

# 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

WILL BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



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

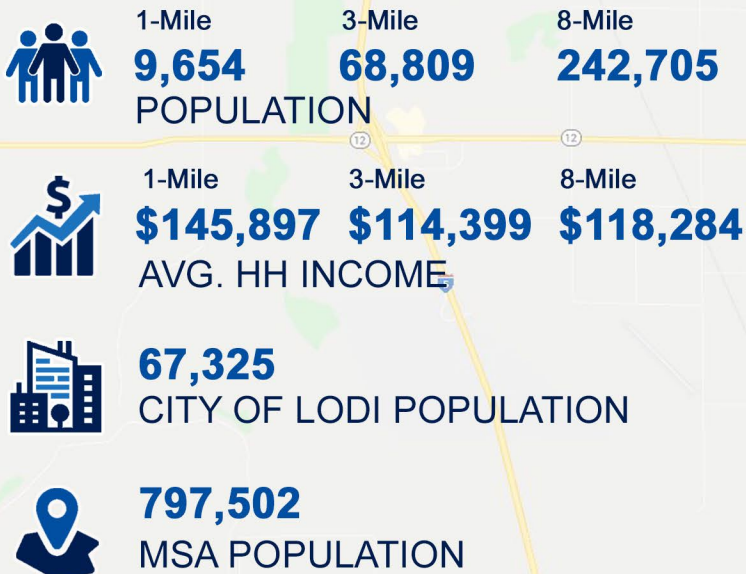


# SUNWEST VILLAGE



Sunwest Village is a 340,000 square foot shopping center located at Lodi's main retail intersection of S. Lower Sacramento Road and W. Kettleman Lane (HWY 12). Anchoring the center is a 207,000 s.f. Wal-Mart Supercenter which saw 3.1 million visits over the last 12 months, putting this store in the 95th percentile of Wal-Mart stores nationwide for traffic per Placer.ai. The intersection is also home to Target, Lowe's, Safeway, Marshalls, Hobby Lobby, Petco, Food 4 Less, and Burlington. Given the quality of retailers at the intersection, this area pulls customers not just from Lodi, but also North Stockton, Galt, Thornton, Lockeford, and Rio Vista. In the immediate area, there are approximately 1,900 homes either under construction or approved.

## DEMOGRAPHICS



## TRAFFIC COUNTS



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

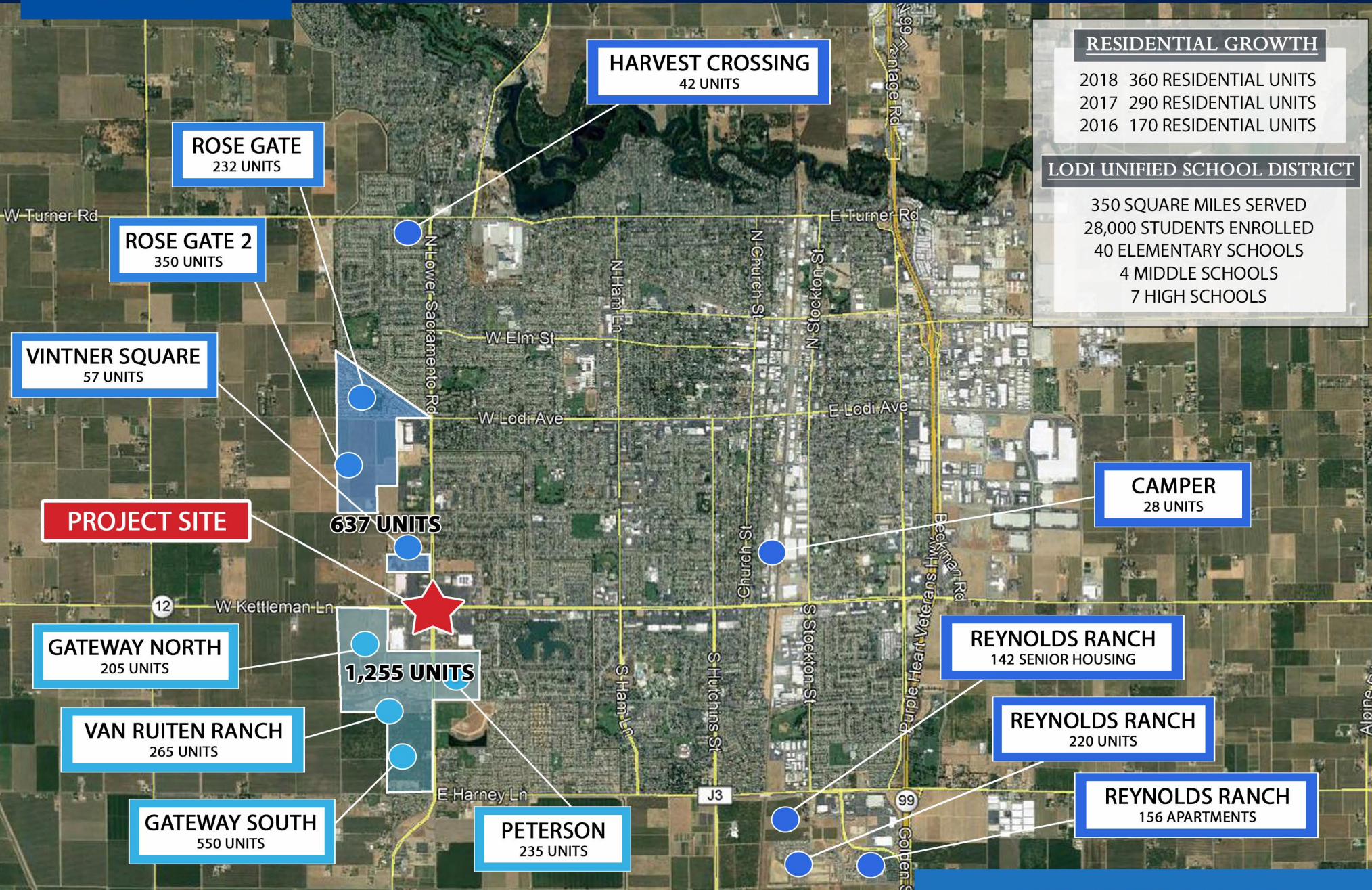
A QUALITY RETAIL DEVELOPMENT BY:



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



# SUNWEST VILLAGE



## RESIDENTIAL GROWTH

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

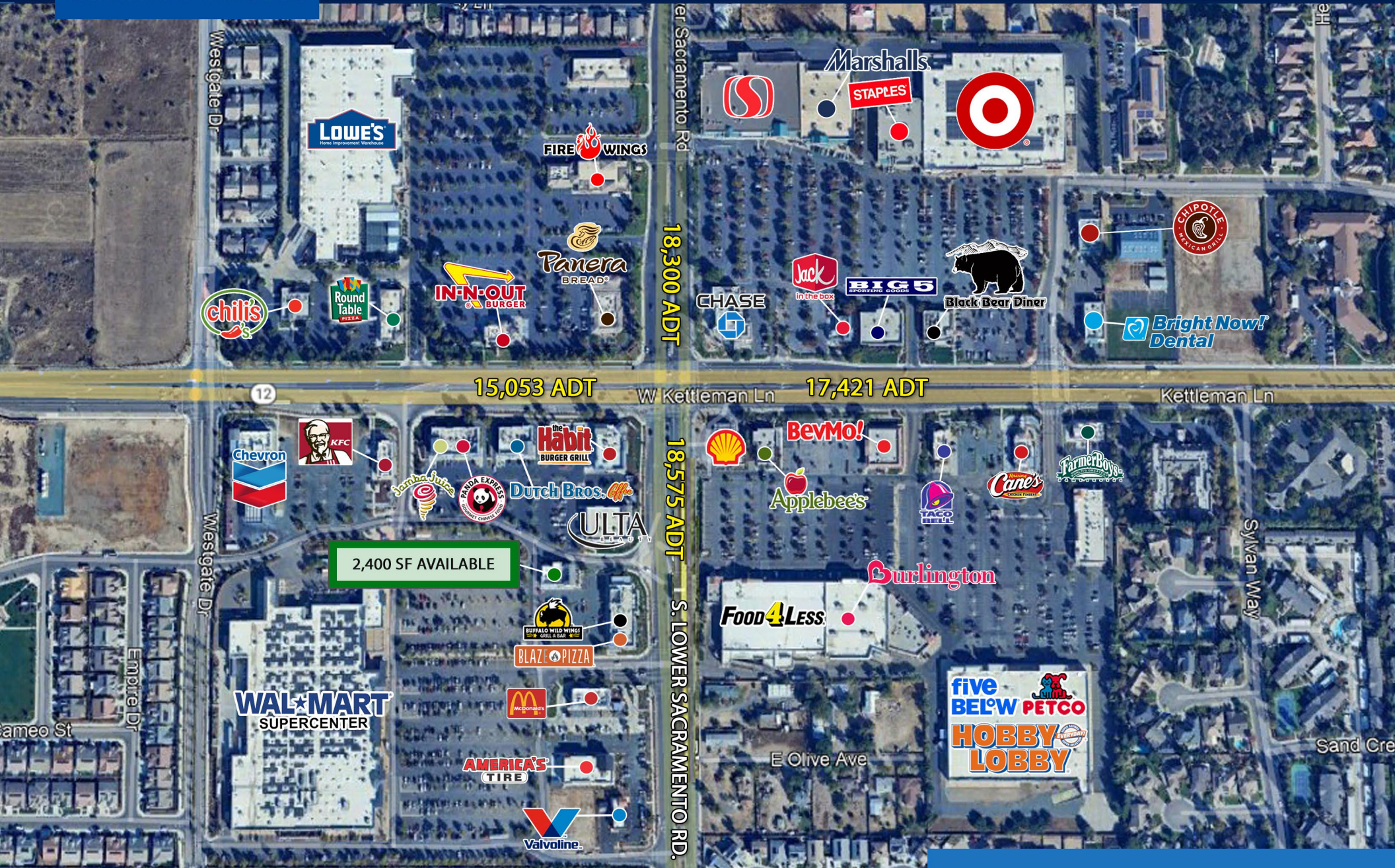
## LODI UNIFIED SCHOOL DISTRICT

- 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

2,400 SF AVAILABLE

- verizon



# SITE PLAN

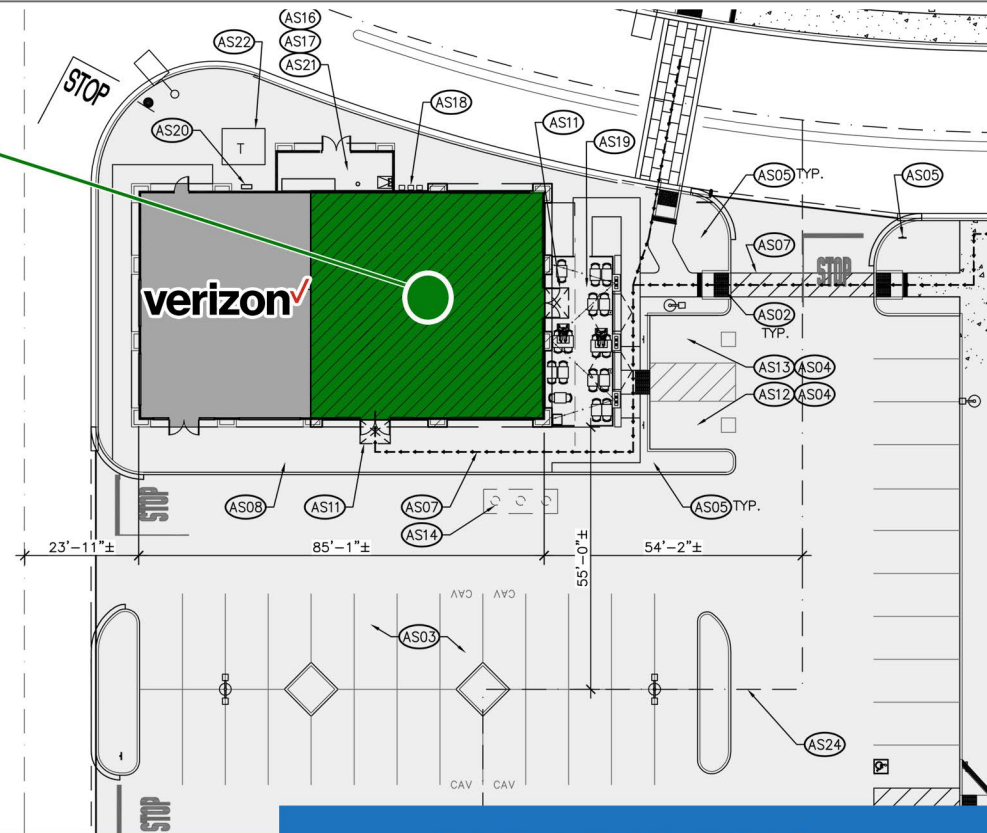
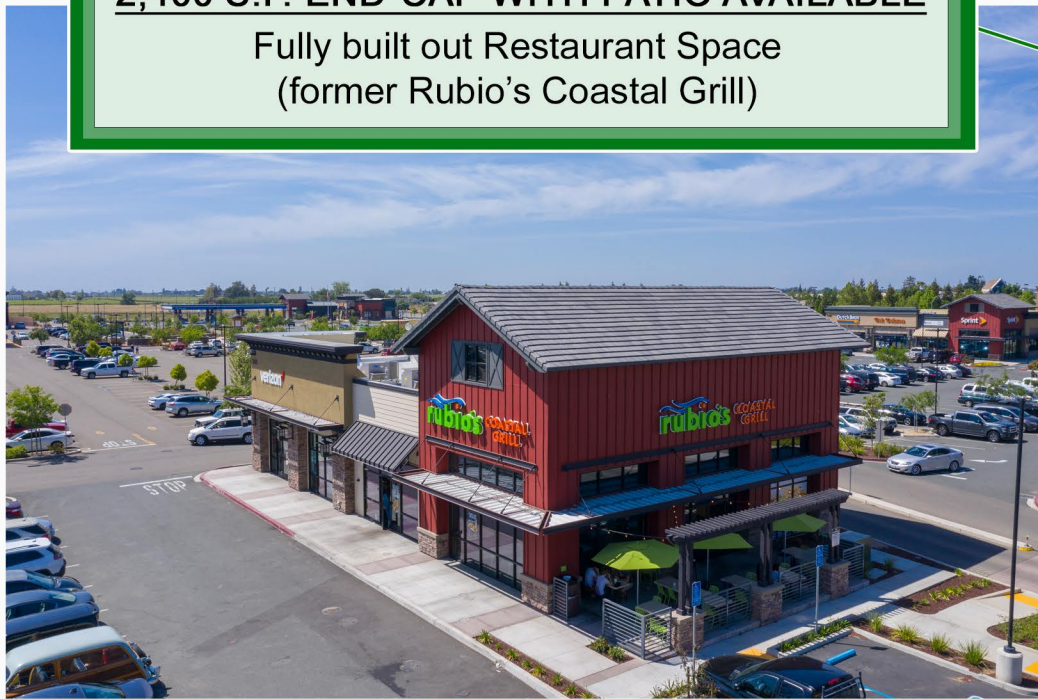


# SUNWEST VILLAGE



**2,400 S.F. END-CAP WITH PATIO AVAILABLE**

Fully built out Restaurant Space  
(former Rubio's Coastal Grill)



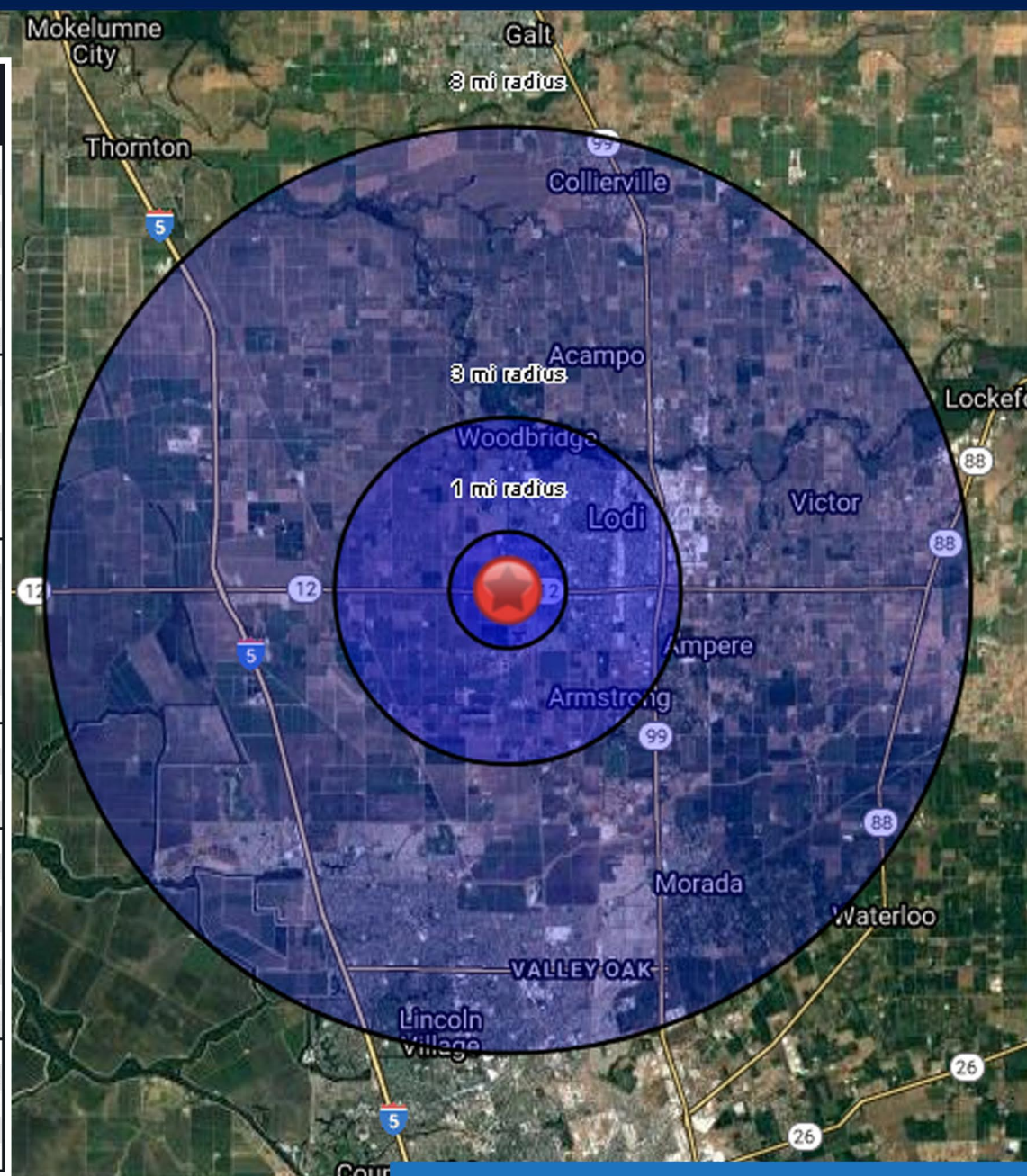
**PAD 8 BUILDING**



# SUNWEST VILLAGE

## SUMMARY PROFILE

	1 mi radius	3 mi radius	8 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©2024 Star USA, Chandler, Arizona (602) 491-1112. Demographic Source: Applied Geography/IGER Geography - RS1