

FOR LEASE

1110 W. Kettleman Lane | Lodi | CA | 95240

Free Rent!

3 Months or More
Rent Abatement For T.I.'s



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1967 REAL ESTATE

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Property Overview

Address: 1110 W. Kettleman Lane • Lodi

Lot Size: ± 4.71 AC

Tenancy: Multi

Parking: 257 Spaces / 3.01 Ratio

Floors: Two (2)

County: San Joaquin

Property Type: Retail/Office

Year Built: 1986

Zoning: PD

Procuring Broker Fee: 2.5%

Property Description:

This stunning Mediterranean-style building, featuring charming Tuscan elements, fountains, and palm trees, is centrally located in Lodi's bustling retail and business district. The property is equipped with upgraded LED lighting throughout the parking area, four (4) staircases, two (2) elevators, and one (1) cargo elevator. The complex encompasses ± 82,131 SF and is situated on a ± 4.71 AC site, accommodating a two-story retail and office center. The property also includes a high-speed fiber optic internet terminal at the building and features four (4) food service restaurants: Nona's Steakhouse (new), Yen Ching, Mexicana, and Bakery-Café (new). Anchor tenants include the US Social Security Office, Sally's Beauty, and Rio Valley Charter School.



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Availability

BELLA TERRA PLAZA

1110 Kettleman Lane • Lodi • CA

SUITE	SF	AVAILABILITY	Tenant	SUITE	SF	AVAILABILITY	Tenant
1	± 5,810	Occupied	Restaurant	29	± 443	Occupied	Til Death Artistry
2	± 2,637	Occupied	Restaurant	30	± 432	Occupied	Wai Ola Skincare
3 & 4	± 8,778	Occupied	Social Security Administration	31	± 1,066	Available	Available
5	± 2,145	Occupied	Beauty Systems Group, LLC	32	± 820	Occupied	THINK Beauty
6, 7, & 8	± 8,416	Occupied	Miscellaaneous	33	± 432	Occupied	The Babe Cave
9, 10, 11, 12, & 13	± 11,023	Occupied	Pacific Charter Institute	34-1	± 182	Occupied	Retail
14	± 2,868	Occupied	Restaurant	34-2 & 34-3	± 167	Occupied	Novo Behavioral Services
15-16	± 2,003	Available	Available	34-4	± 167	Available	Available
17	± 2,023	Occupied	That Thrift Shop	34-5	± 236	Occupied	Spa Queen Beauthy Products
18	± 507	Occupied	Vitalina's Hair Design	35	± 2,177	Available	Available
18P1-18P2	± 216	Occupied	Opal Moon Beauty	36	± 701	Occupied	Meet the Maker
18P3-18P4	± 101	Occupied	Barber Shop/Salon	37-38	± 1,800	Available	Available
18P5	± 101	Occupied	Crepe Tea Co.	39	± 1,475	Occupied	The Craft Room
19	± 1,443	Occupied	Retail	40	± 928	Occupied	Salon Two Twenty
20A-20B	± 1506	Occupied	Belended Beauty	41	± 1,040	Available	Available
21	± 1180	Occupied	Office	42-44	± 2,160	Available	Available
22	± 1,243	Occupied	Impact Sports	45-46	± 2,760	Occupied	Salon Two Twenty
23	± 1,243	Available	Demo'd/Unfinished	47	± 1,347	Occupied	Bella Terra Dental
24A	± 1,300	Occupied	GC Construction	48	± 2,534	Available	Available
24B	± 1,435	Occupied	The Babe Cave	49-50	± 3,156	Available	Available
25	± 517	Occupied	Miscellaaneous	KIOSK 1	± 100	Occupied	Culebra Coffee
26	± 443	Occupied	Liberty Property Management	KIOSK 2	± 100	Occupied	Crepe Tea Co.
27	Unknown	Occupied	Office				
28	± 852	Available	Available				

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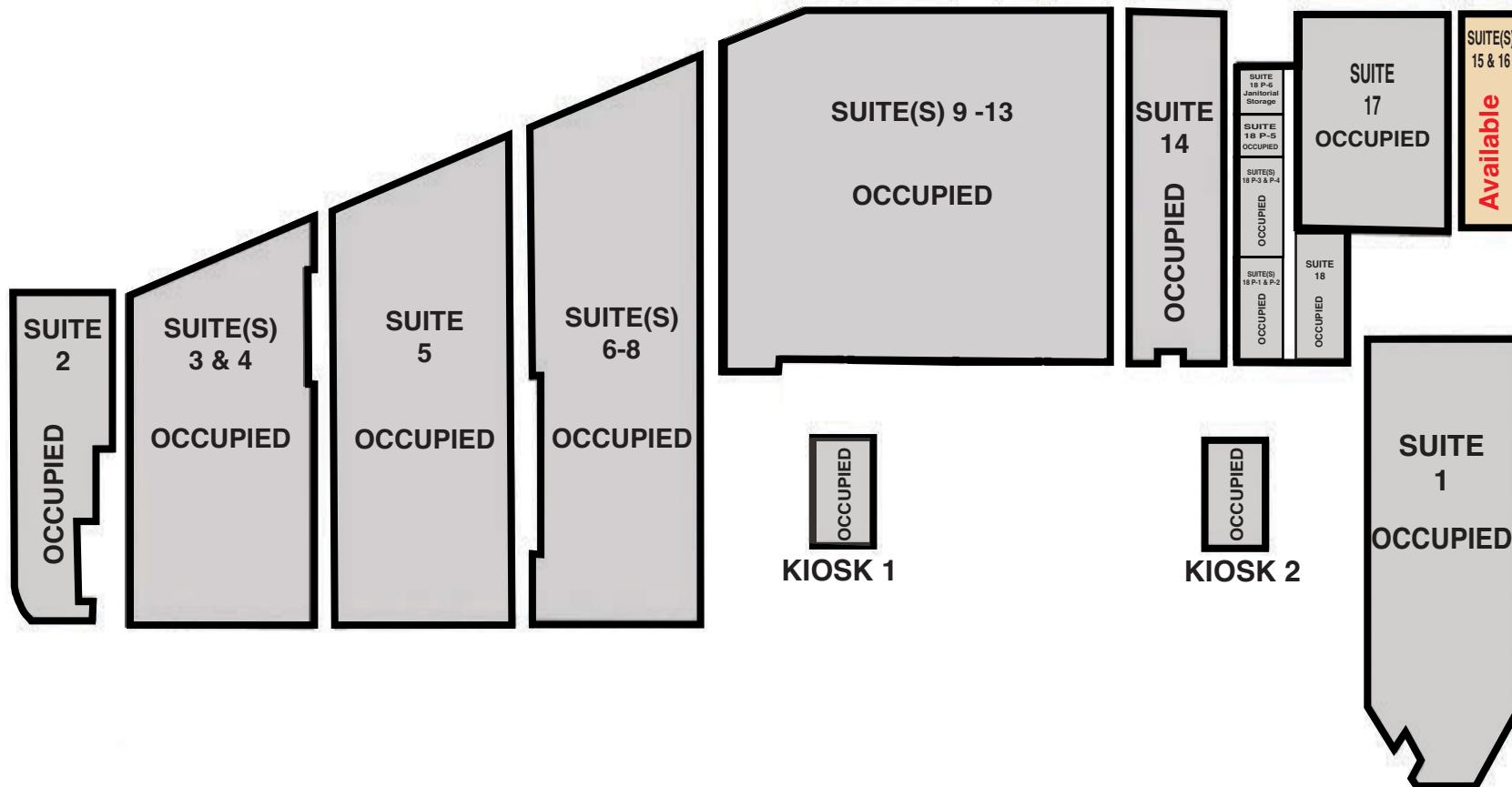
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First Floor



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Second Floor



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Location Map



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Aerial View



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Photo Gallery



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Drone Photo Gallery



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Evening Photo Gallery



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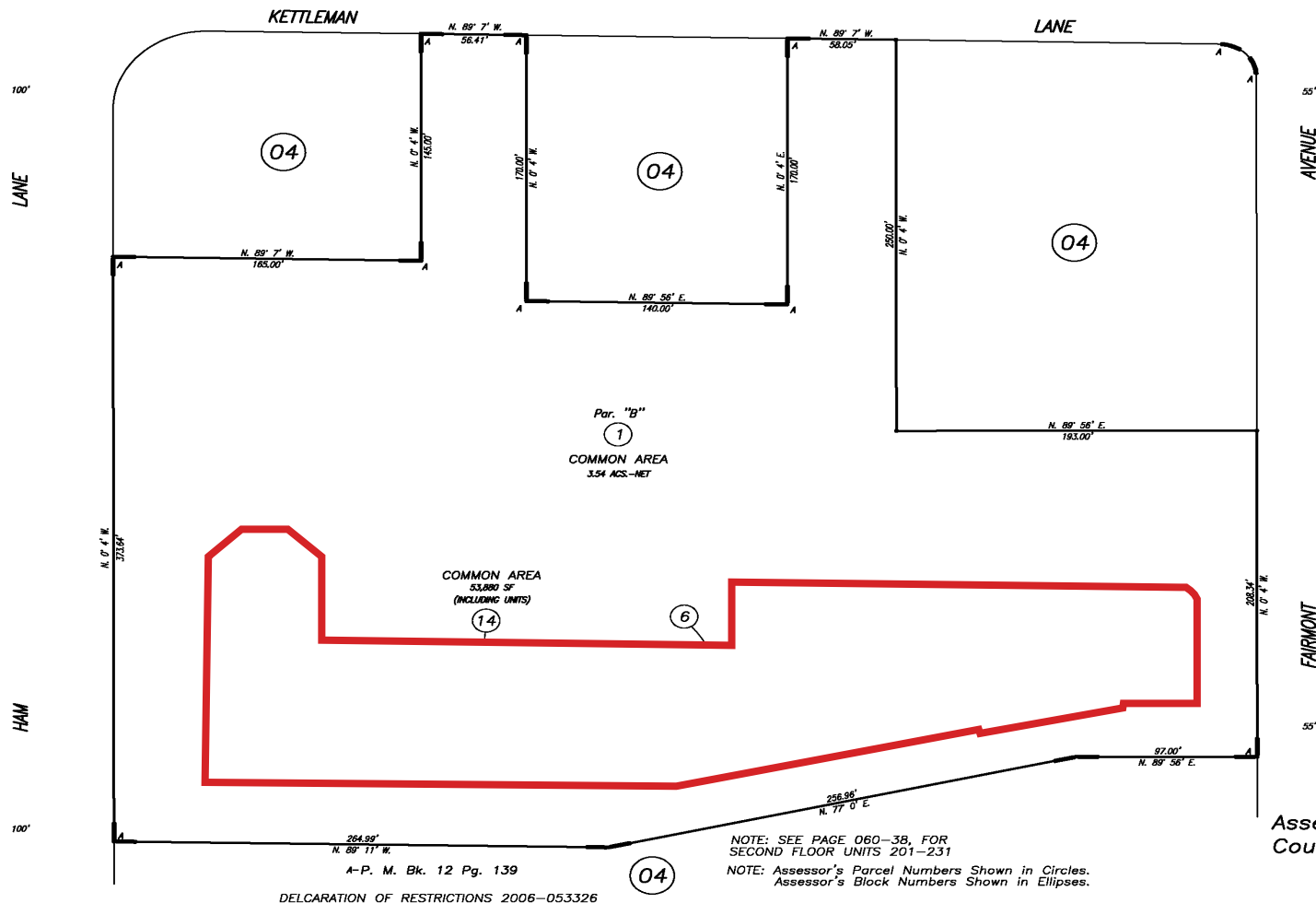
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Parcel Map

POR. BECKMAN RANCH CENTER (CONDOMINIUM) FIRST FLOOR

THIS MAP IS FOR
ASSESSMENT USE ONLY

060-37



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
08-09	14		

CITY OF LODI
Assessor's Map Bk.060 Pg.37
County of San Joaquin, Calif.

08-09

NOTE: SEE PAGE 060-38, FOR
SECOND FLOOR UNITS 201-231
NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

A-P. M. Bk. 12 Pg. 139
DECLARATION OF RESTRICTIONS 2006-053326

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