

# SUNWEST VILLAGE SHOPPING CENTER

SWC HWY 12 (West Kettleman Lane) &  
South Lower Sacramento Road  
Lodi, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
(925) 588-2232

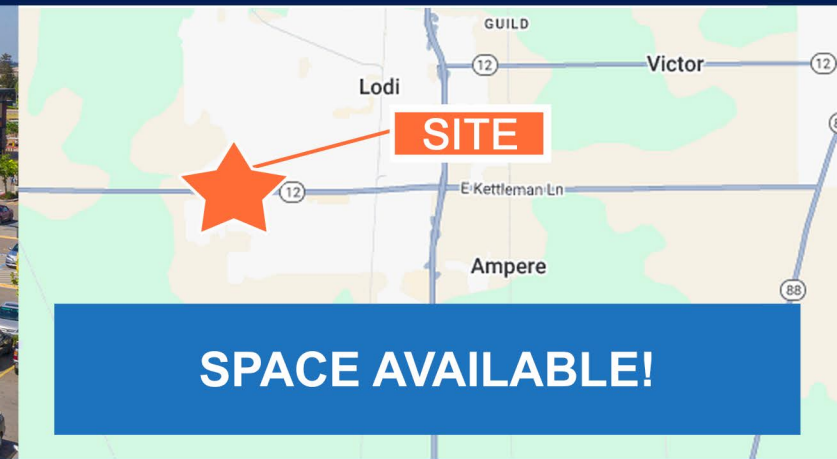
A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



## SUNWEST VILLAGE



**SPACE AVAILABLE!**

Sunwest Village is a 340,000 square foot shopping center located at Lodi's main retail intersection of S. Lower Sacramento Rd. and W. Kettleman Ln. (HWY 12). Anchoring the center is a 207,000 s.f. Wal-Mart Supercenter which had 3.4 million visits over the last 12 months, putting this store in the 97th percentile of Wal-Mart stores nationwide per Placer.ai. The intersection is also home to Target, Lowe's, Safeway, Marshalls, Hobby Lobby, Petco, Food 4 Less, and Burlington. The quality of retailers draws customers from Lodi, North Stockton, Galt, Thornton, Lockeford, and Rio Vista. Sunwest Village is one of the preferred shopping centers with 6.5 million visits from over 542,000 unique customers within the last year.

## DEMOGRAPHICS



| 1-Mile        | 3-Mile        | 8-Mile         |
|---------------|---------------|----------------|
| <b>13,730</b> | <b>72,341</b> | <b>243,597</b> |
| POPULATION    |               |                |



| 1-Mile           | 3-Mile           | 8-Mile           |
|------------------|------------------|------------------|
| <b>\$162,768</b> | <b>\$122,611</b> | <b>\$123,625</b> |
| AVG. HH INCOME   |                  |                  |



Lodi/Stockton MSA  
**821,217**  
POPULATION



Lodi/Stockton MSA  
**215,473**  
EMPLOYEES

## TRAFFIC COUNTS



**59,336 ADT**  
INT. OF W. KETTLEMAN LN.  
& S. LOWER SACRAMENTO RD.

## METRICS

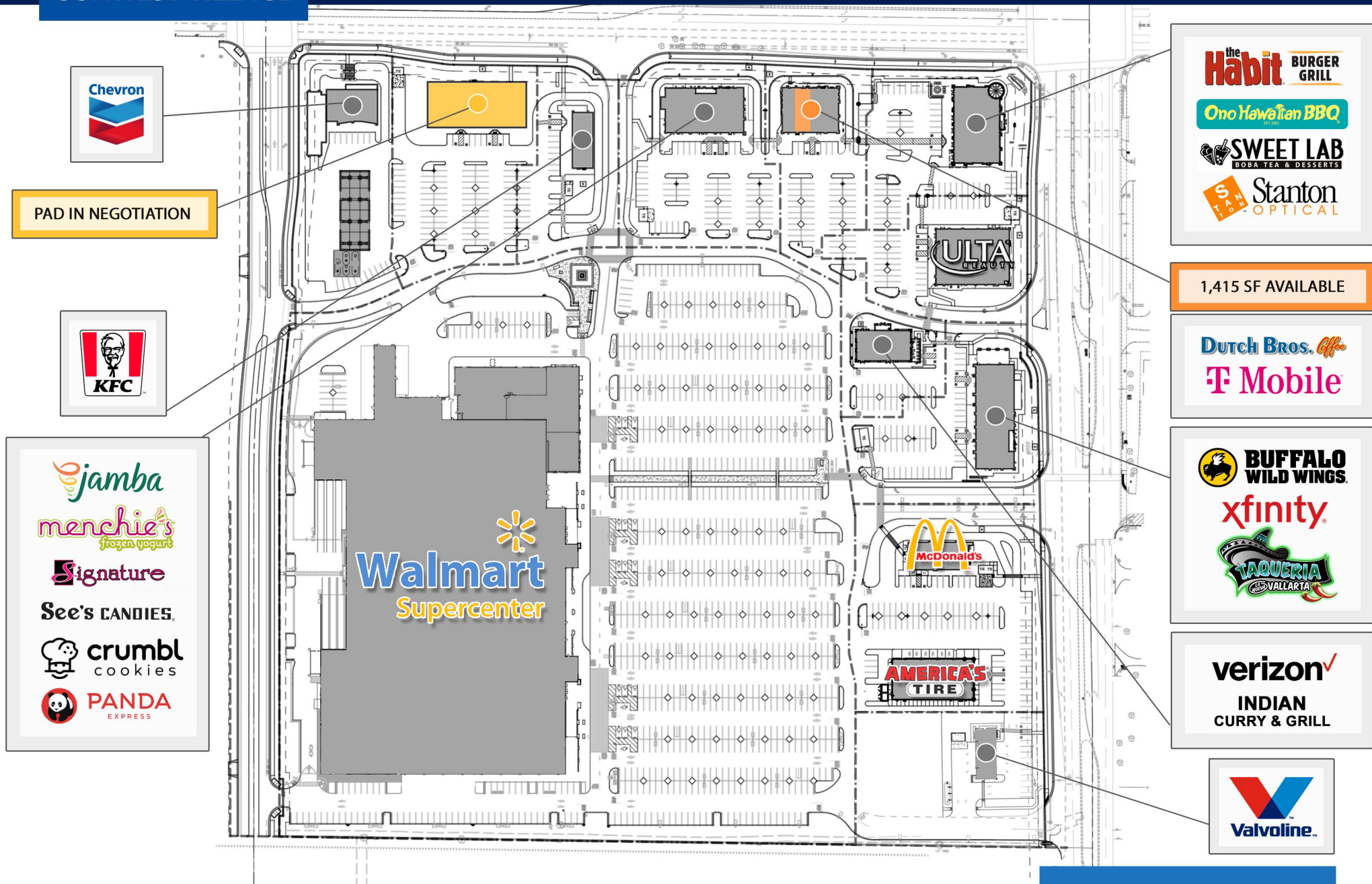


Visitors over the last 12 months  
**6.5 M** VISITS  
**542.3 K** CUSTOMERS

**OVERVIEW**



**SUNWEST VILLAGE**



## SITE PLAN

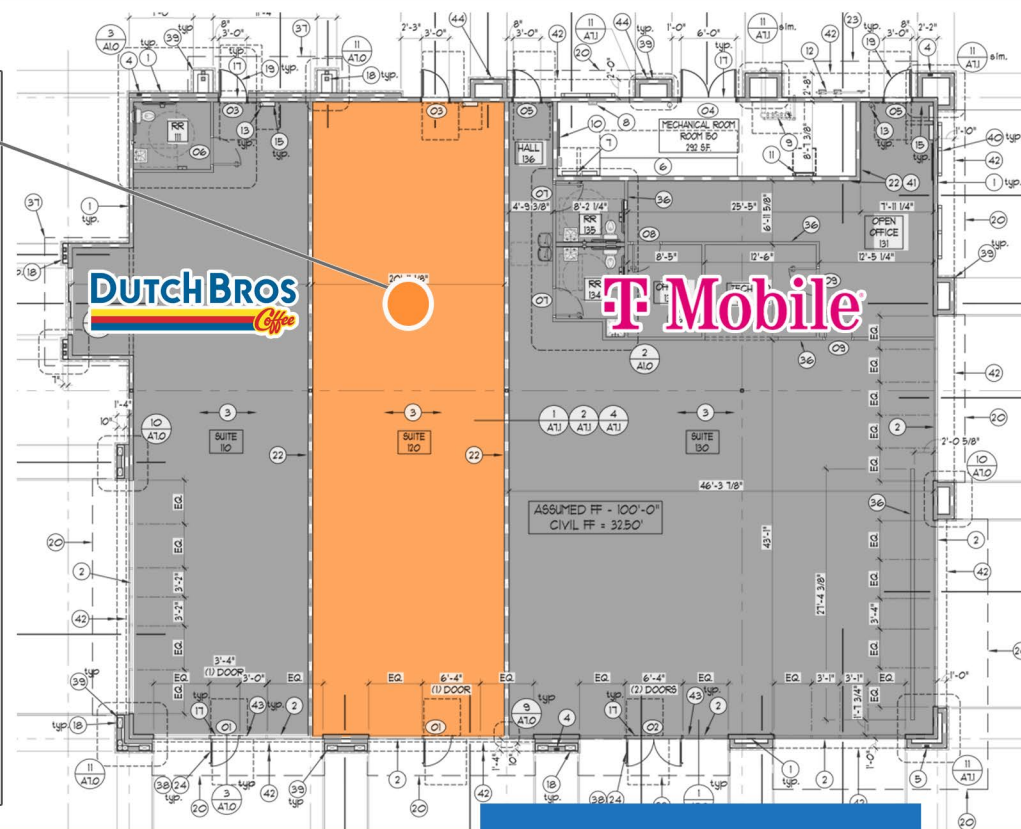


## SUNWEST VILLAGE



### 1,415 S.F. INLINE UNIT AVAILABLE

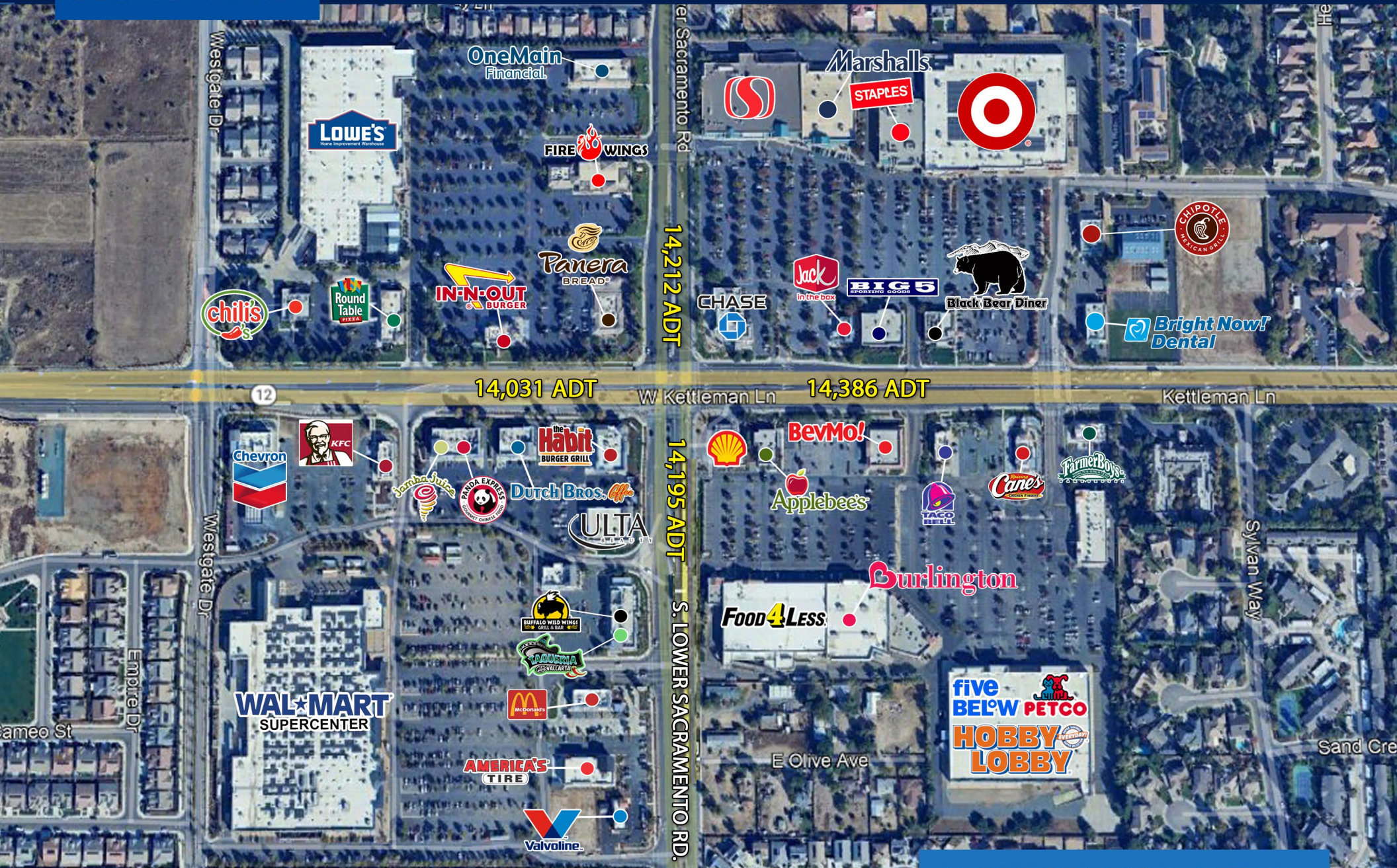
Fully built out Restaurant Space  
(former West Coast Sourdough)



**PAD 5 BUILDING**



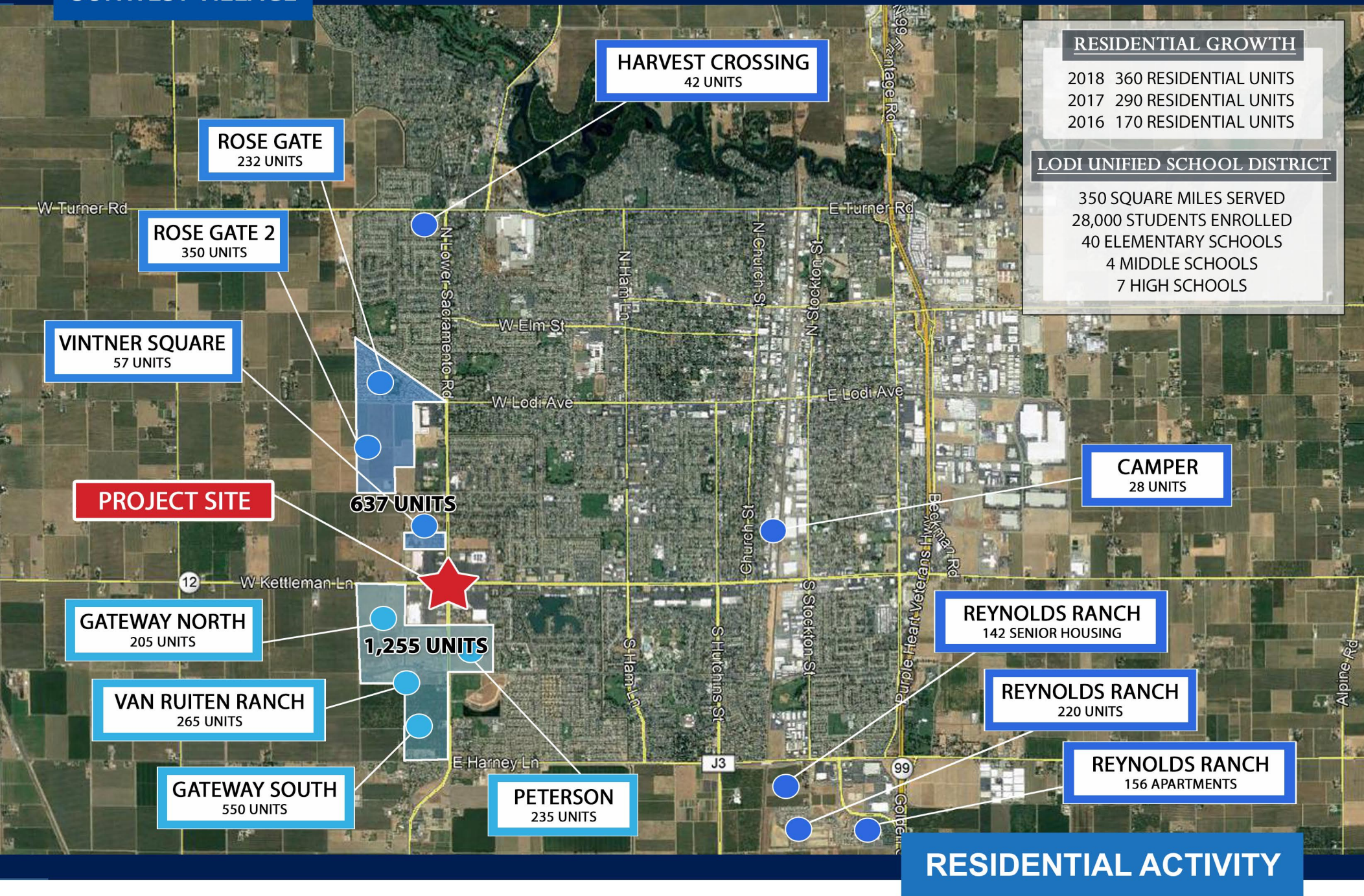
## SUNWEST VILLAGE



INTERSECTION AERIAL



# SUNWEST VILLAGE

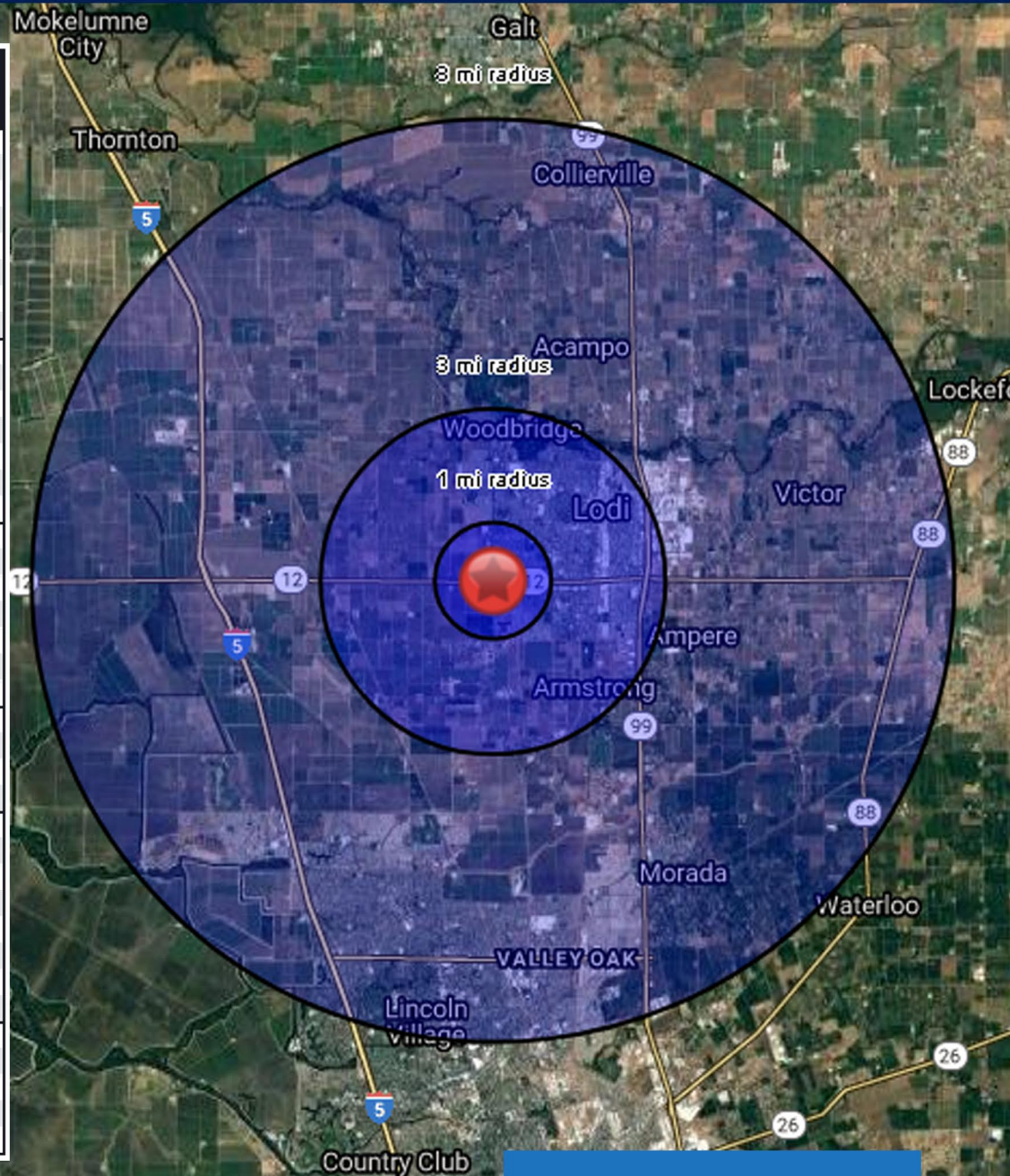




# SUNWEST VILLAGE

## SUMMARY PROFILE

|                                                       | 1 mi<br>radius | 3 mi<br>radius | 8 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 13,730         | 72,341         | 243,597        |
| 2031 Projected Population                             | 15,328         | 74,079         | 246,860        |
| 2020 Census Population                                | 11,141         | 69,947         | 239,034        |
| 2010 Census Population                                | 10,376         | 66,187         | 220,327        |
| Projected Annual Growth 2026 to 2031                  | 2.3%           | 0.5%           | 0.3%           |
| Historical Annual Growth 2010 to 2026                 | 2.0%           | 0.6%           | 0.7%           |
| 2026 Median Age                                       | 41.9           | 37.9           | 36.3           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 5,447          | 27,084         | 82,479         |
| 2031 Projected Households                             | 6,067          | 27,976         | 84,771         |
| 2020 Census Households                                | 4,307          | 25,006         | 77,859         |
| 2010 Census Households                                | 3,997          | 23,424         | 72,674         |
| Projected Annual Growth 2026 to 2031                  | 2.3%           | 0.7%           | 0.6%           |
| Historical Annual Growth 2010 to 2026                 | 2.3%           | 1.0%           | 0.8%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 56.4%          | 47.6%          | 35.0%          |
| 2026 Estimated Black or African American              | 2.6%           | 2.4%           | 8.3%           |
| 2026 Estimated Asian or Pacific Islander              | 15.3%          | 14.7%          | 24.8%          |
| 2026 Estimated American Indian or Native Alaskan      | 0.8%           | 1.1%           | 1.2%           |
| 2026 Estimated Other Races                            | 25.0%          | 34.2%          | 30.7%          |
| 2026 Estimated Hispanic                               | 32.2%          | 41.2%          | 36.8%          |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$162,768      | \$122,611      | \$123,625      |
| 2026 Estimated Median Household Income                | \$124,774      | \$97,986       | \$98,140       |
| 2026 Estimated Per Capita Income                      | \$64,795       | \$46,063       | \$42,009       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 4.5%           | 11.0%          | 9.3%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 3.7%           | 6.4%           | 7.7%           |
| 2026 Estimated High School Graduate                   | 23.4%          | 26.4%          | 26.8%          |
| 2026 Estimated Some College                           | 20.1%          | 21.4%          | 21.3%          |
| 2026 Estimated Associates Degree Only                 | 9.5%           | 9.2%           | 10.4%          |
| 2026 Estimated Bachelors Degree Only                  | 26.9%          | 16.8%          | 16.9%          |
| 2026 Estimated Graduate Degree                        | 11.9%          | 8.8%           | 7.6%           |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 535            | 2,506          | 6,525          |
| 2026 Estimated Total Employees                        | 3,879          | 21,092         | 52,567         |
| 2026 Estimated Employee Population per Business       | 7.3            | 8.4            | 8.1            |
| 2026 Estimated Residential Population per Business    | 25.7           | 28.9           | 37.3           |



## DEMOGRAPHICS