

FOR SALE OR LEASE



1510 W Kettleman Ln

LODI, CA 95242

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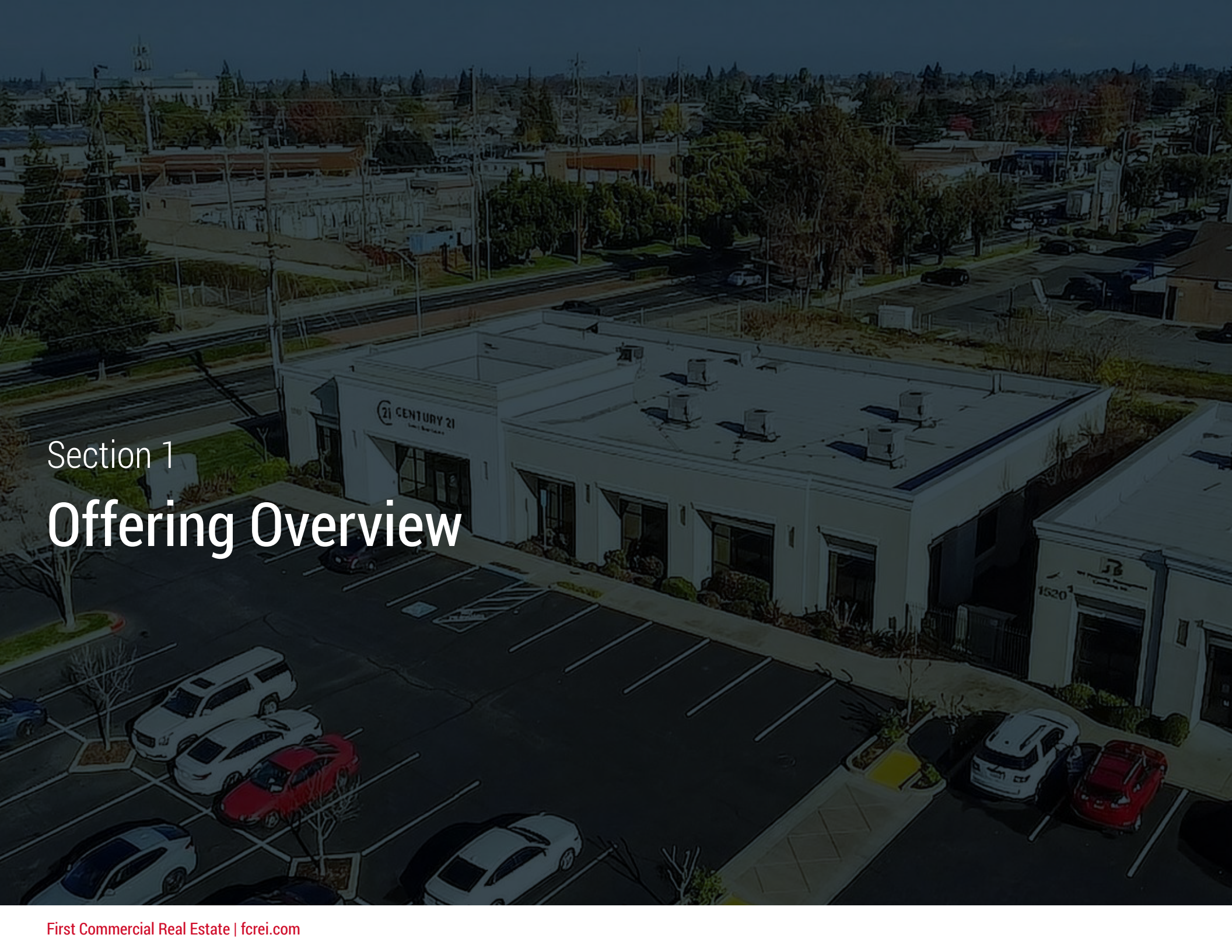
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An aerial photograph of a modern, single-story commercial building with a flat roof. The building is light-colored and features large windows and glass doors. A sign on the building reads "21 CENTURY 21". In front of the building is a paved parking lot with several cars parked. The surrounding area includes other buildings, trees, and utility poles. The image is overlaid with a semi-transparent dark blue filter.

Section 1

Offering Overview

Offering Summary



This ±7,424 SF Office/Medical building was constructed in 2005 and benefits from exceptional visibility along West Kettleman Lane. Positioned prominently within the center, the building offers strong frontage, easy access, and excellent exposure for tenants.

Located near the intersection of South Ham Lane and West Kettleman Lane—an area experiencing upwards of 25,000+ vehicles per day—the site is ideally situated for long-term stability.

Surrounded by dense residential neighborhoods and in close proximity to major regional retailers such as Kohl's, CVS, Starbucks, AT&T, and Mountain Mike's, the property provides tenants and customers with unmatched convenience.

Highway 99 is only minutes away, offering seamless regional connectivity. With abundant parking, strong nearby retail synergy, and highly accessible ingress/egress, this asset presents an outstanding opportunity for investors seeking a fully leased, low-maintenance office property.



- For Sale or Lease: This offering is for a Class B ±7,424 SF Office/Medical building that's currently fully occupied as a Century 21 Real Estate office. The tenants lease expires at the end of 2026 and is willing to downsize their current footprint or vacate at the end of their term.
- Excellent Visibility and Access: The subject property benefits from its prime location with frontage along the West Kettleman Lane Retail Corridor and convenient ingress/egress.
- Abundant Parking: The property benefits from ample on-site parking that will accommodate the parking standard for a variety of the most in demand office uses.
- Zoned PD (21): Flexible zoning that can serve a variety of uses. Office / professional / institutional-type uses (including medical office) are very consistent with how PD(21) has been administered along W Kettleman. Tenant/Buyer to verify with City.
- Newer Build: Modern office building featuring high-end interior finishes and a low-maintenance design.
- Strong demographics: Average household incomes exceeding \$118,000 within one mile

Property Details

Sale Price **\$2,300,000**

Lease Rate **CONTACT BROKER**

LOCATION INFORMATION

Street Address 1510 W Kettleman Ln
City, State, Zip Lodi, CA 95242
County San Joaquin

OFFERING SUMMARY

Price Per SF \$309
Available for Lease ±3,000 SF to ±7,424 SF

PROPERTY INFORMATION

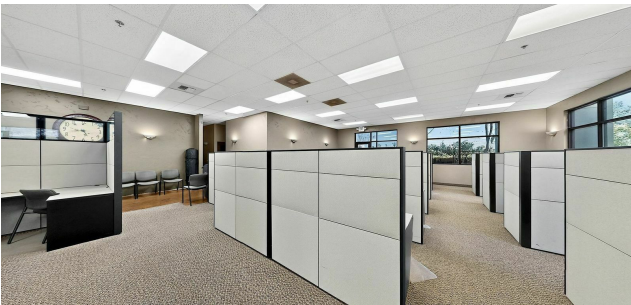
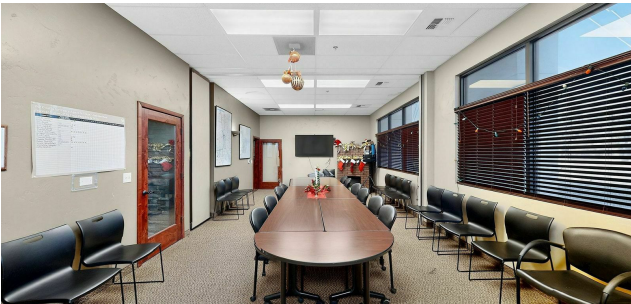
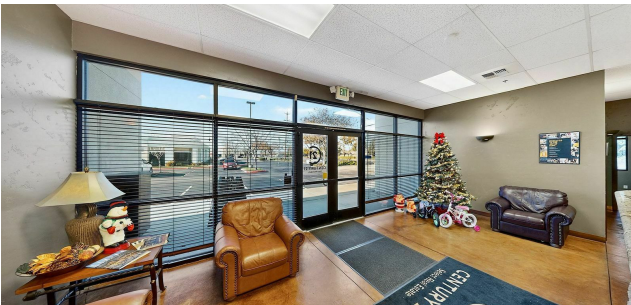
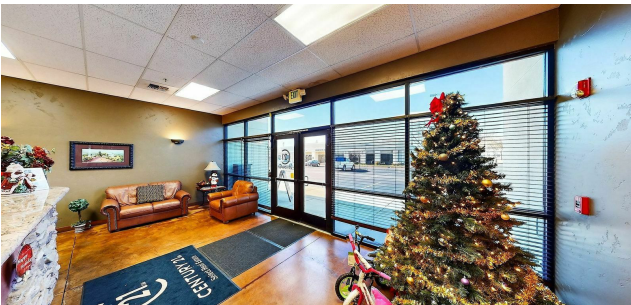
Property Type Office
Property Subtype Office Building
Zoning PD-21
Lot Size 10,987 SF
APN # 058-260-430

BUILDING INFORMATION

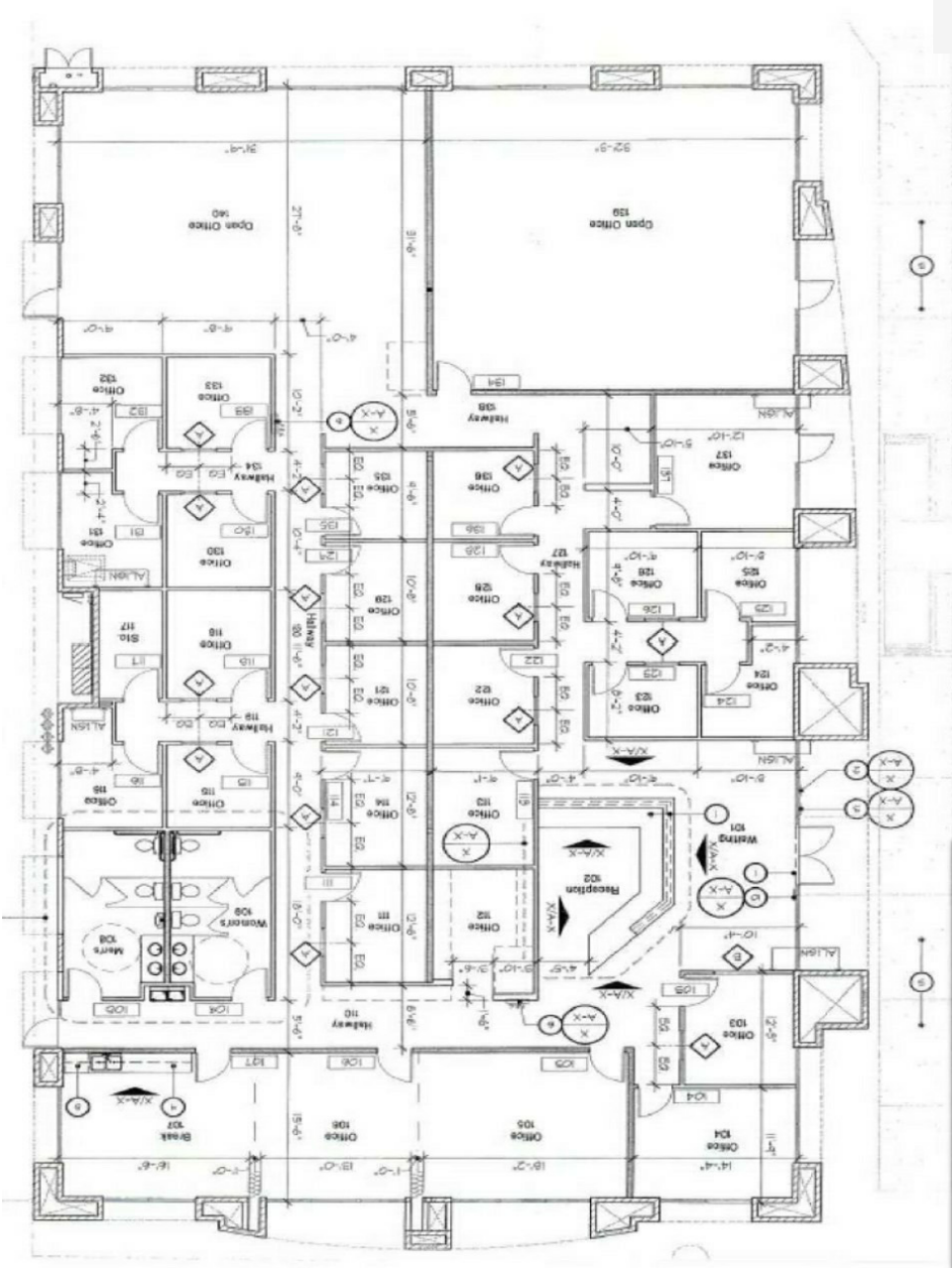
Building Size 7,424 SF
Building Class B
Tenancy Single (Current)
Number of Floors 1
Year Built 2005
Number of Buildings 1



Interior Photos



Floor Plans

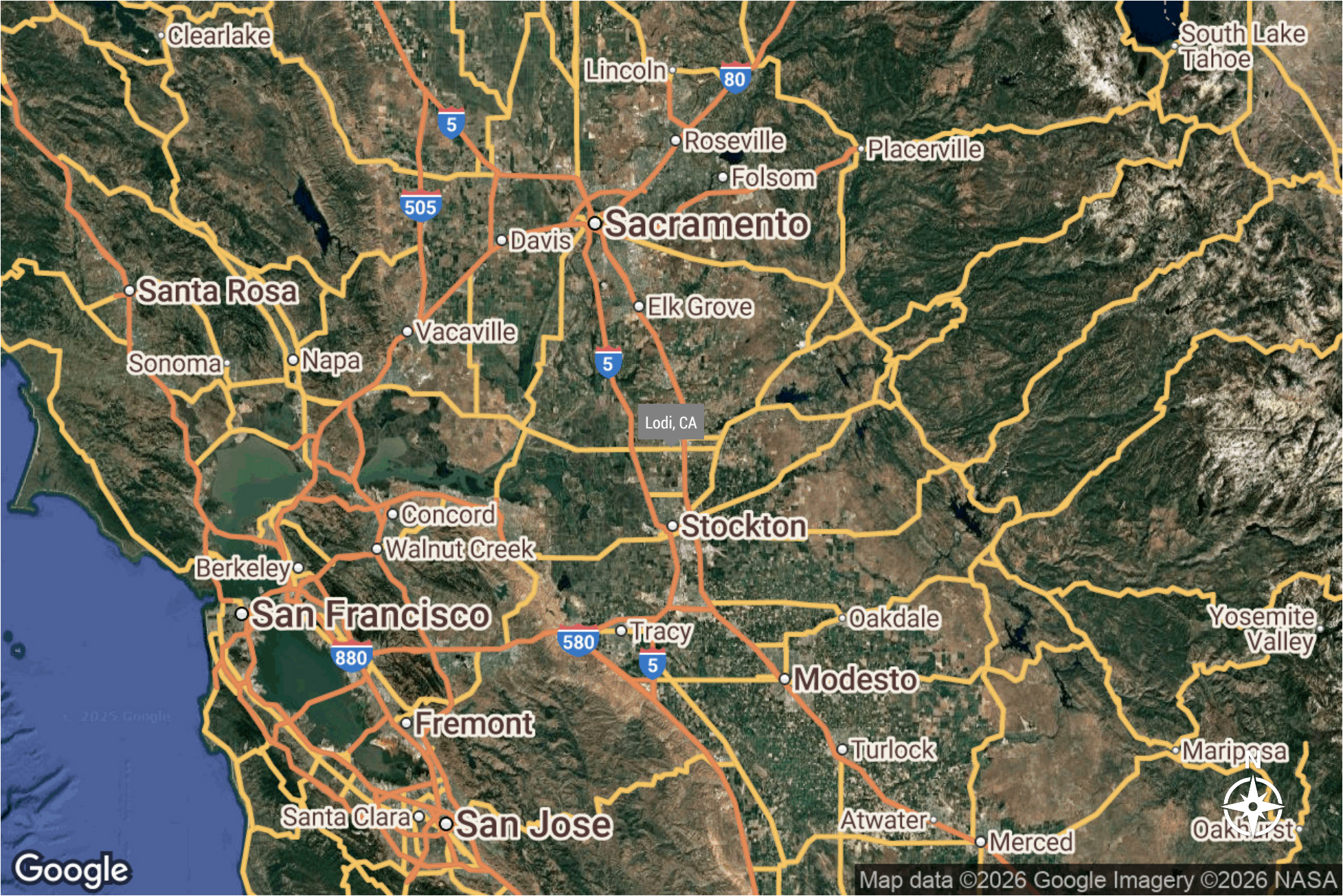


An aerial photograph of a city street intersection. The image shows a multi-lane road with a median. On the left side of the road, there are several large, single-story commercial buildings with flat roofs. To the right of the road, there are more commercial buildings, including one with a prominent circular structure. Residential houses are visible on the far left and right sides of the image. The overall scene is a mix of urban and suburban development.

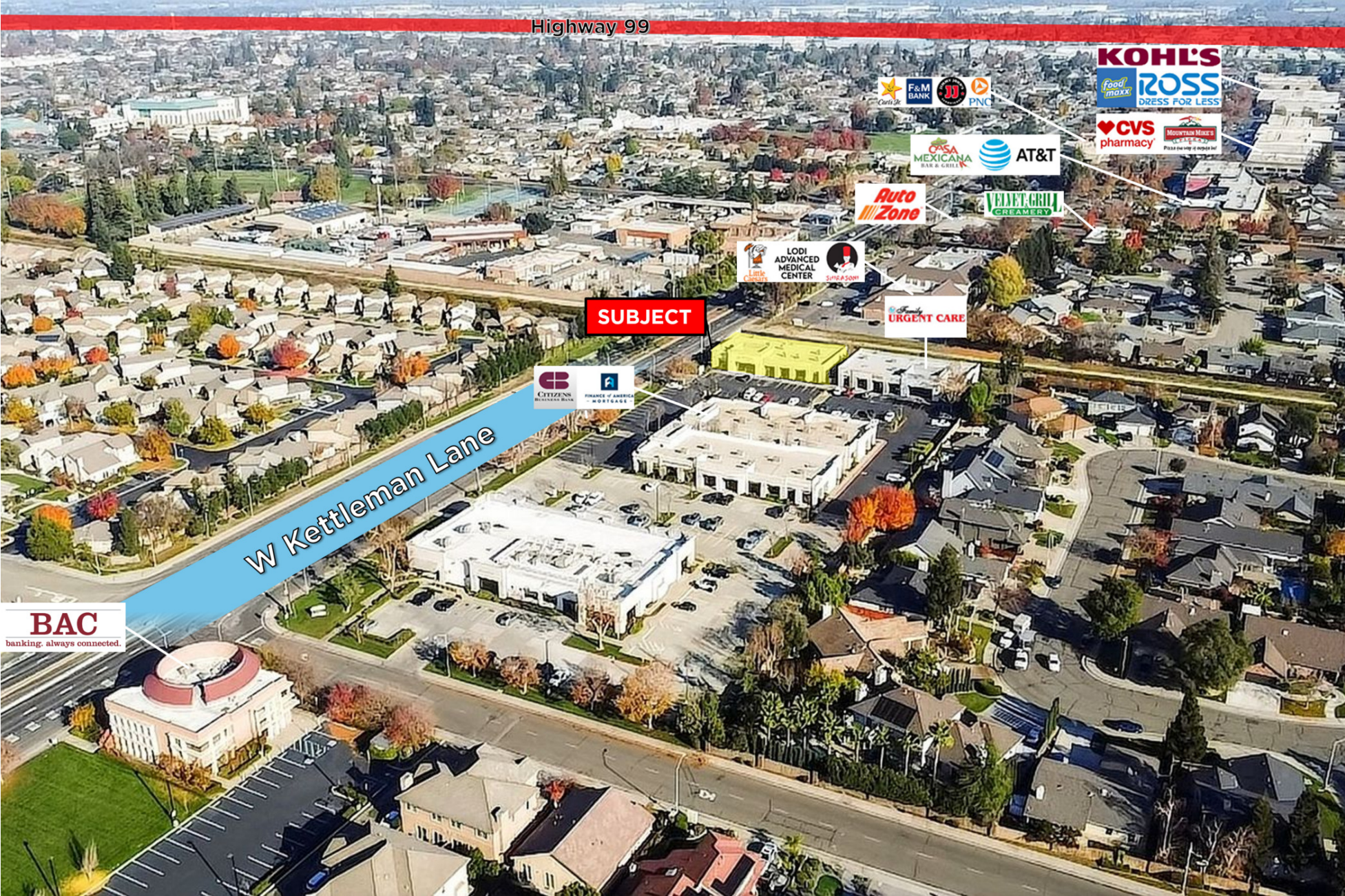
Section 2

Location Information

Regional Map



Retail Aerial





21 CENTURY 21
Select Real Estate

Section 3

Demographics

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,445	4,039	20,463
Average Age	42	43	41
Average Age (Male)	40	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	563	1,616	7,719
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$122,583	\$120,956	\$118,724
Average House Value	\$571,335	\$582,236	\$584,703

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	30.9%	29.6%	34.8%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	867	2,467	11,168
% White	60.0%	61.1%	54.6%
Total Population - Black	30	81	387
% Black	2.1%	2.0%	1.9%
Total Population - Asian	109	324	2,150
% Asian	7.5%	8.0%	10.5%
Total Population - Hawaiian	5	11	47
% Hawaiian	0.3%	0.3%	0.2%
Total Population - American Indian	14	49	229
% American Indian	1.0%	1.2%	1.1%
Total Population - Other	232	577	3,632
% Other	16.1%	14.3%	17.7%

Demographics data derived from AlphaMap

