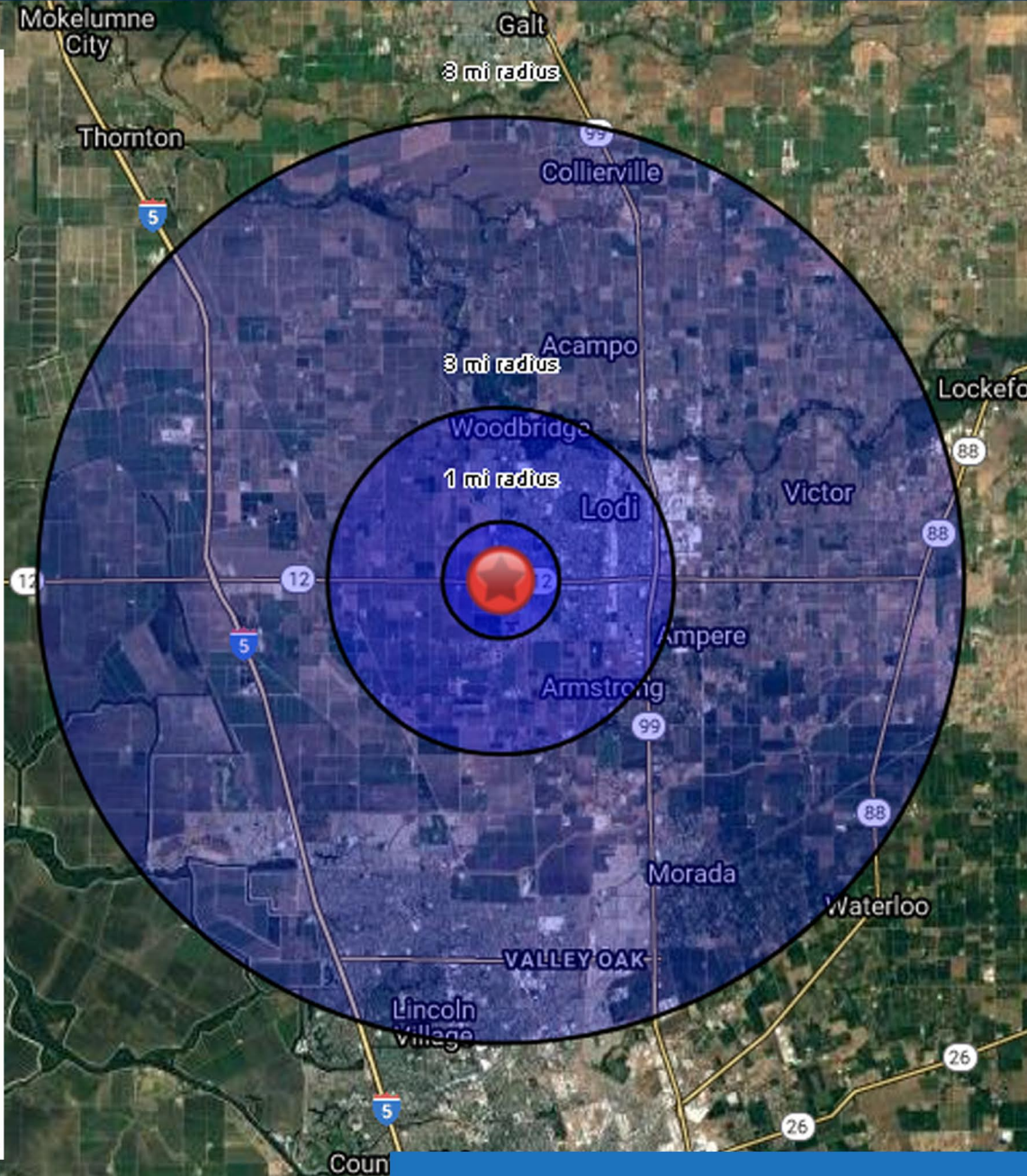


# SUNWEST PLAZA

## SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
<b>Population</b>			
2023 Estimated Population	11,379	71,664	245,165
2028 Projected Population	11,773	74,409	254,722
2020 Census Population	11,189	69,948	238,927
2010 Census Population	10,414	66,199	220,218
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.7%	0.6%	0.9%
2023 Median Age	40.9	37.1	35.6
<b>Households</b>			
2023 Estimated Households	4,451	25,956	80,872
2028 Projected Households	4,818	28,246	88,049
2020 Census Households	4,326	25,006	77,828
2010 Census Households	4,011	23,427	72,639
Projected Annual Growth 2023 to 2028	1.7%	1.8%	1.8%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	0.9%
<b>Race and Ethnicity</b>			
2023 Estimated White	63.9%	52.6%	36.9%
2023 Estimated Black or African American	2.0%	1.7%	8.6%
2023 Estimated Asian or Pacific Islander	11.0%	10.7%	22.8%
2023 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.2%
2023 Estimated Other Races	22.2%	33.9%	30.5%
2023 Estimated Hispanic	25.9%	39.3%	35.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$143,972	\$108,242	\$112,679
2023 Estimated Median Household Income	\$110,796	\$88,174	\$85,386
2023 Estimated Per Capita Income	\$56,578	\$39,363	\$37,317
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.9%	11.4%	9.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	7.5%	8.0%
2023 Estimated High School Graduate	25.6%	25.4%	26.5%
2023 Estimated Some College	23.8%	22.6%	22.9%
2023 Estimated Associates Degree Only	9.9%	10.2%	10.9%
2023 Estimated Bachelors Degree Only	21.6%	14.7%	14.5%
2023 Estimated Graduate Degree	11.6%	8.2%	7.6%
<b>Business</b>			
2023 Estimated Total Businesses	482	2,381	6,365
2023 Estimated Total Employees	3,057	18,918	48,819
2023 Estimated Employee Population per Business	6.3	7.9	7.7
2023 Estimated Residential Population per Business	23.6	30.1	38.5

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## DEMOGRAPHICS