

JUNIOR ANCHOR, SHOP & PAD SPACE

CHEROKEE PLAZA SHOPPING CENTER



SEC Cherokee Lane & Lodi Avenue | Lodi, CA

Property Features:

- Part of the Cherokee Plaza Shopping Center, with co-tenants that include Grocery Outlet, Planet Fitness, dd's Discounts, Big Lots, Tractor Supply Company, Dollar Tree, O'Reilly Auto Parts
- The property sits adjacent to Highway 99 near the Highway 12-East interchange
- The Shopping Center has cross access to high-volume Rancho San Miguel
- Immediate availability

Location:

SEC of Cherokee Lane & Lodi Avenue
adjacent to Highway 99 in Lodi, CA

GLA:

±196,000 Sq. Ft.

Space Available:

±14,872 Sq. Ft.
±600 Sq. Ft.
Buildable Pad

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
2015 Population	17,373	45,432	68,377	78,142
Avg HH Income	\$45,534	\$67,190	\$80,809	\$83,724

Traffic Counts:

Cherokee Lane	20,882 ADT
Lodi Avenue	13,718 ADT
Hwy 99 at Lodi Ave	67,000 ADT

Source: City of Lodi, Caltrans



C O M M E R C I A L

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Lodi - Market Aerial



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Location Overview - Lodi, California

Lodi is located along Highway 99, which is the primary regional connector in the Central Valley. Neighboring towns within 3 miles of Lodi include: Woodbridge (pop 3,984), South Woodbridge (3,308), North Woodbridge (1,546), Collierville (1,934), Morada (3,828), and Lockeford (3,233). Galt, with a population of 24,472, is also only 9 miles to the north of Lodi. Lodi is located just 30 miles south of Sacramento and 65 miles east of San Francisco.

Production of premium quality wines is the economic engine that drives the Lodi-Woodbridge region. Lodi has been growing wine grapes since the mid-1800s and today is the largest appellation in California with over 190,000 acres in production. Nearly 40 percent of California's premium wine grapes are

grown in this region. Known for hearty Zinfandels, Lodi is also home to all of California's leading varieties, and has long been the leading producer for Cabernet Sauvignon, Chardonnay, Merlot, and Sauvignon Blanc.

Today Lodi has over 100 varieties in production and offers a vast portfolio of diverse wines. 85+ Lodi wineries await tourists who travel for tastings on the Lodi Wine Trail. Lodi has been dubbed the "Zinfandel Capital of the World". However, in recent years, the Lodi Appellation has become increasingly respected for other eclectic varietals. Nearby Woodbridge is the home of the well-known winery, Woodbridge by Robert Mondavi. Mondavi grew up in Lodi, and Mondavi Winery is considered one of the most influential in the American wine industry.



LOCATION HIGHLIGHTS

- Lodi is located 30 miles south of Sacramento and 10 miles north of Stockton
- Lodi is home to approximately 62,825 residents and is centrally located in the San Joaquin Valley
- 'Lodi Wine Country' is emerging as a popular wine destination with Lodi home to more than 85 wineries, with 58 local wineries located along the Lodi Wine Trail



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Cherokee Plaza Shopping Center - Zoom Aerial



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Site Plan



- | | | |
|--------------------------|------------------------------|-----------------------------------|
| 1. Dollar Tree | 7. H&R Block | 13. Sunshine Hawaiian BBQ |
| 2. Lodi Halal Meat | 8. Southern Gold Chinese | 14. Lodi Hair Designers |
| 3. Las Islitas Mariscos | 9. Metro PCS | 15. Lodi Nails |
| 4. Hazumi Sushi Bar | 10. California Check Cashing | 16. ±600 Sq. Ft. AVAILABLE |
| 5. Tobacco City | 11. Farmers & Merchants Bank | 17. J&D Donuts |
| 6. Mountain Mike's Pizza | 12. Baskin Robbins | 18. O'Reilly Auto Parts |



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