

PRIME SUITES FOR LEASE ON CHEROKEE LN



920 SOUTH CHEROKEE LANE

Lodi, CA 95242

ANDY LE – JUNIOR VICE PRESIDENT

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CA DRE #02110117

JOSE ALTAMIRANO – ASSOCIATE

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CA DRE #02240190

PROPERTY SUMMARY

ANDY LE

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OFFERING SUMMARY

Lease Rate	Contact Broker
Available SF	3,500 – 7,000 SF
Building Size	46,840 SF

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
Suite E (Restaurant)	Contact Broker	3,500 SF
Suite J (Church/Gym)	Contact Broker	3,500 SF

PROPERTY DESCRIPTION

Positioned along the well-trafficked Cherokee Lane corridor. The property features ample on-site parking, providing convenience for both customers and staff. One space is currently built out as a fully operational restaurant space in excellent condition with minimal improvements needed. The second available space consists of a former church, offering flexibility for a wide range of uses such as assembly, fitness or studio.

PROPERTY HIGHLIGHTS

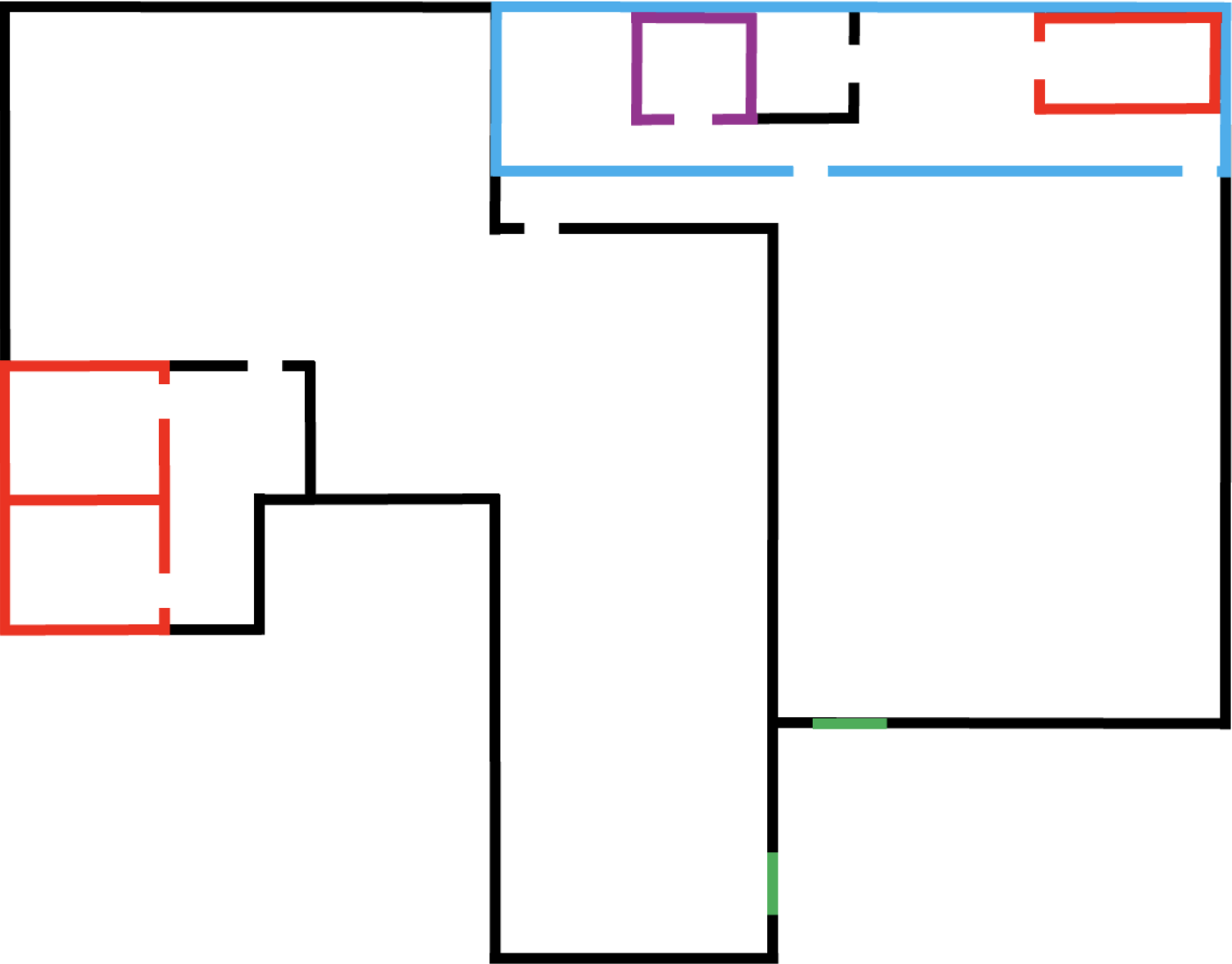
- **Suite E** – Turnkey **restaurant space** in excellent condition.
- **Suite J** – Formerly **occupied by a church and gym**, this **space offers existing plumbing throughout** and is well-suited for a range of uses, including assembly, fitness, or studio operations.
- **Prime location** along Cherokee Lane with **strong visibility and accessibility**.
- **Ample on-site parking** for tenants and visitors.



SUITE E FLOOR PLAN

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LEGEND

- Entrance / Exit Door
- Bathroom
- Kitchen
- Freezer

SUITE E — ADDITIONAL PHOTOS

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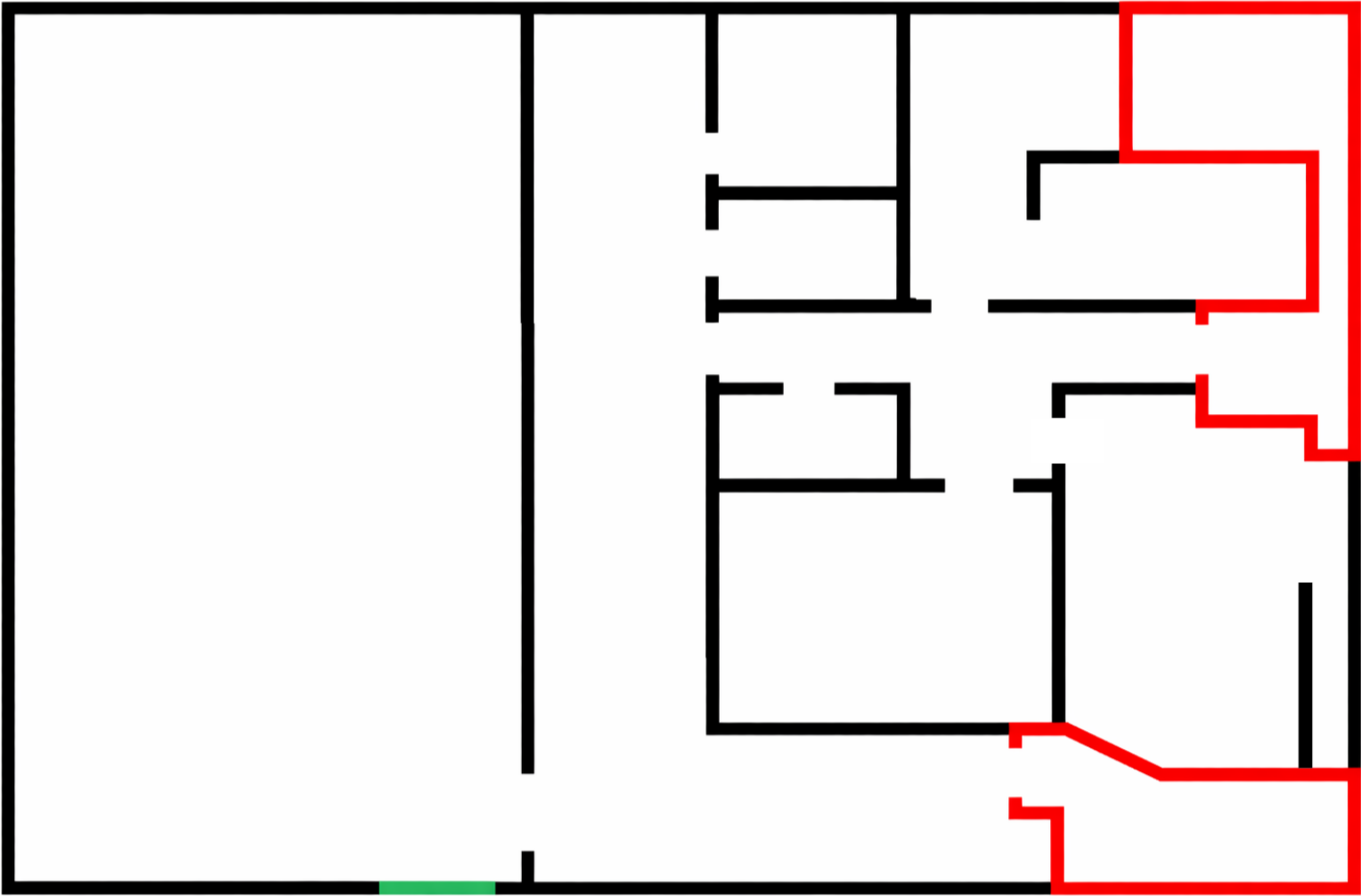
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SUITE J FLOOR PLAN

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LEGEND

- Entrance / Exit Door
- Bathroom

SUITE J — ADDITIONAL PHOTOS

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DUTCH BROS
Coffee

Days Inn.
BY WYNDHAM

ARCO

CALIFORNIA
99

CALIFORNIA
99

SUBJECT
PROPERTY

CHEROKEE LN

CHEROKEE LN

DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MI	0.5 MI	1 MI
Total Population	1,266	4,218	15,934
Average Age	26.0	27.1	29.5
Avg Age (Male)	26.0	27.4	29.1
Avg Age (Female)	26.5	27.0	31.1

HOUSEHOLDS & INCOME

	0.25 MI	0.5 MI	1 MI
Total Households	353	1,111	4,401
Persons per HH	3.6	3.8	3.6
Avg HH Income	\$62,552	\$67,590	\$75,776
Avg House Value	\$320,783	\$333,484	\$381,613

RACE

	0.25 MI	0.5 MI	1 MI
White	264 (20.9%)	834 (19.8%)	4,589 (28.8%)
Black	0 (0.0%)	0 (0.0%)	70 (0.4%)
Asian	118 (9.3%)	765 (18.1%)	3,158 (19.8%)
Hawaiian	0 (0.0%)	16 (0.4%)	35 (0.2%)
Amer. Indian	16 (1.3%)	75 (1.8%)	207 (1.3%)
Other	455 (35.9%)	1,079 (25.6%)	3,325 (20.9%)

