

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

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
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



1-Mile	3-Mile	8-Mile
9,654	68,809	242,705

POPULATION



1-Mile	3-Mile	8-Mile
\$145,897	\$114,399	\$118,284

AVG. HH INCOME



67,325
CITY OF LODI POPULATION



797,502
MSA POPULATION

SITE



TRAFFIC COUNTS



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

PRESENTED BY:



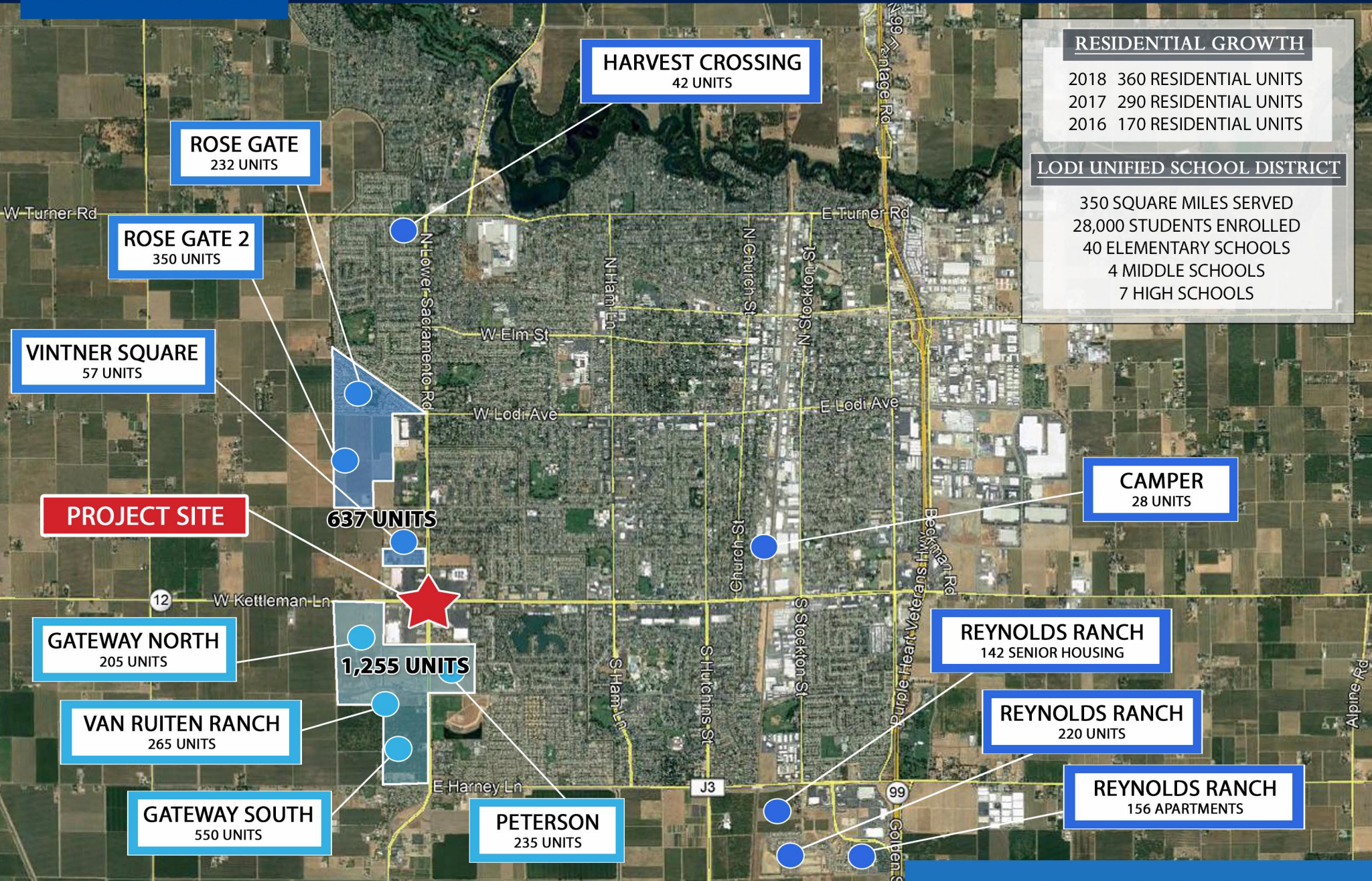
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SUNWEST PLAZA



RESIDENTIAL GROWTH

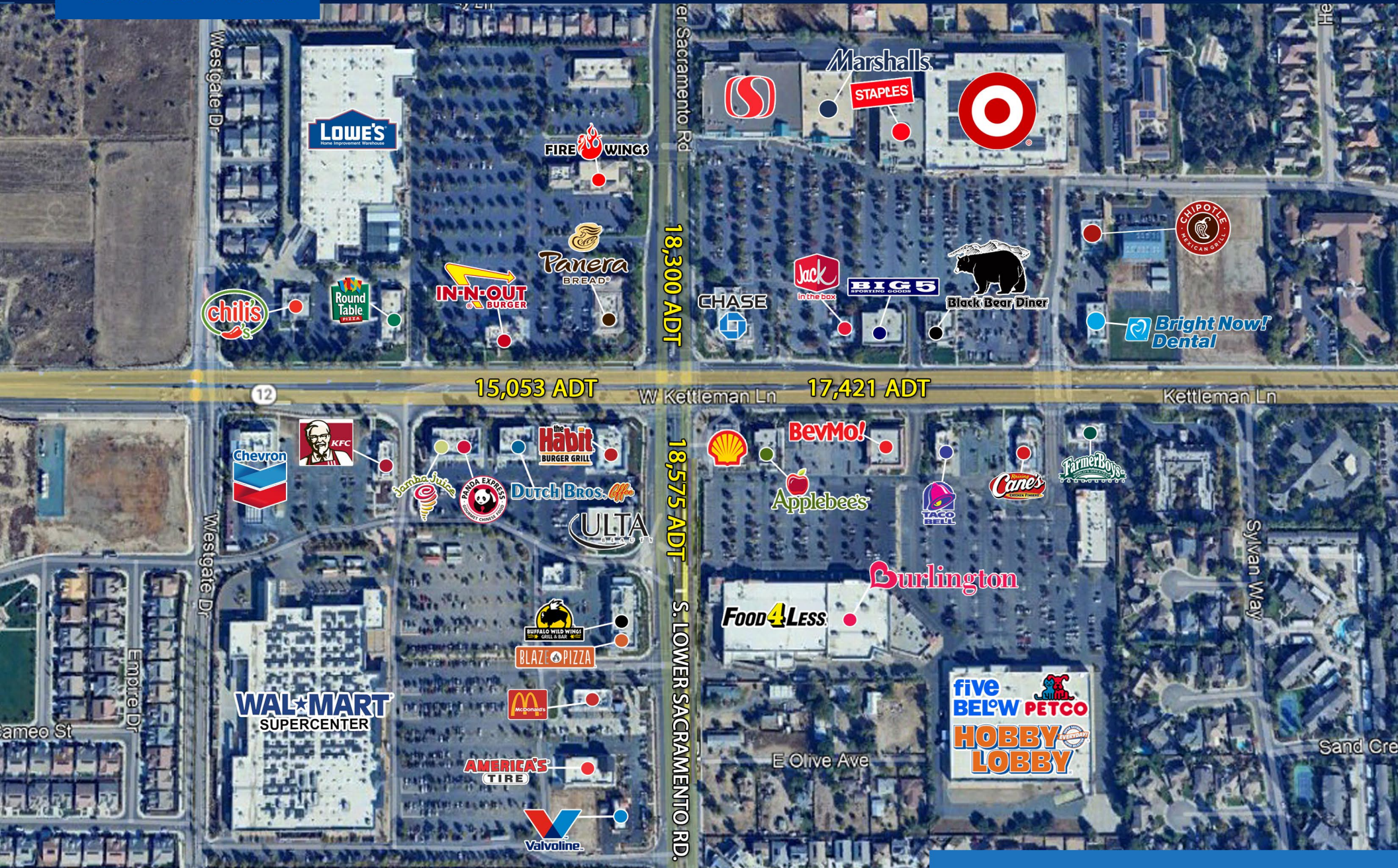
2018	360 RESIDENTIAL UNITS
2017	290 RESIDENTIAL UNITS
2016	170 RESIDENTIAL UNITS

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

1,175 SF AVAILABLE
 1,235 SF AVAILABLE
 1,218 SF AVAILABLE

SHOPS 2
 discovery shop
 American Cancer Society
CAPTAIN CRAB
Lendmark
 Financial
 RETAIL SERVICES

23,964 SF AVAILABLE

Farmer Boys
 WORLD'S GREATEST
 HAMBURGERS

Raising Cane's
 CHICKEN FINGERS

SHOPS 3

STRINGS
 Italian Cafe

Oh My Yogurt

GK MONGOLIAN BBQ

GNC

Elegant
 Nail & Beauty Supply

SALLY BEAUTY SUPPLY

JG ACADEMY
 JIU-JITSU

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.



1,289 S.F. IN-LINE SPACE
Former Cell Phone Repair,
space available for lease.

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

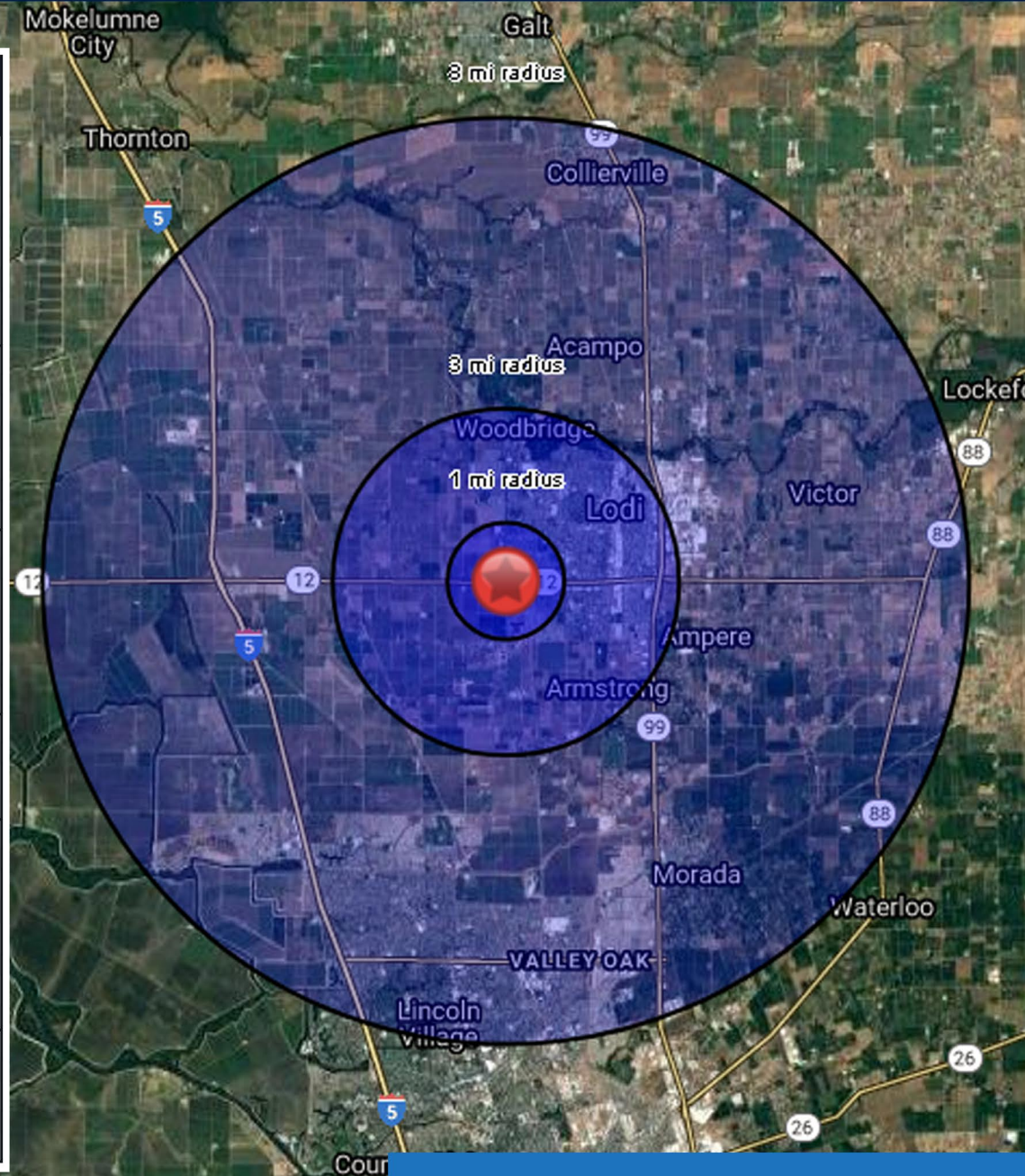


SHOPS 2 BUILDING

SUNWEST PLAZA

SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
Population			
2023 Estimated Population	9,654	69,809	242,705
2028 Projected Population	10,618	71,617	250,355
2020 Census Population	8,587	68,332	239,242
2010 Census Population	7,875	64,642	220,544
Projected Annual Growth 2023 to 2028	2.0%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	1.7%	0.6%	0.8%
2023 Median Age	42.0	37.6	36.4
Households			
2023 Estimated Households	3,834	25,174	79,993
2028 Projected Households	4,207	25,863	82,517
2020 Census Households	3,359	24,452	78,000
2010 Census Households	3,070	22,900	72,806
Projected Annual Growth 2023 to 2028	1.9%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	1.9%	0.8%	0.8%
Race and Ethnicity			
2023 Estimated White	59.1%	50.8%	35.5%
2023 Estimated Black or African American	2.2%	1.8%	8.3%
2023 Estimated Asian or Pacific Islander	13.2%	11.7%	24.8%
2023 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.2%
2023 Estimated Other Races	24.4%	34.5%	30.3%
2023 Estimated Hispanic	27.0%	40.3%	36.1%
Income			
2023 Estimated Average Household Income	\$145,897	\$114,399	\$118,284
2023 Estimated Median Household Income	\$114,543	\$91,500	\$88,044
2023 Estimated Per Capita Income	\$58,217	\$41,413	\$39,135
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.0%	11.2%	9.8%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	7.3%	7.9%
2023 Estimated High School Graduate	25.8%	25.4%	26.5%
2023 Estimated Some College	23.3%	22.5%	22.6%
2023 Estimated Associates Degree Only	10.3%	10.2%	10.9%
2023 Estimated Bachelors Degree Only	21.2%	14.9%	14.7%
2023 Estimated Graduate Degree	12.0%	8.5%	7.6%
Business			
2023 Estimated Total Businesses	355	2,272	6,378
2023 Estimated Total Employees	2,230	17,821	49,114
2023 Estimated Employee Population per Business	6.3	7.8	7.7
2023 Estimated Residential Population per Business	27.2	30.7	38.1



DEMOGRAPHICS