

## Westgate Center & Zinfandel Plaza



Rosegate II  
352 Units  
Under Construction

HDR  
(planned)

IN CONTRACT

±1 Acre

W Tokay St

W Lodi Ave

21,120 ADT

S Lower Sacramento Rd

# WESTGATE SHOPPING CENTER & ZINFANDEL PLAZA

S Lower Sacramento Rd, Lodi, CA

PAD & SHOP SPACE AVAILABLE



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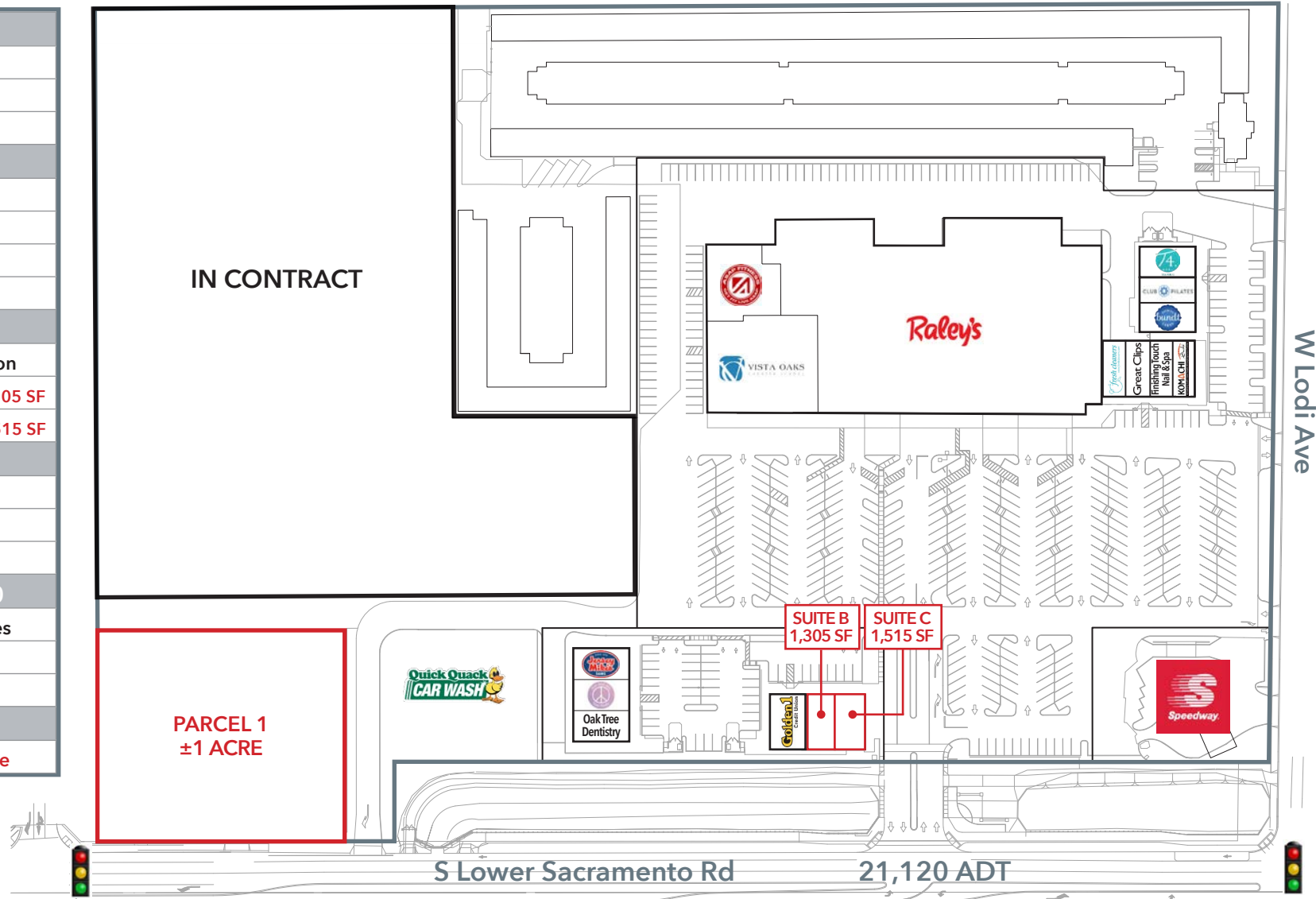
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916-277-8124  
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# SITE PLAN | Availability

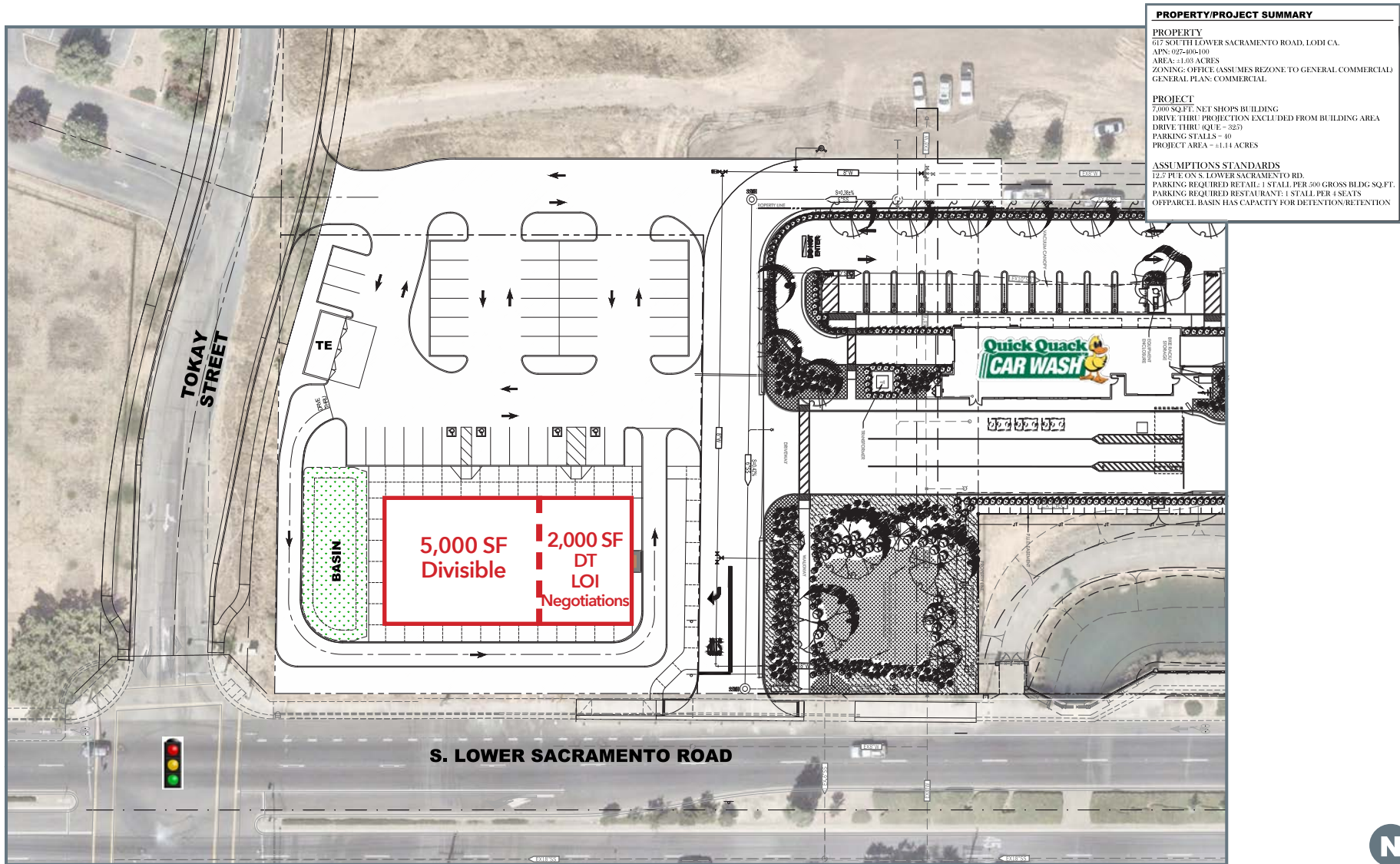
Lodi, CA



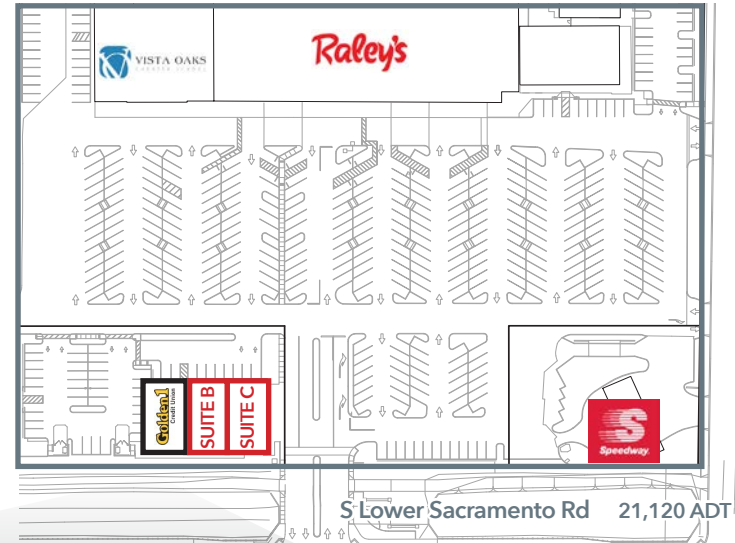
| SUITE         | TENANT                     |
|---------------|----------------------------|
| 311           | Raley's                    |
| 315           | Vista Oaks                 |
| 315-S         | ASAP Fitness               |
| BUILDING 307  |                            |
| 307-A         | Fresh Cleaners             |
| 307-B         | Great Clips                |
| 307-C         | Finishing Touch            |
| 307-D         | Komachi Sushi              |
| BUILDING 363  |                            |
| 363-A         | Golden 1 Credit Union      |
| 363-B         | *AVAILABLE SOON - 1,305 SF |
| 363-C         | *AVAILABLE SOON - 1,515 SF |
| BUILDING 369  |                            |
| 369-A         | Oak Tree Dentistry         |
| 369-B         | Now & Zen Yoga             |
| 369-C         | Jersey Mike's              |
| BUILDING 2630 |                            |
| 2630-A        | Nothing Bundt Cakes        |
| 2630-B        | Club Pilates               |
| 2630-C        | T4 Tea 4 U                 |
| PAD SPACE     |                            |
| Parcel 1      | AVAILABLE - ±1 Acre        |



# CONCEPTUAL SITE PLAN | ±1.03 Acre Pad



# SHOP SPACE AVAILABLE | 363 S Lower Sacramento Rd Lodi, CA

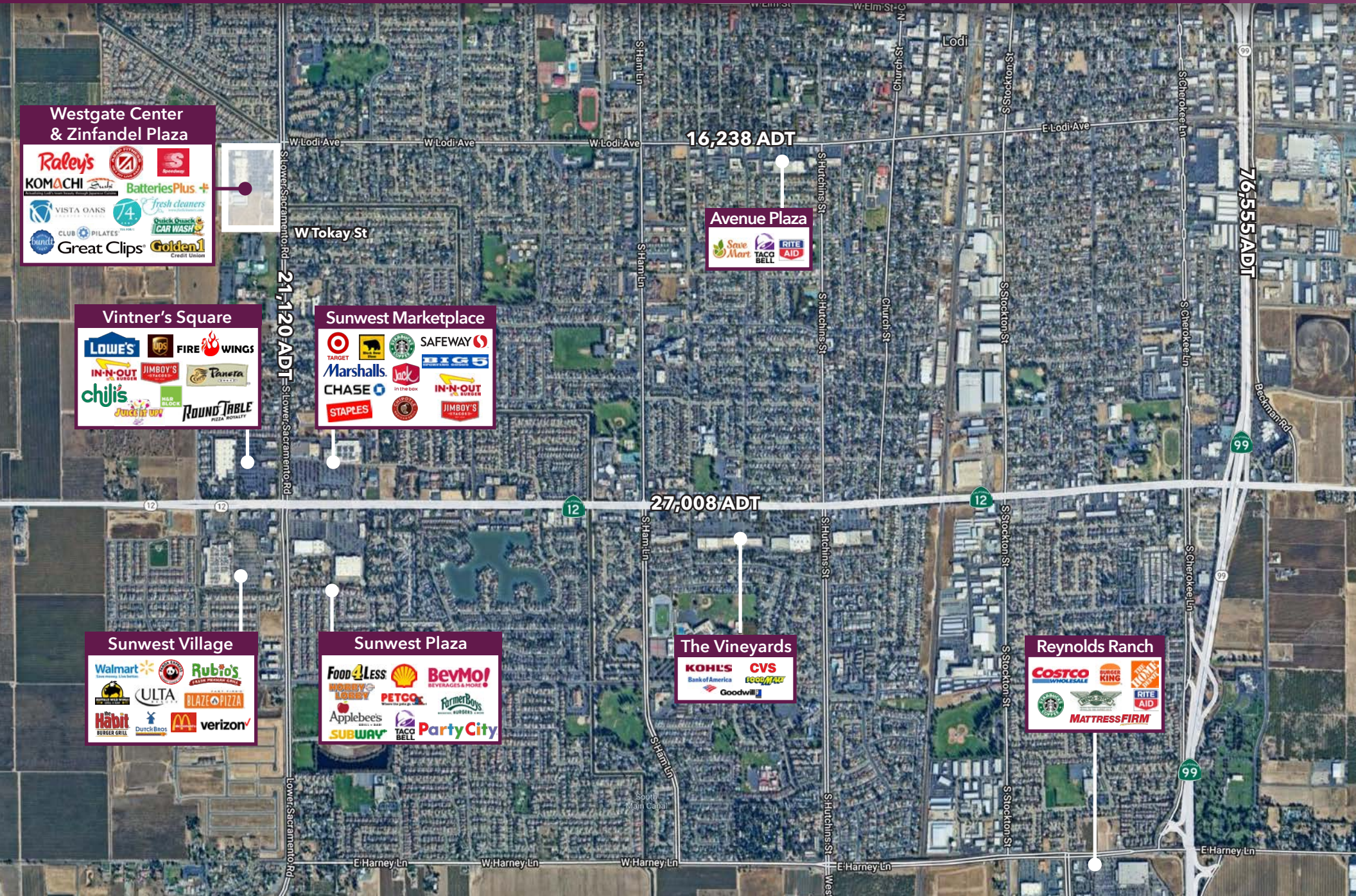


**\*Do not disturb Tenant**

# PROPERTY PHOTOS



# TRADE AREA



**Westgate Center & Zinfandel Plaza**

21,120 ADT

Raley's, Komachi, BatteriesPlus+, Vista Oaks, Fresh Cleaners, Club Pilates, Great Clips, Golden1 Credit Union

**Avenue Plaza**

16,238 ADT

Save Mart, Taco Bell, Rite Aid

**Vintner's Square**

21,120 ADT

Lowe's, Fire Wings, In-N-Out, Jimboy's, Tanera, Chilis, Round Table

**Sunwest Marketplace**

27,008 ADT

Target, Safeway, Marshalls, Jack in the Box, Chase, Staples, In-N-Out, Jimboy's

**Sunwest Village**

Walmart, Rubio's, Ulta, Blaze Pizza, Habit Burger Grill, Dutch Bros, McDonald's, Verizon

**Sunwest Plaza**

Food 4 Less, BevMo!, Hobby Lobby, Petco, Former Boy's, Applebee's, Subway, Party City

**The Vineyards**

27,008 ADT

Kohl's, CVS, Bank of America, Goodwill

**Reynolds Ranch**

76,555 ADT

Costco Wholesale, Burger King, Rite Aid, Mattress Firm

# HOUSING GROWTH

Lodi, CA



**2025 DEMOS FOR SITE**  
POPULATION  
1-Mile: 12,973  
3-Mile: 74,173  
5-Mile: 82,328

Rosegate I  
232 Residential Units  
(Completed)

Rosegate II  
350 Residential Units  
(50% Completed)

Approved for  
Future Development

The Vine  
57 Units  
(Completed)

Luka Place  
16 Units  
(Completed)

Gateway North  
205 Residential Units  
(Completed)

Van Ruiten Ranch  
205 Residential Units  
(Completed)

Gateway South  
550 Residential Units  
(Underway)

**SITE**

HDR  
(planned)

School  
(planned)

W Lodi Ave

W Tokay St

S Lower Sacramento Rd

S Ham Ln

S Hutchinson Ln

S Stockton St



Peterson  
235 Residential Units  
(Completed)

E Harney Ln



# DEMOGRAPHICS

3 Mile Radius

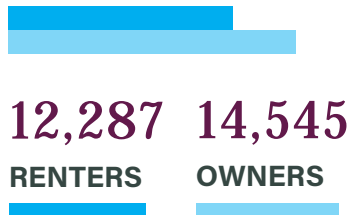
**74,173**  
POPULATION

**2.7**  
AVE HH SIZE

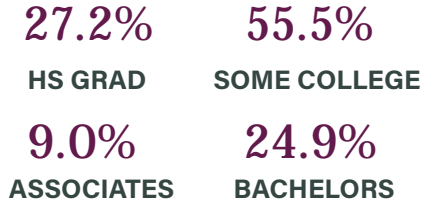
**\$116,870**  
AVE HH INCOME

**38.2**  
MEDIAN AGE

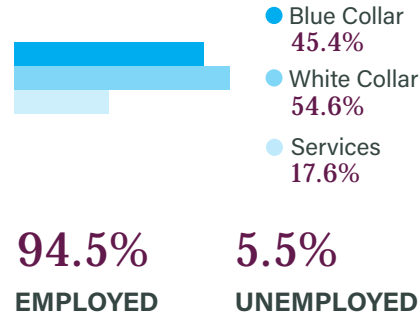
## HOME OWNERSHIP



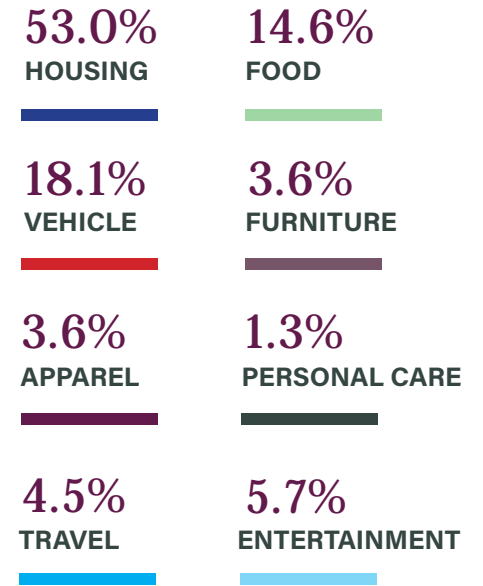
## EDUCATION



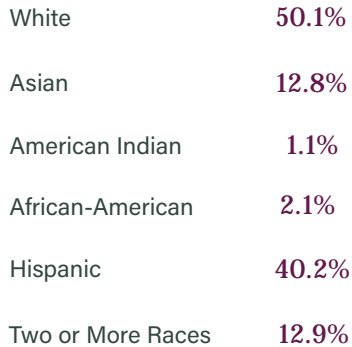
## EMPLOYMENT



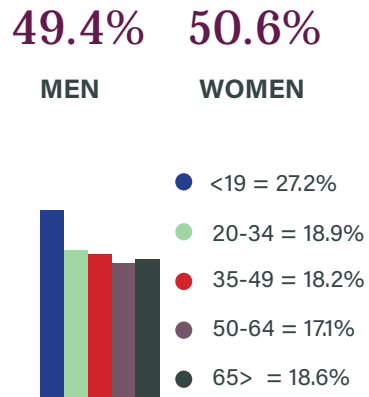
## AVERAGE MONTHLY HOUSEHOLD SPENDING



## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD

