



OFFICE SPACE FOR LEASE

255 S GUILD AVE

Lodi, CA 95240

BEN RISHWAIN

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CalDRE #01729449

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property is well located on S. Guild Avenue between E. Lodi Ave and E. Pine St, just minutes from Highway 99, offering convenient access to major transportation routes. Ample on-site parking is available for employees and visitors. With its central location, flexible configuration, and proximity to key thoroughfares, this property presents a well-positioned leasing opportunity within Lodi's established industrial corridor.

PROPERTY HIGHLIGHTS

- Unit B: ± 800 SF office space featuring an open layout and a private on-site restroom.
- Minutes from Highway 99, offering excellent regional access.
- Ample on-site parking for employees and visitors.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	±800 SF
Lot Size:	13,548 SF
Building Size:	5,985 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,011	20,267	28,829
Total Population	6,820	56,951	80,072
Average HH Income	\$68,953	\$100,122	\$110,700

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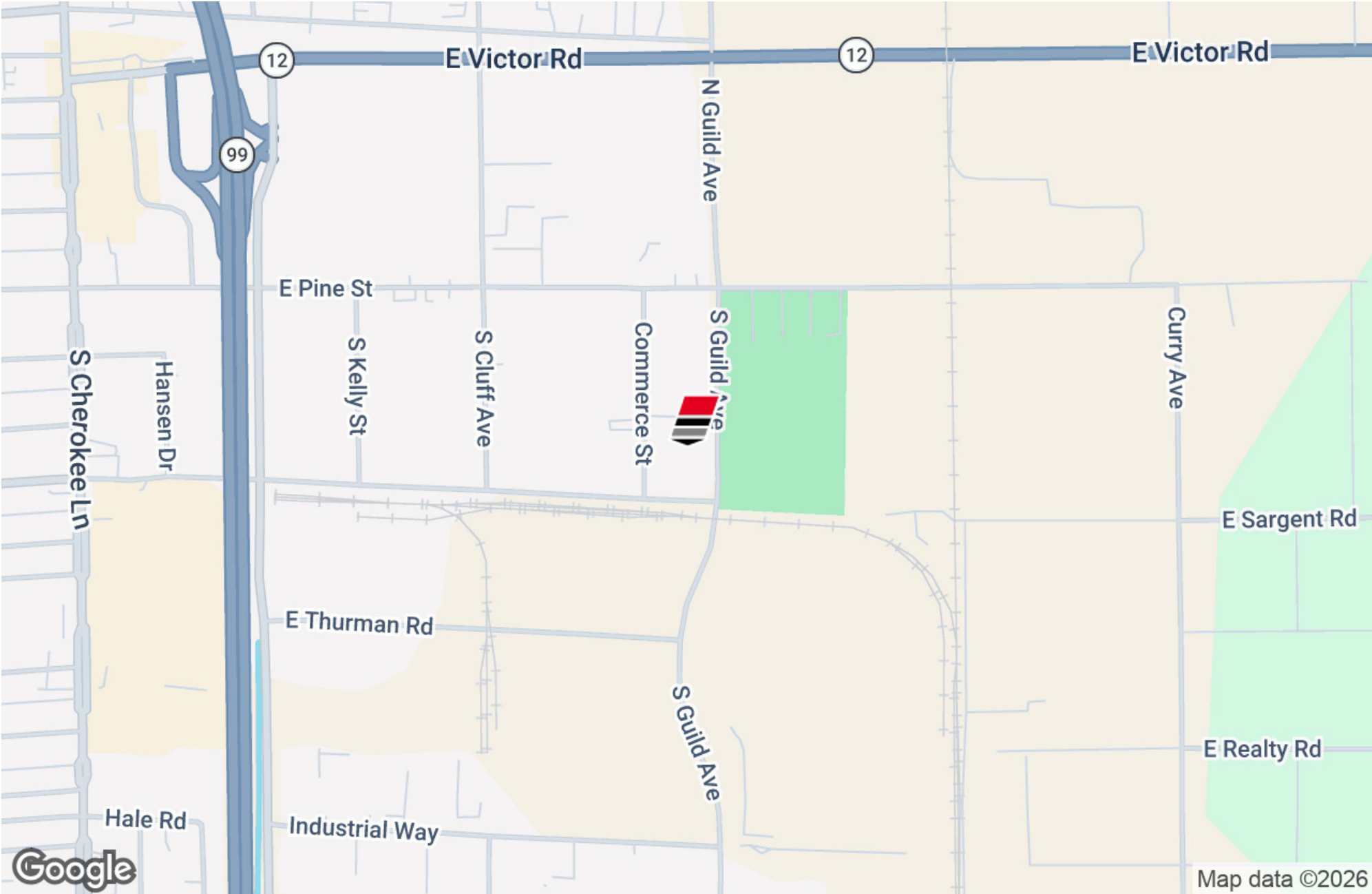
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UNIT B ADDITIONAL PHOTOS



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LOCATION MAP



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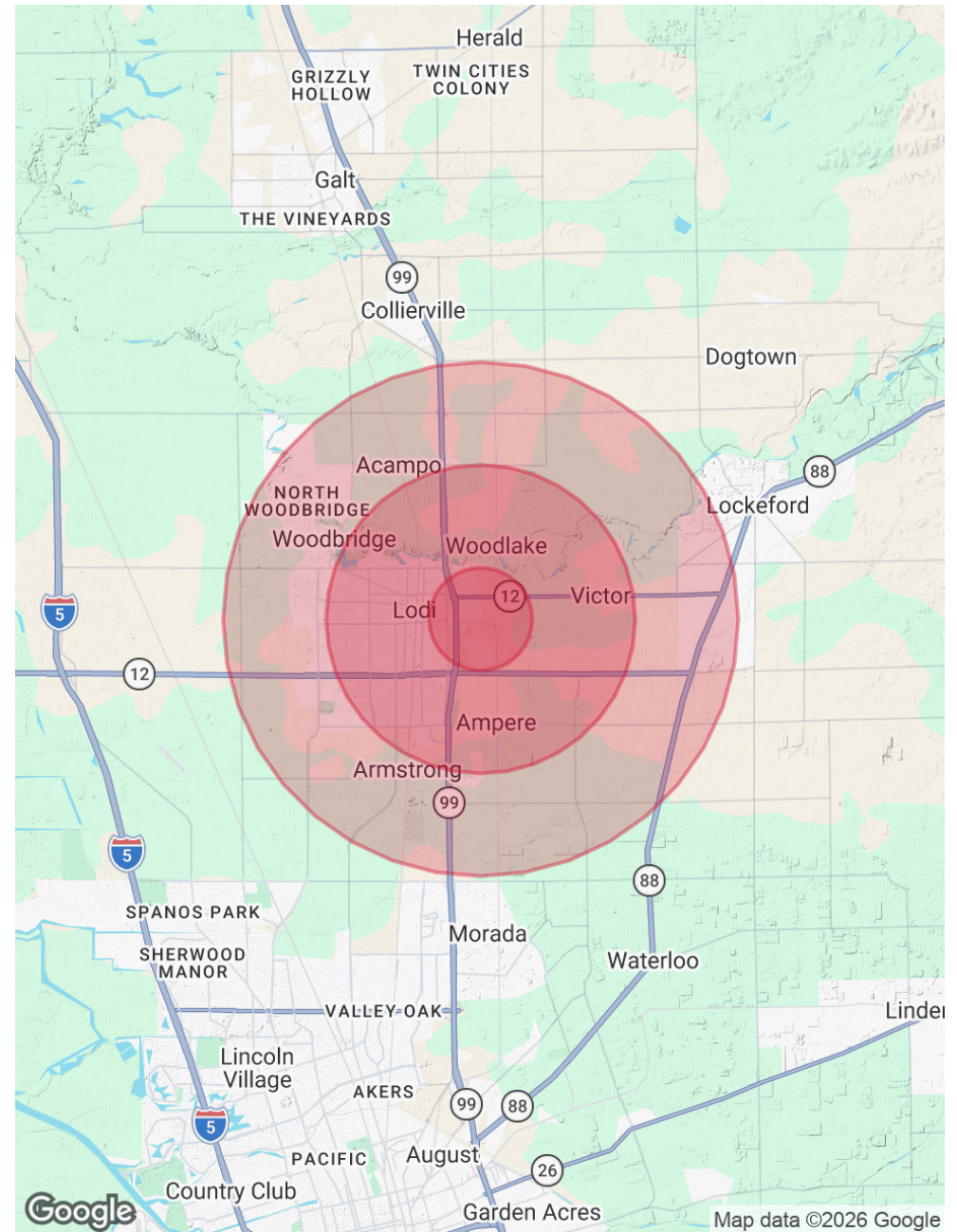
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,820	56,951	80,072
Average Age	34	39	40
Average Age (Male)	33	38	39
Average Age (Female)	34	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,011	20,267	28,829
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$68,953	\$100,122	\$110,700
Average House Value	\$464,869	\$530,963	\$592,025

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.9%	45.5%	41.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,583	25,799	39,554
% White	23.2%	45.3%	49.4%
Total Population - Black	84	820	1,178
% Black	1.2%	1.4%	1.5%
Total Population - Asian	909	5,900	7,977
% Asian	13.3%	10.4%	10.0%
Total Population - Hawaiian	6	120	190
% Hawaiian	0.1%	0.2%	0.2%
Total Population - American Indian	107	764	972
% American Indian	1.6%	1.3%	1.2%
Total Population - Other	3,089	15,149	18,174
% Other	45.3%	26.6%	22.7%



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