

Vintner's Square



RETAIL FOR LEASE

1361 SOUTH LOWER SACRAMENTO ROAD, SUITE 604 | LODI, CA

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 **the eonic company®**



Property Highlights

- Located along Lodi's two major thoroughfares with great visibility along Lower Sacramento Rd.
- Within Lodi's major retail hub and surrounded by strong national retailers.
- Suite flexible for office or retail use with ample parking.
- 5+ new residential developments in construction around W Kettleman Ln + Lower Sacramento Rd - approximately 1,300 units.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,254	70,141	86,449
Daytime Population	5,813	30,856	40,716
Avg. Household Income	\$129,233	\$101,471	\$107,423
Med. Household Income	\$92,569	\$70,298	\$75,814

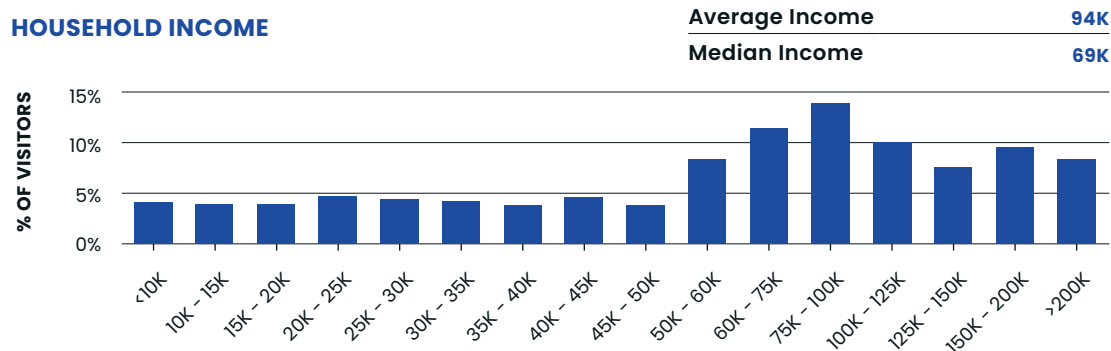
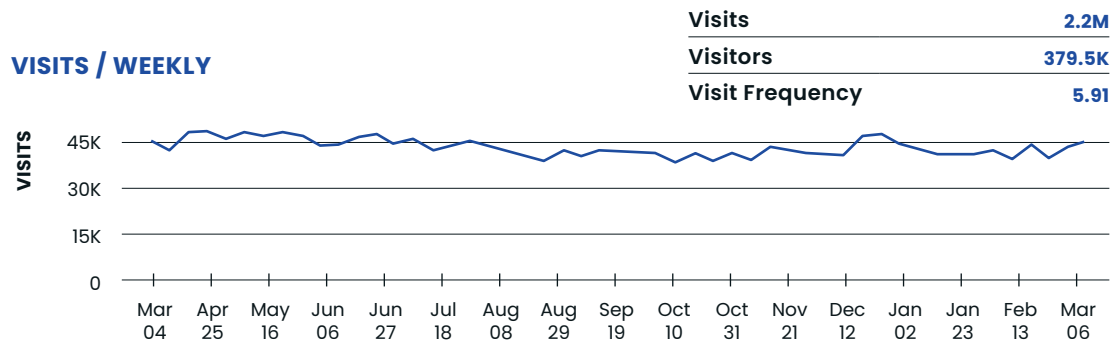
TRAFFIC COUNTS

N Lower Sacramento R	21,560 ADT
W Kettleman Ln	28,500 ADT

Source: 2022 Esri.

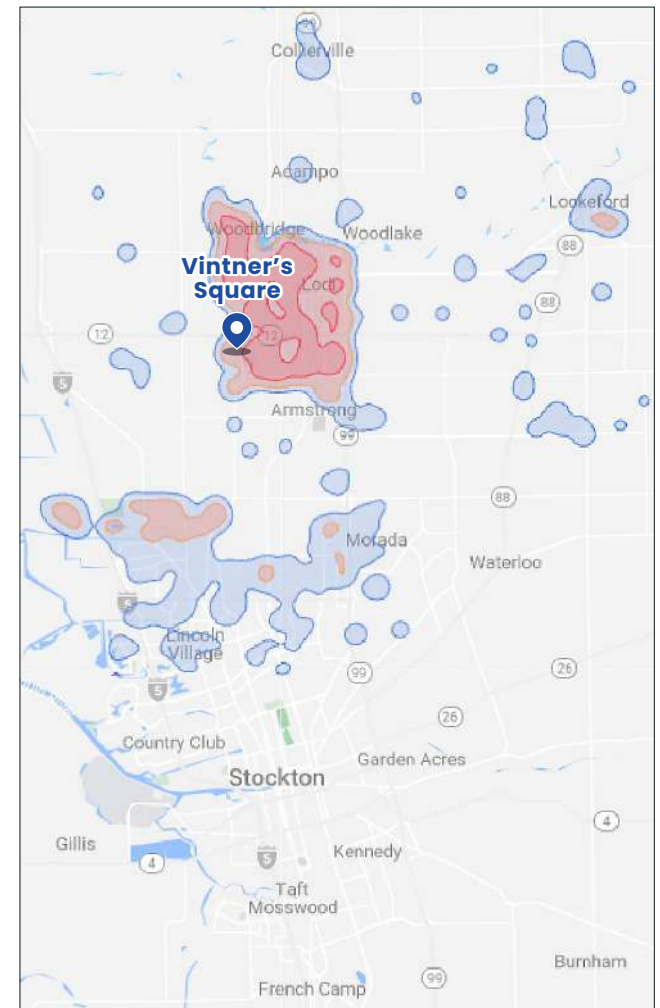
Customer Profile

Over the past 12 months, 1361 S Lower Sacramento Rd (**Vintner's Square**) recorded over 2.2M visits from over 379.5K customers averaging 5.91 visits per year.



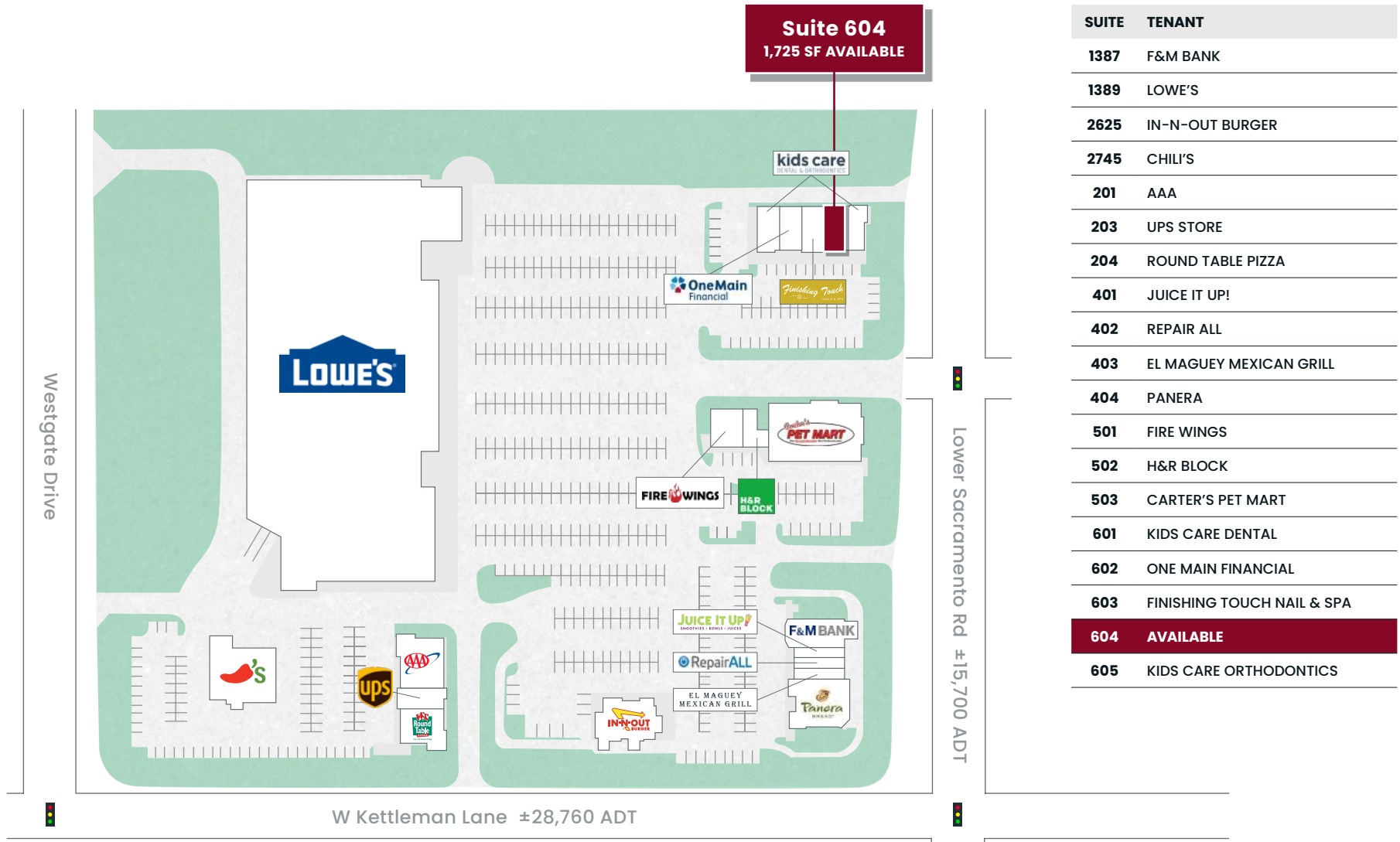
Data provided by Placer Labs, Inc.

% OF VISITS	HOUSEHOLDS	POPULATION	MEDIAN AGE
30%	17,991	52,035	33.82
50%	31,818	95,091	33.75
70%	67,311	205,288	33.92





Site Plan





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