

SUNWEST PLAZA

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



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 **13,849**
3-Mile **73,135**
POPULATION



1-Mile **\$155,658**
3-Mile **\$118,177**
AVG. HH INCOME



Lodi/Stockton MSA
820,754
POPULATION



Lodi/Stockton MSA
205,979
EMPLOYEES

TRAFFIC COUNTS


29,954 ADT
INT. OF W. KETTLEMAN LN.
& S. LOWER SACRAMENTO RD.

METRICS


Visitors over the last 12 months
2.9 M
VISITS
383.9 K
CUSTOMERS

PRESENTED BY:



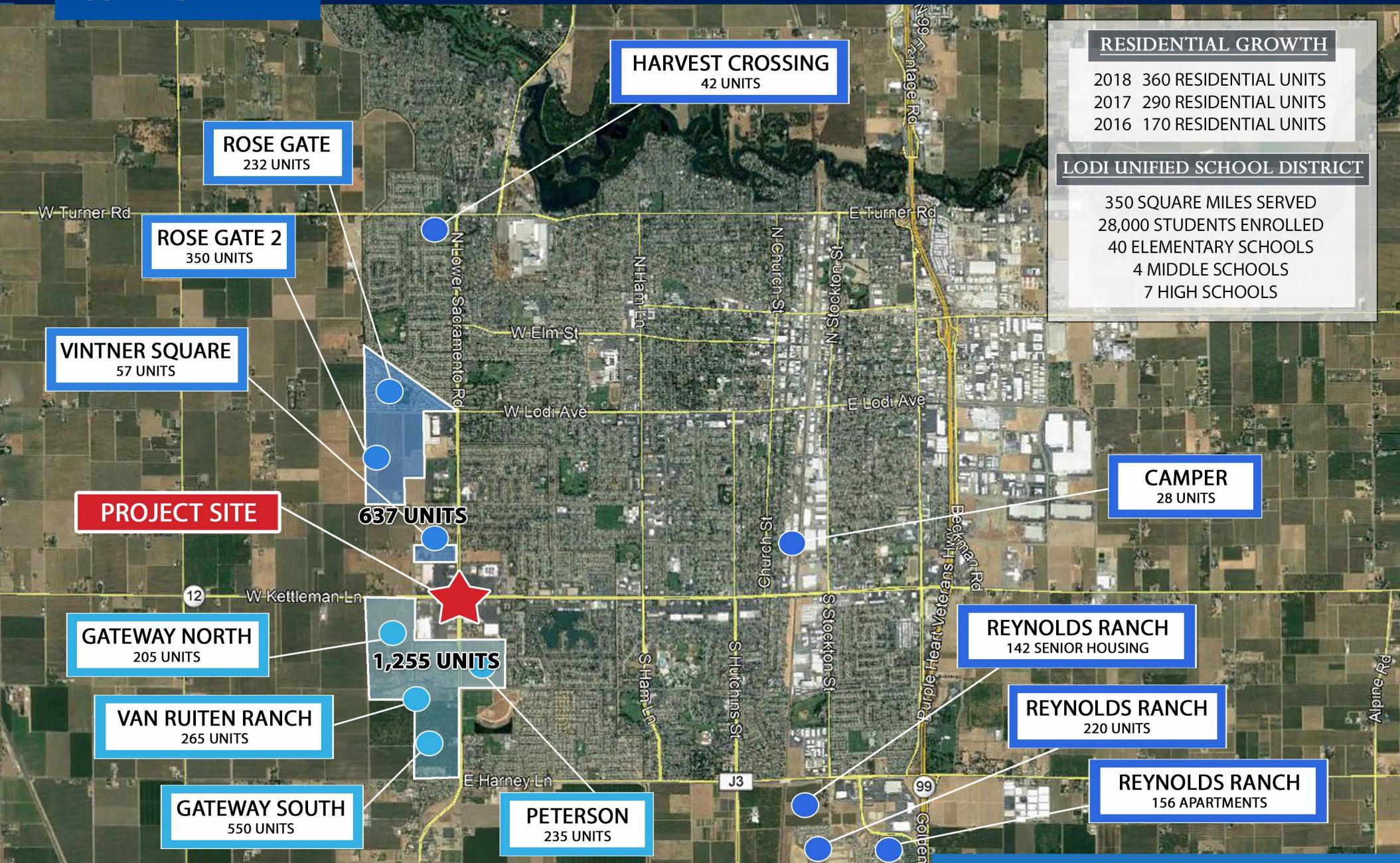
COMMERCIAL WEST, INC.
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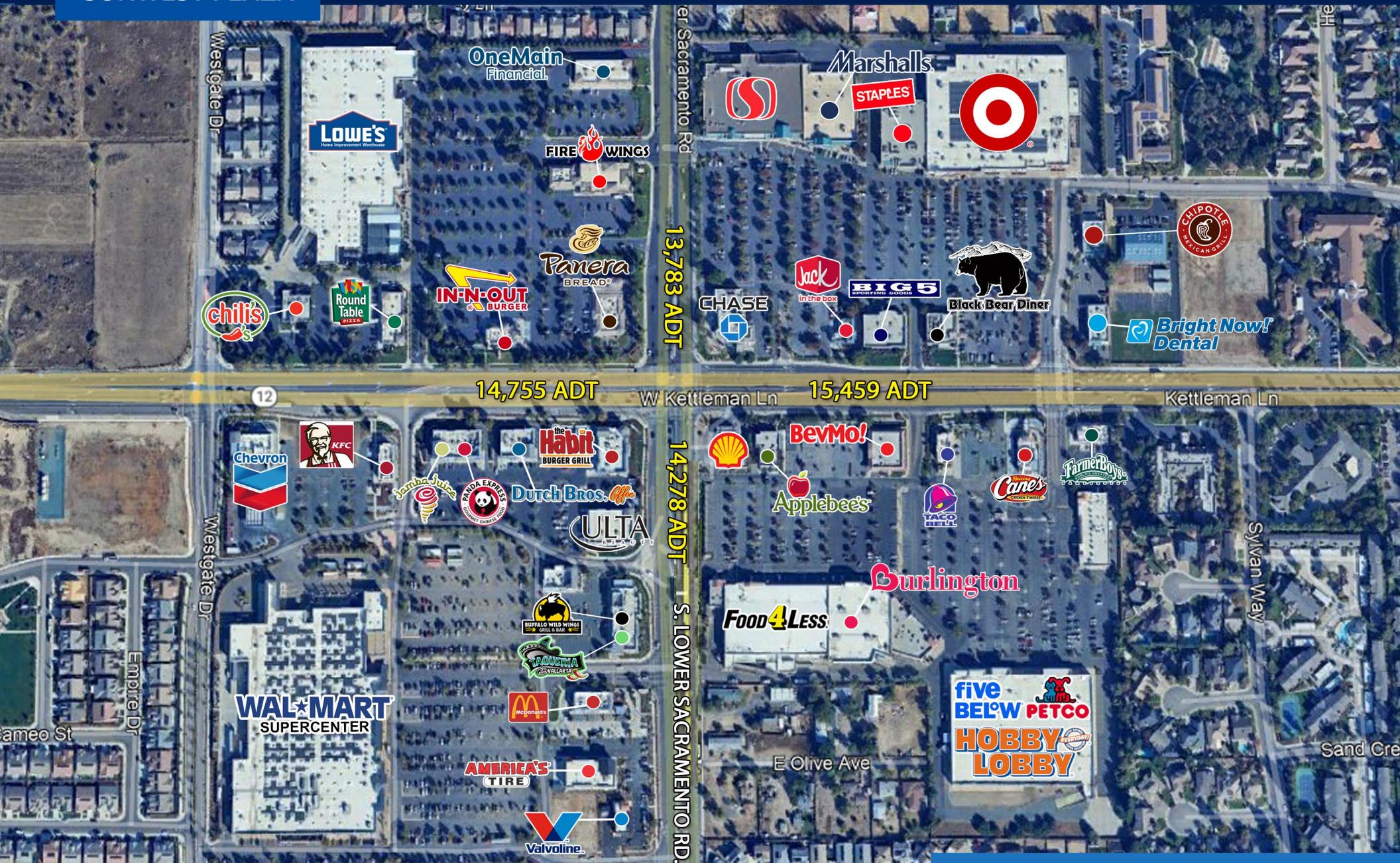
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SUNWEST PLAZA



HOUSING AERIAL

SUNWEST PLAZA



INTERSECTION AERIAL

SUNWEST PLAZA



SITE PLAN

SUNWEST PLAZA

1,239 S.F. IN-LINE SPACE

Former Cell Phone Repair,
space available for lease.



1,218 S.F. HIGH PROFILE END-CAP

Former Advance America Space, next to
Hobby Lobby, Petco, and Five Below.

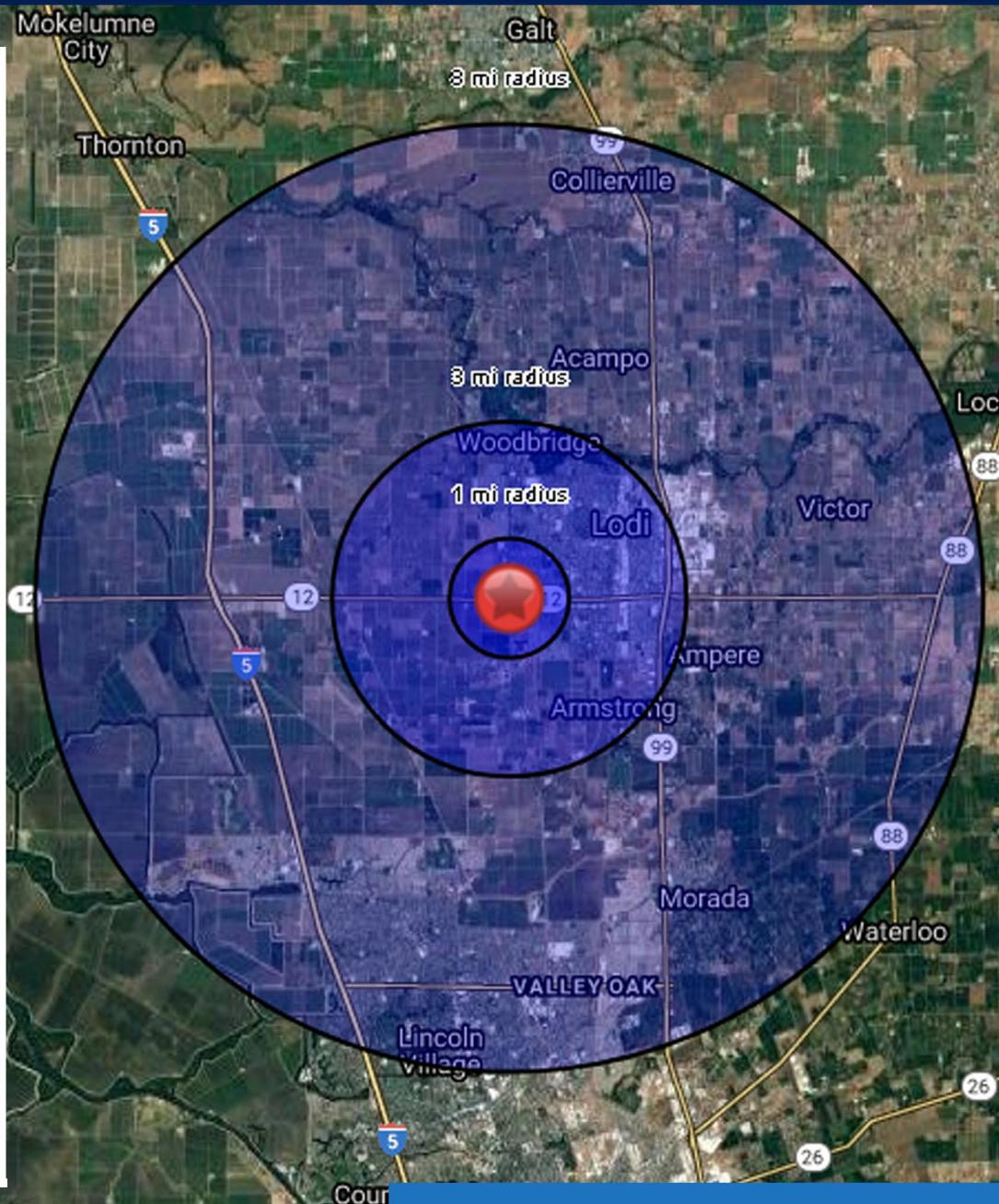


SHOPS 2 BUILDING

SUNWEST PLAZA

SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
Population			
2025 Estimated Population	13,849	73,135	246,263
2030 Projected Population	15,134	72,884	246,692
2020 Census Population	11,189	69,948	238,927
2010 Census Population	10,414	66,199	220,218
Projected Annual Growth 2025 to 2030	1.9%	-	-
Historical Annual Growth 2010 to 2025	2.2%	0.7%	0.8%
2025 Median Age	41.8	38.0	36.3
Households			
2025 Estimated Households	5,352	26,599	81,958
2030 Projected Households	5,988	27,500	84,769
2020 Census Households	4,326	25,006	77,828
2010 Census Households	4,011	23,427	72,639
Projected Annual Growth 2025 to 2030	2.4%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	2.2%	0.9%	0.9%
Race and Ethnicity			
2025 Estimated White	56.6%	47.9%	35.1%
2025 Estimated Black or African American	2.7%	2.3%	8.3%
2025 Estimated Asian or Pacific Islander	15.2%	14.5%	24.8%
2025 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.2%
2025 Estimated Other Races	24.7%	34.2%	30.7%
2025 Estimated Hispanic	31.9%	41.1%	36.7%
Income			
2025 Estimated Average Household Income	\$155,658	\$118,177	\$120,434
2025 Estimated Median Household Income	\$120,312	\$93,570	\$93,138
2025 Estimated Per Capita Income	\$60,367	\$43,132	\$40,225
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.1%	11.2%	9.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	6.4%	7.8%
2025 Estimated High School Graduate	24.3%	27.2%	27.9%
2025 Estimated Some College	21.1%	21.8%	21.6%
2025 Estimated Associates Degree Only	9.3%	8.9%	9.4%
2025 Estimated Bachelors Degree Only	24.0%	15.7%	15.9%
2025 Estimated Graduate Degree	12.9%	8.9%	7.8%
Business			
2025 Estimated Total Businesses	530	2,478	6,462
2025 Estimated Total Employees	3,482	19,643	49,007
2025 Estimated Employee Population per Business	6.6	7.9	7.6
2025 Estimated Residential Population per Business	26.1	29.5	38.1



DEMOGRAPHICS