



CHEROKEE LANE

KETTLEMAN LANE

915'

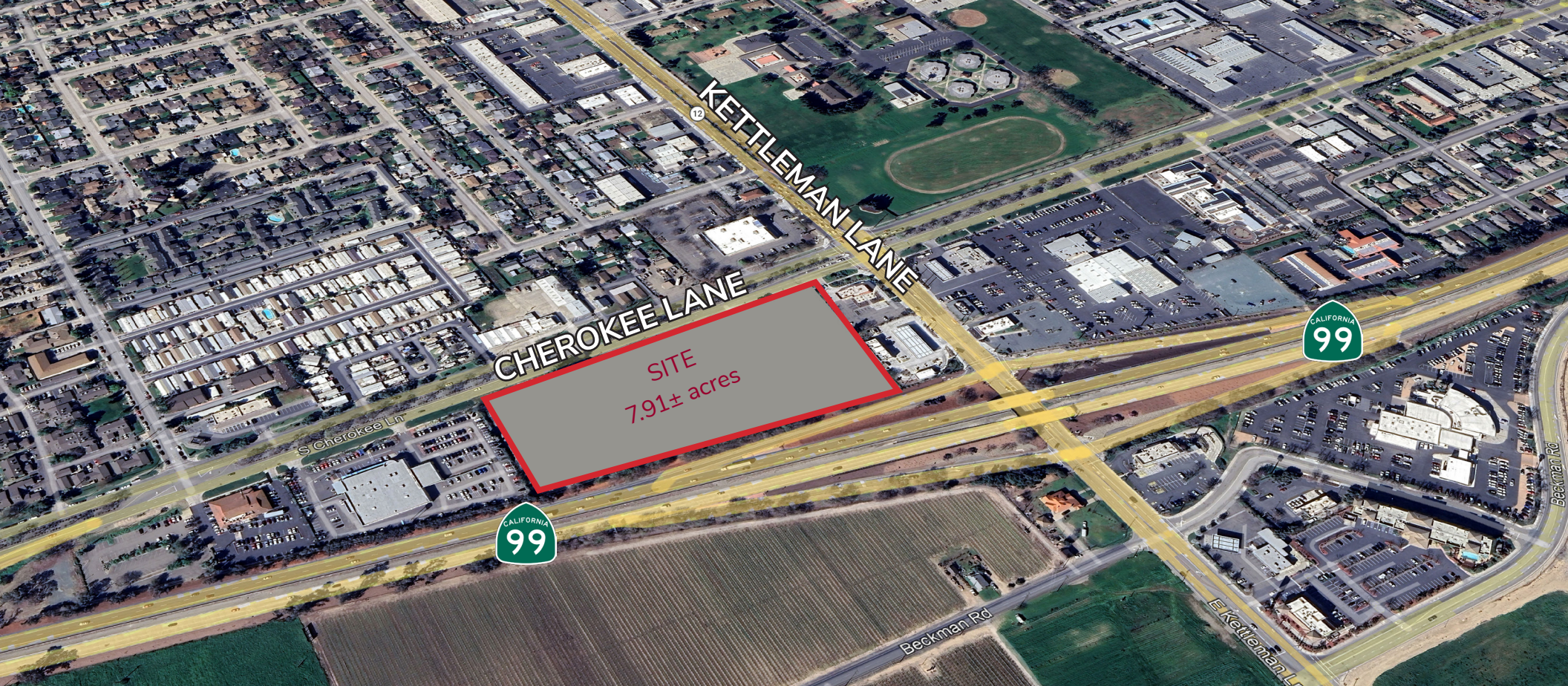
STOCKTON



SACRAMENTO

7.91± ACRES OF FREEWAY FRONTING COMMERCIAL LAND

1406, 1430 & 1600 S. CHEROKEE LANE | LODI, CA 95240



- 7.91± acres comprised of three (3) parcels:
 - 1406 S. Cherokee Ln. (062-060-400) 0.24 Acres
 - 1430 S. Cherokee Ln. (062-060-390) 3.08 Acres
 - 1600 S. Cherokee Ln. (062-060-380) 4.59 Acres
- Parcels can be reconfigured for individual lot sales in various sizes
- Water/Sewer/Storm - City of Lodi
- Electricity - City of Lodi (significantly less expensive compared to PG & E)
- 915'± of Highway 99 frontage/exposure



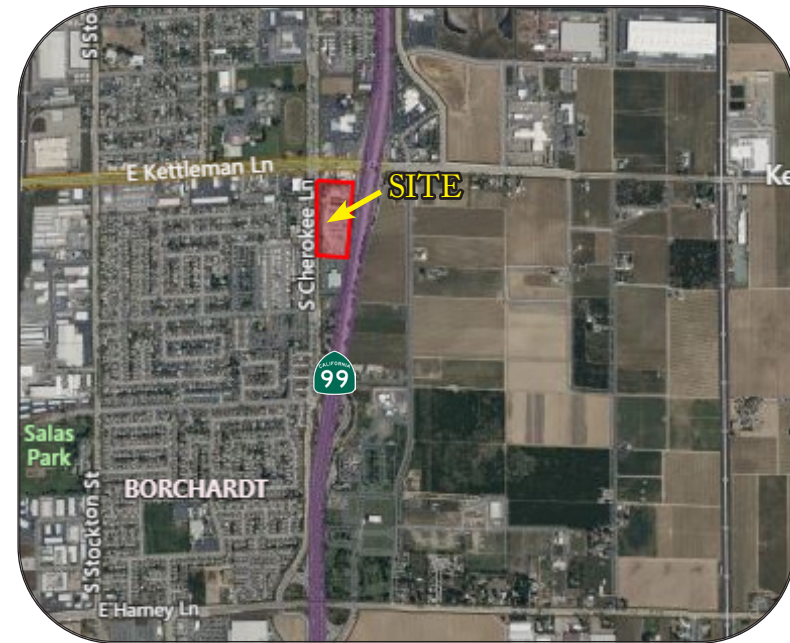
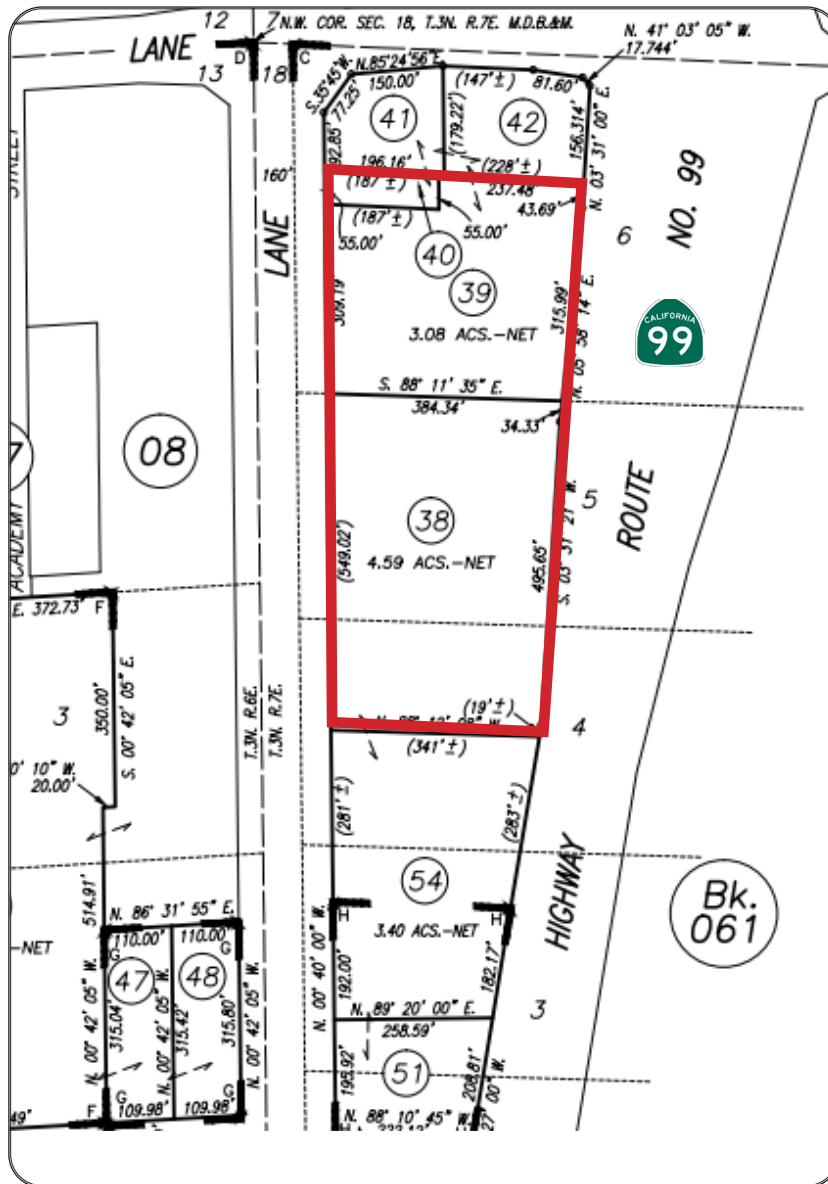
- Zoning: GC - General Commercial

Flexible zoning allows for a wide mix of uses including: Auto Part Sales, Heavy Equipment Sales and Rentals, Building Material Stores, Furniture Stores, Grocery Stores, General Retail Sales, Restaurants, Mobile Home and RV Sales



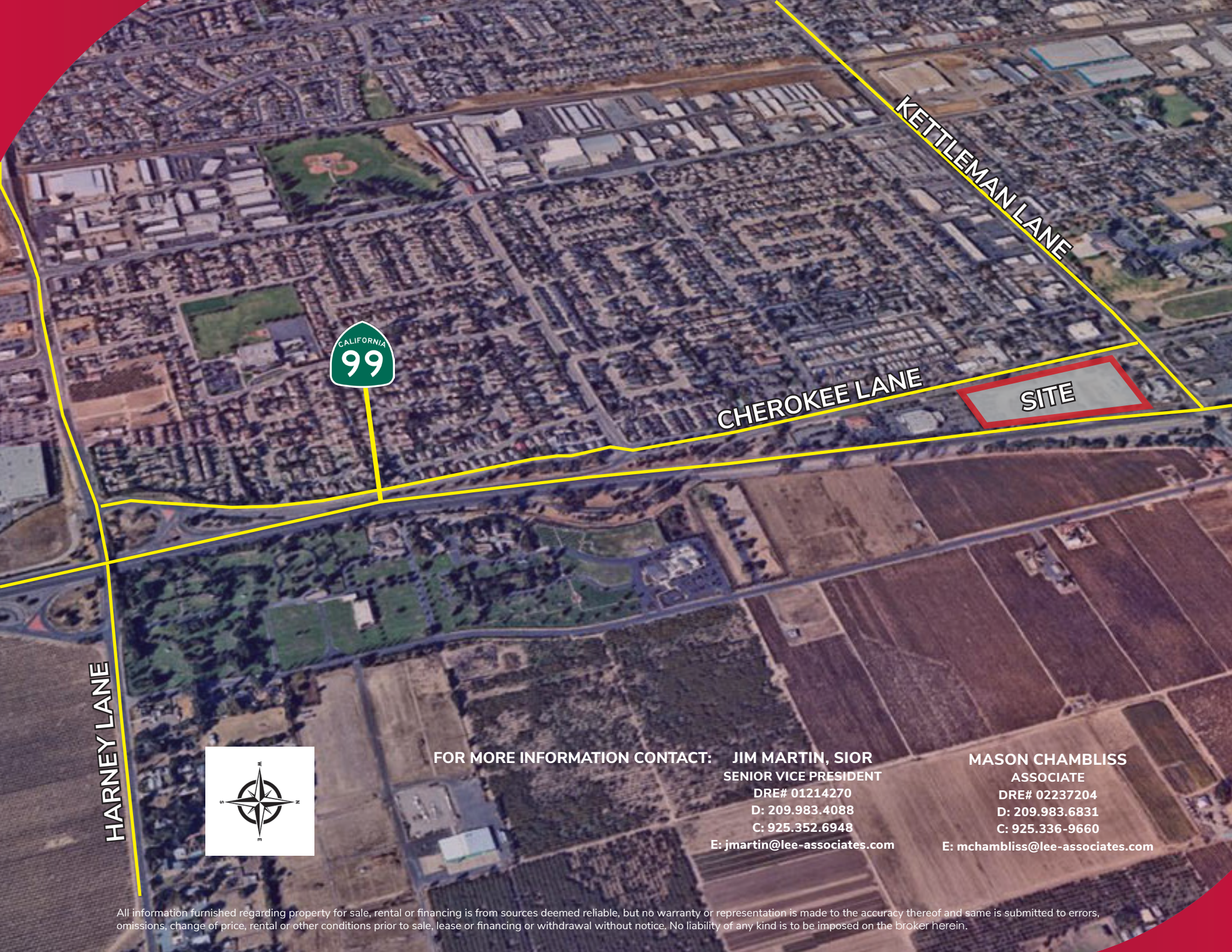
\$6,000,000.00 (\$17.41 psf)

1406, 1430 & 1600 S. CHEROKEE LANE, LODI, CA



- Highway 99: 111,000+ Cars ADT
- E. Kettleman Ln: 76,000+ Cars ADT
- Cherokee Ln: 21,500+ Cars ADT
- Direct access to Downtown Lodi
- Neighboring users include: Popeyes, McDonalds, Park West Casino, Taco Bell, Starbucks Coffee, Chevrolet Auto Parts, Chrysler Dodge Jeep Ram of Lodi and Lodi Honda

1406, 1430 & 1600 S. CHEROKEE LANE, LODI, CA



HARNEY LANE



KETTLEMAN LANE

CHEROKEE LANE



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