



# Westgate Shopping Center

SWC of S Lower Sacramento & W Lodi Ave | Lodi, CA



# The Offering

## The Property

- Beautifully designed Raley's anchored shopping center w/ long term lease
- Good mix of daily need, services and retail drivers
- This area of Lodi has seen substantial residential growth over the last 15 years
- An estimated  $\pm 3,909$  units planned in the next 7 years based on population growth
- Center is strategically positioned in the path of growth for new residential development (s) and is located at a signalized intersection.



## The Opportunities

### -5,623 SF - For Sale or Lease

- Divisible: 2,000 - 5,632 SF
- Built 2019, new construction
- Commercial zoning
- Shell condition

### -3,100 SF - For Lease

- Former Credit Union
- Street facing outparcel

## 3 Mile Demographics



**Total  
Population**  
70,380



**Average HH  
Income**  
\$100,351



**Daytime  
Population**  
68,462

## 5 Mile Demographics



**Total  
Population**  
79,492

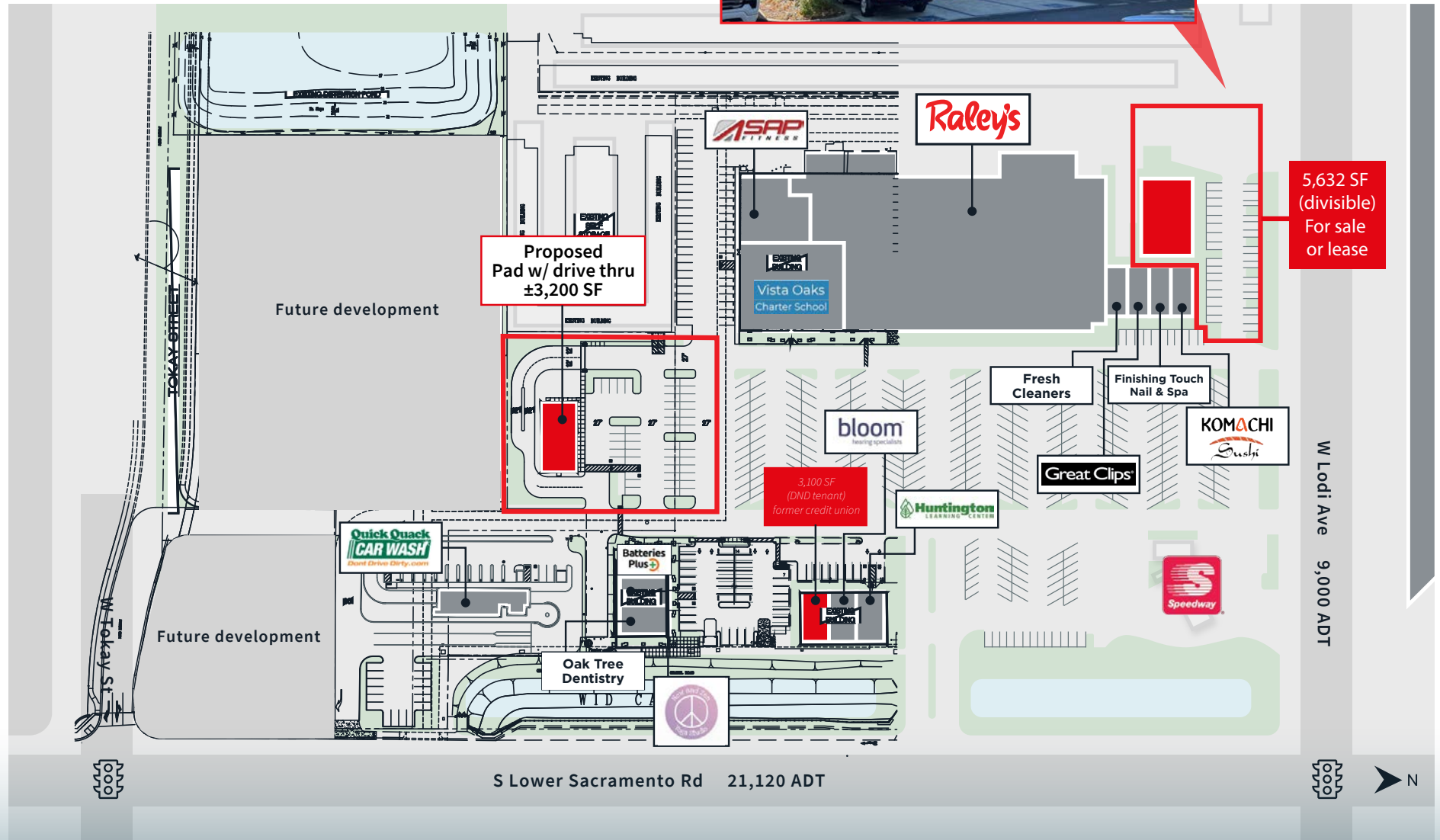


**Average HH  
Income**  
\$102,611



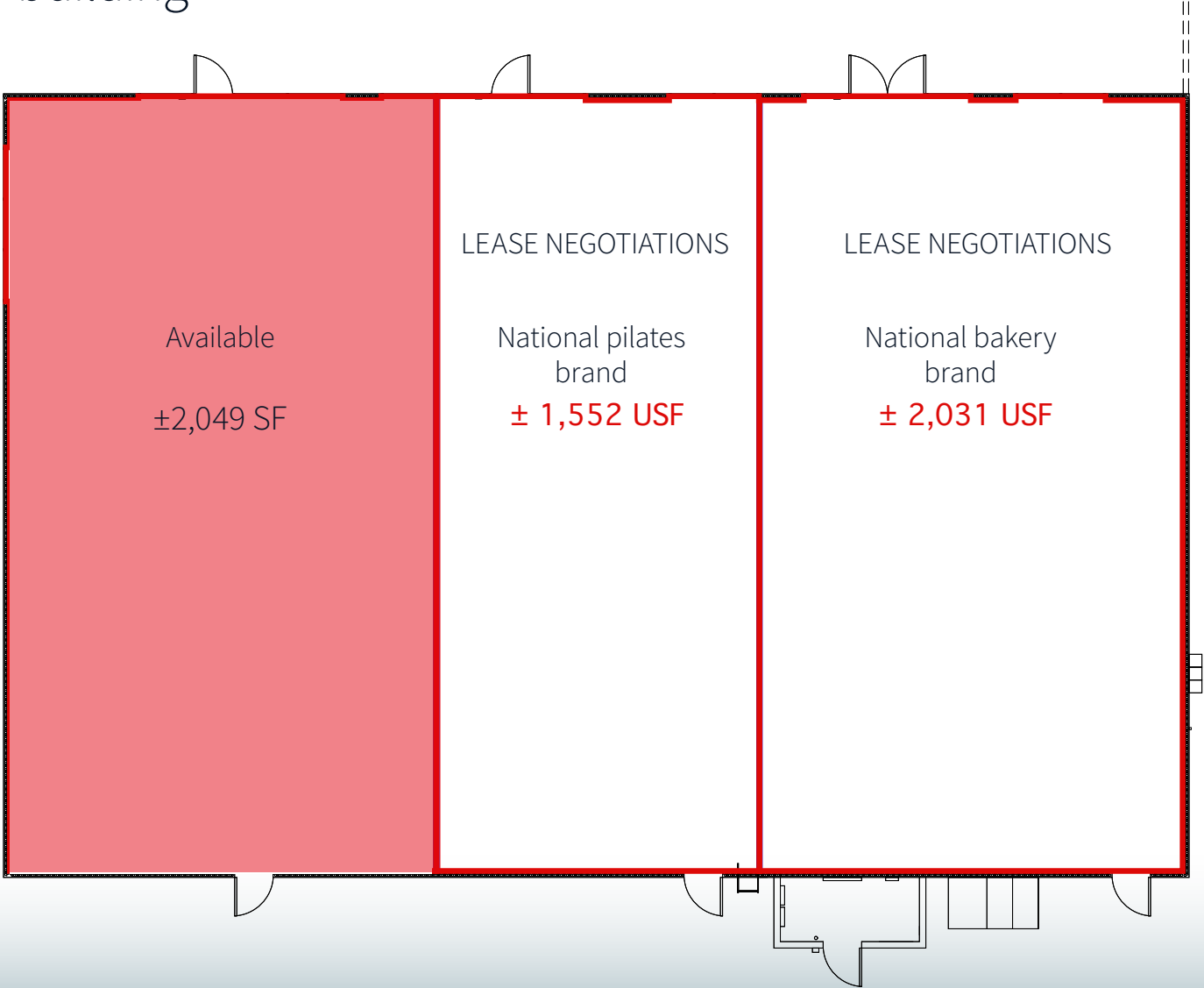
**Daytime  
Population**  
70,892

# Site plan



# Demising Plan

±5,632 SF building





# 2630 W Lodi Avenue Lodi, CA

Rosegate I  
230 Units  
Completed



Rosegate II  
352 Units  
Under Construction

The Vine  
57 Units  
Completed

Luka Place  
16 Units  
Completed

Gateway North  
465 Units  
Under Construction



Vintage Oaks at Gateway  
88 Units  
Under Construction

Vineyard Terrace I  
235 Units  
Completed

Crane's Landing  
79 Residential Units  
Completed

Lodi High School



L. Sacramento Rd

W Lodi Ave

E Lodi Ave

S Cherokee Ln

W Kettleman Ln

S Ham Ln

E Harney Ln

W Harney Ln

Golden State Hwy

99

12





ROSEGATE II  
±352 RESIDENTAL UNITS

ROSEGATE I  
±230 RESIDENTAL UNITS

Vista Oak Charter School

Raley's

Great Clips

W Lodi Ave.

BatteriesPlus+

Huntington  
LEARNING CENTER

COMING  
SOON

Quick Quack  
CAR WASH  
Don't Drive Dirty.com

L Sacramento Rd.



# Photos







Raley's

Great Clips

Vista Oak Charter School

W Lodi Ave.

Huntington  
LEARNING CENTER



BatteriesPlus+

L Sacramento Rd.

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