

SPACE FOR LEASE ON CHEROKEE LN



720 SOUTH CHEROKEE LANE

Lodi, CA 95240

ANDY LE – JUNIOR VICE PRESIDENT

209.471.6358 | andy@fcrei.com

CA DRE #02110117

JOSE ALTAMIRANO – ASSOCIATE

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CA DRE #02240190

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY

ANDY LE

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PROPERTY HIGHLIGHTS

- **Corner location** on Cherokee Ln and Hale Rd.
- **Highly accessible** site with **strong visibility** and ease of access.
- **Ample on-site parking** for tenants, employees, and customers.
- **Space is gated** providing added security and controlled access.
- **Extensive plumbing** throughout – ideal for medical, salon, fitness, or service-based users.
- **Flexible open layout** suitable for a variety of business uses.

OFFERING SUMMARY

Lease Rate	Contact Broker
Available SF	2,050 SF
Building Size	5,040 SF
Lease Type	NNN

PROPERTY DESCRIPTION

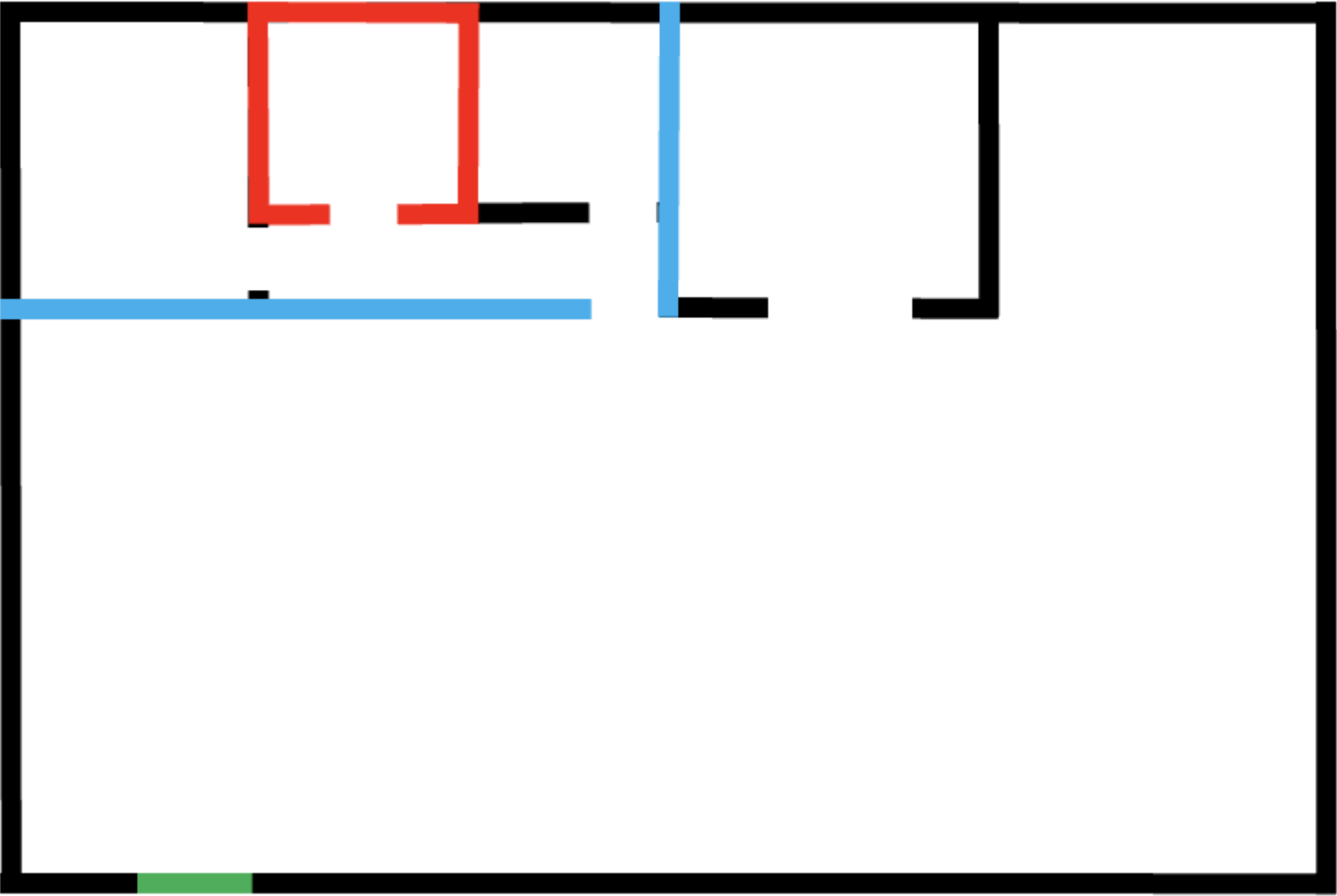
Positioned in a highly accessible and well-traveled corridor of Lodi, this property offers an excellent opportunity for businesses seeking both visibility and functionality. Located just minutes from major thoroughfares and surrounded by established commercial users, the site provides a strategic location for a variety of uses. The property features ample on-site parking, ensuring convenience for both employees and customers. A fully gated layout adds an extra layer of security. Inside, the space is equipped with extensive plumbing infrastructure, making it especially well-suited for medical, salon, fitness, or other service-oriented uses that require multiple water connections.



FLOOR PLAN

ANDY LE
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LEGEND

- Bathroom
- Entrance / Exit Door
- Wall with water hookups



**SUBJECT
PROPERTY**

DEMOGRAPHICS MAP & REPORT

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POPULATION

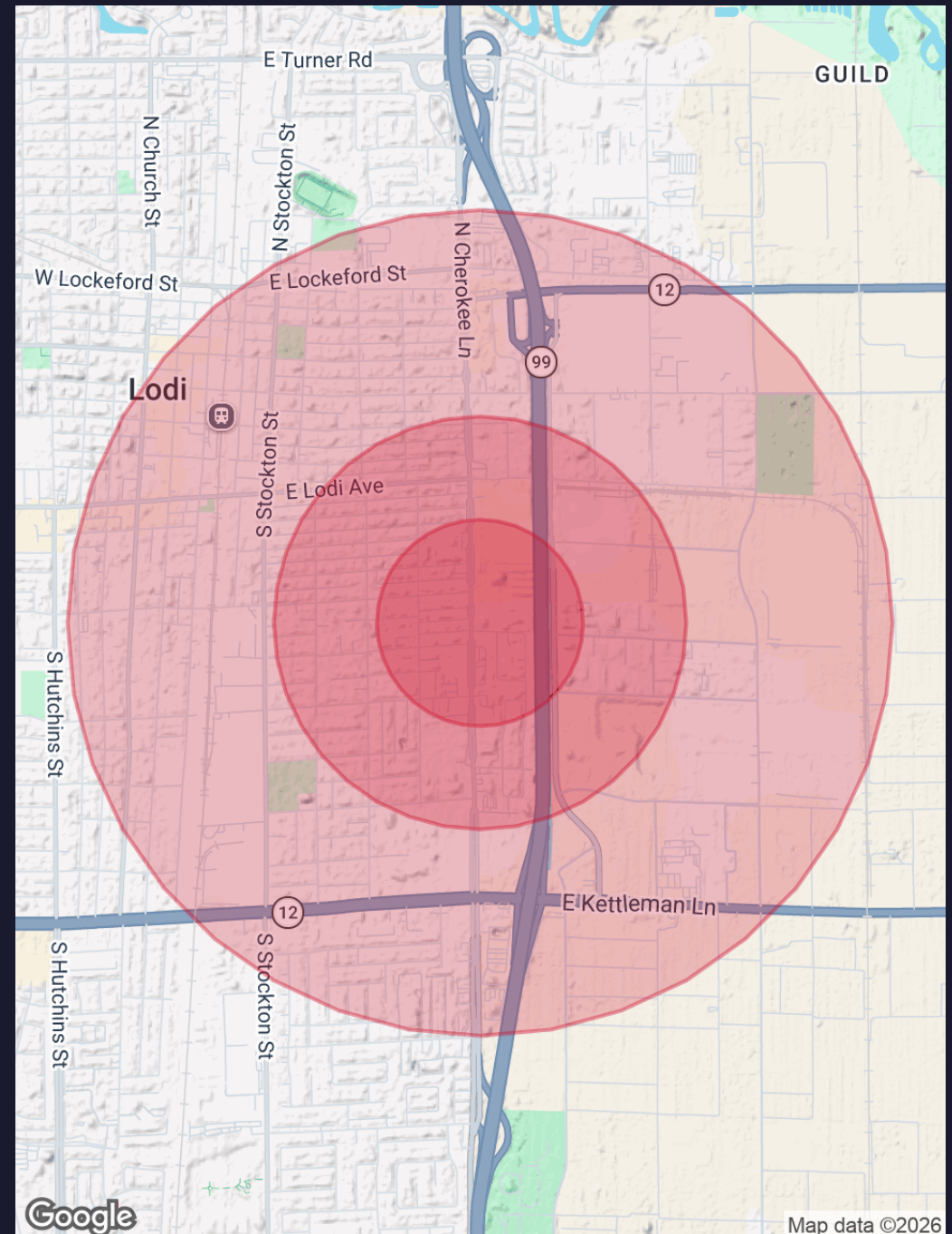
	0.25 MI	0.5 MI	1 MI
Total Population	1,512	5,075	15,620
Average Age	25.6	26.1	28.7
Avg Age (Male)	26.8	26.8	28.4
Avg Age (Female)	24.1	26.1	30.1

HOUSEHOLDS & INCOME

	0.25 MI	0.5 MI	1 MI
Total Households	387	1,316	4,360
Persons per HH	3.9	3.9	3.6
Avg HH Income	\$69,970	\$65,681	\$69,508
Avg House Value	\$298,828	\$312,144	\$347,715

RACE

	0.25 MI	0.5 MI	1 MI
White	245 (16.2%)	856 (16.9%)	3,829 (24.5%)
Black	0 (0.0%)	1 (0.0%)	158 (1.0%)
Asian	294 (19.4%)	999 (19.7%)	3,221 (20.6%)
Hawaiian	8 (0.5%)	24 (0.5%)	34 (0.2%)
Amer. Indian	25 (1.7%)	63 (1.2%)	179 (1.1%)
Other	377 (24.9%)	1,459 (28.7%)	3,812 (24.4%)



2023 American Community Survey (ACS)