

## OFFICE CONDOMINIUM FOR SALE

# 1820 W KETTLEMAN LN STE A & B

Lodi, CA 95242



### PROPERTY DESCRIPTION

KW Commercial is pleased to present this premium office condominium in the prestigious Lakeshore Office Plaza. This 1,784 square foot first floor unit offers a premium professional setting with stunning views of Lake Mallard. The property is professionally managed by a local Owner's Association, ensuring seamless upkeep of common areas and exteriors. Ideal for small businesses, this space offers a functional layout with several private offices, reception area, kitchen, and a private restroom. All of the back offices overlook the serene lake, enhancing the work environment with natural light and picturesque scenery. The property is conveniently located within walking distance of banks, restaurants, and essential business services. Don't miss this rare opportunity to own one of the only lake view office condominiums in Lodi. Schedule your private tour today!

### OFFERING SUMMARY

Sale Price:	\$579,800
Price PSF:	\$325
Condominium Size:	1,784 SF
APN:	058-350-01; 058-350-02

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,035	16,534	23,757
Total Population	16,636	48,008	69,559
Average HH Income	\$124,604	\$105,998	\$106,095

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### BILL JOHNSON

Director - Associate Broker

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bill.johnson@kwcommercial.com

CA #01992157

### KW COMMERCIAL

3133 W. March Lane  
Stockton, CA 95219

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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### LOCATION INFORMATION

Street Address	1820 W Kettleman Ln Ste A & B
City, State, Zip	Lodi, CA 95242
County	San Joaquin

### BUILDING INFORMATION

Building Size	1,784 SF
Building Class	C
Occupancy %	100.0%
Tenancy	Multiple
Year Built	1987
Construction Status	Existing
Condition	Good
Free Standing	No

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Planned Development
APN #	058-350-01; 058-350-02
Waterfront	Yes
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.0

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Restrooms	1

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## PROPERTY HIGHLIGHTS

- Features 6 Private Offices, Reception, Kitchen, Bathroom
- Multiple Offices feature a view of Lake Mallard
- COA maintains the common area, parking lot, insurance, roof, exterior walls, paint, landscaping, trash, etc.
- HOA monthly dues: Approximately \$634.48
- Convenient location near various restaurants, professional service providers, hotels, retail, and financial institutions
- Suite C can be purchased as well to make a total of 2,839 sq ft
- Owner would like to leaseback until August 1, 2027 if possible



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# FIRST FLOOR INTERIOR LAYOUT

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# EXTERIOR PHOTOS

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# AERIAL & EXTERIOR PHOTOS

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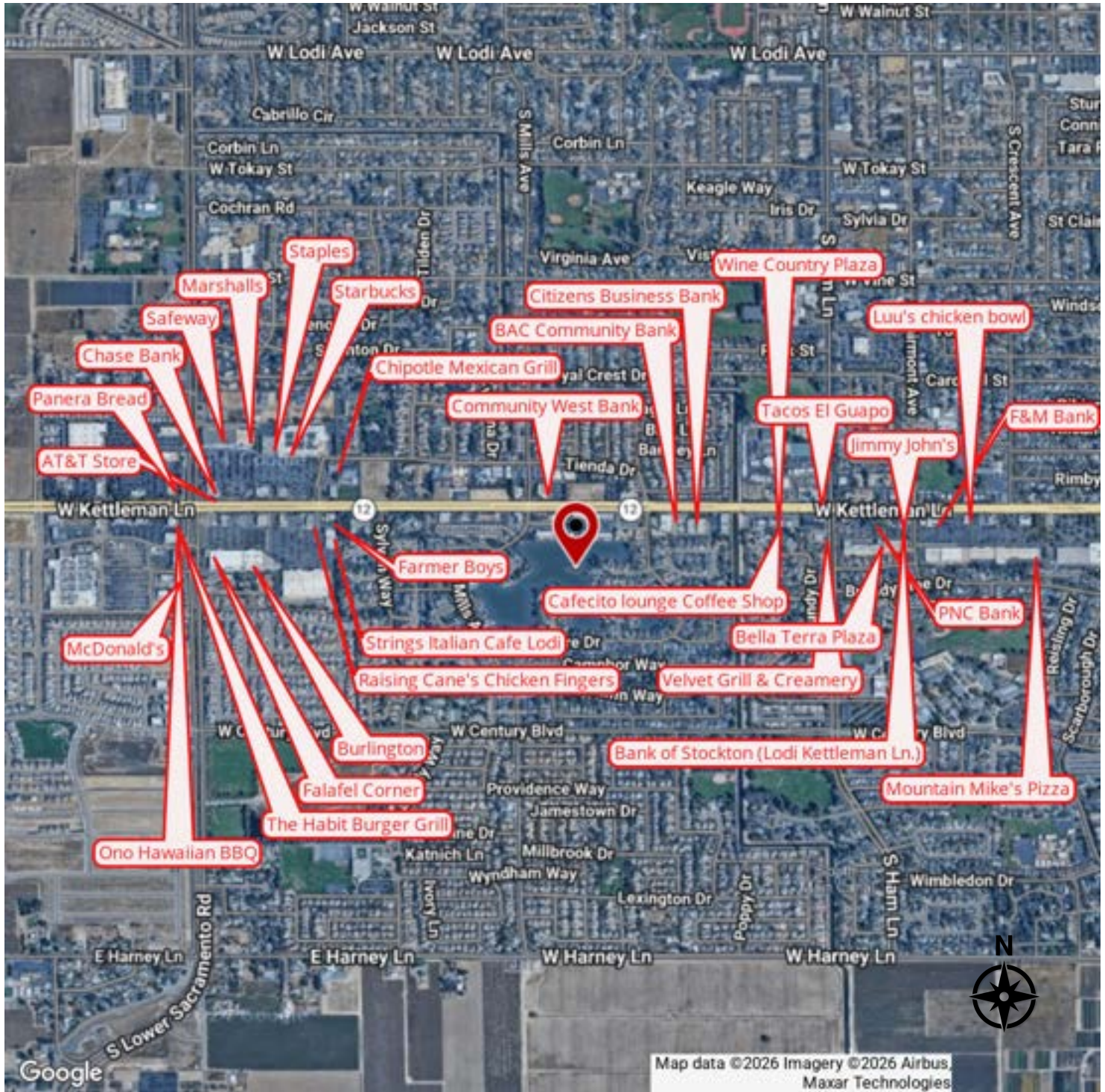
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# RETAILER MAP

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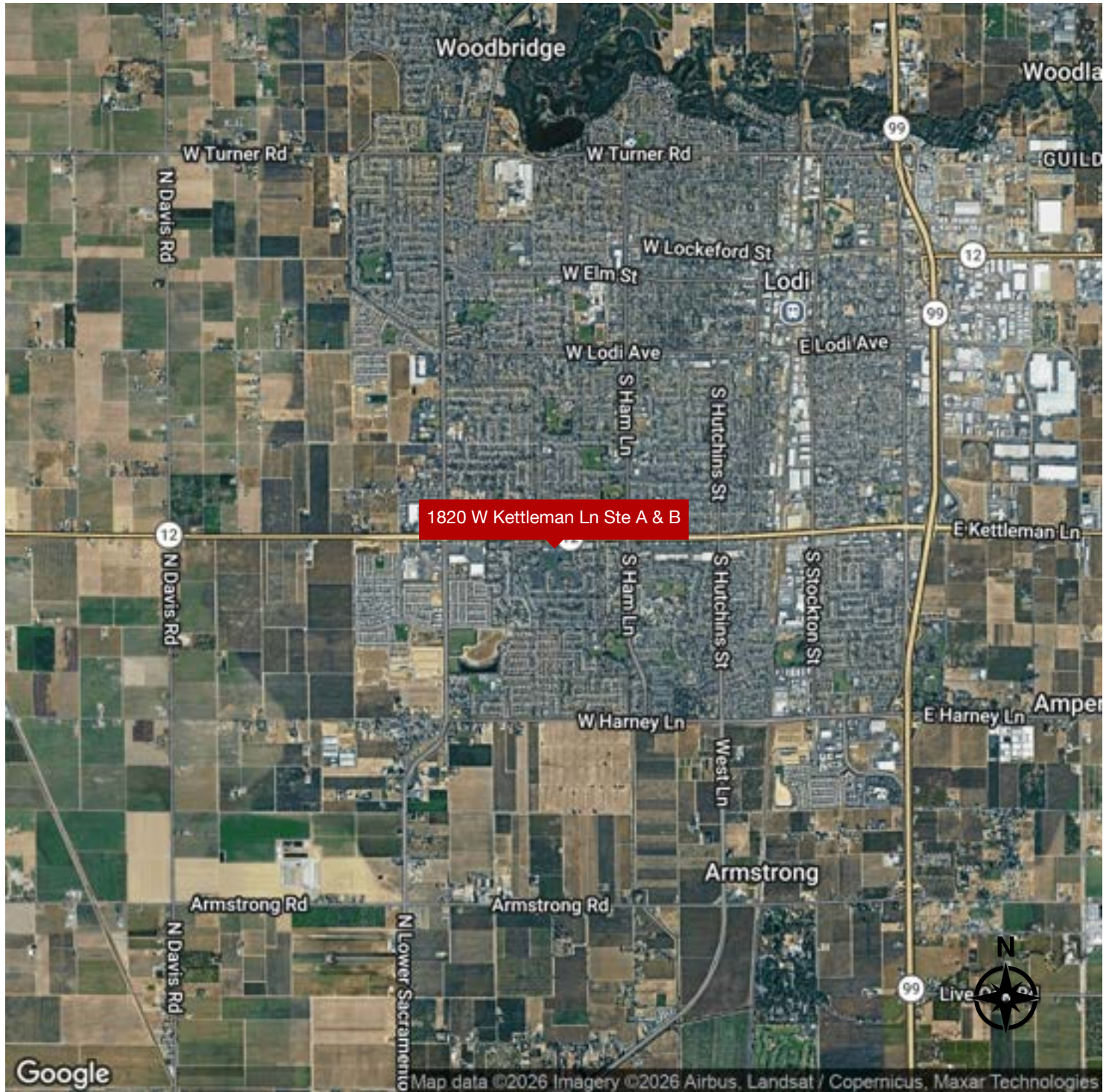
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# REGIONAL MAP

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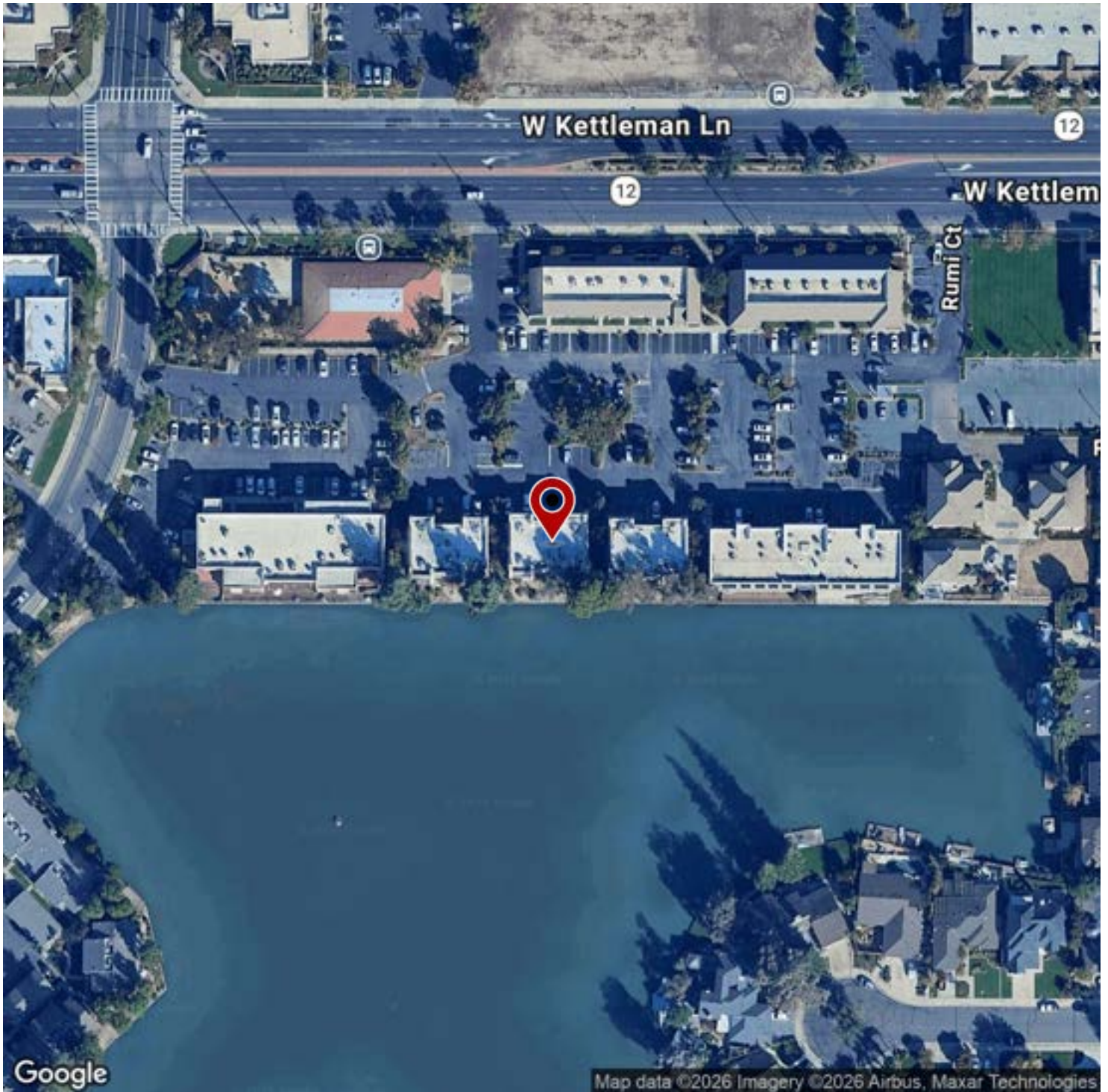
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# LOCATION MAP

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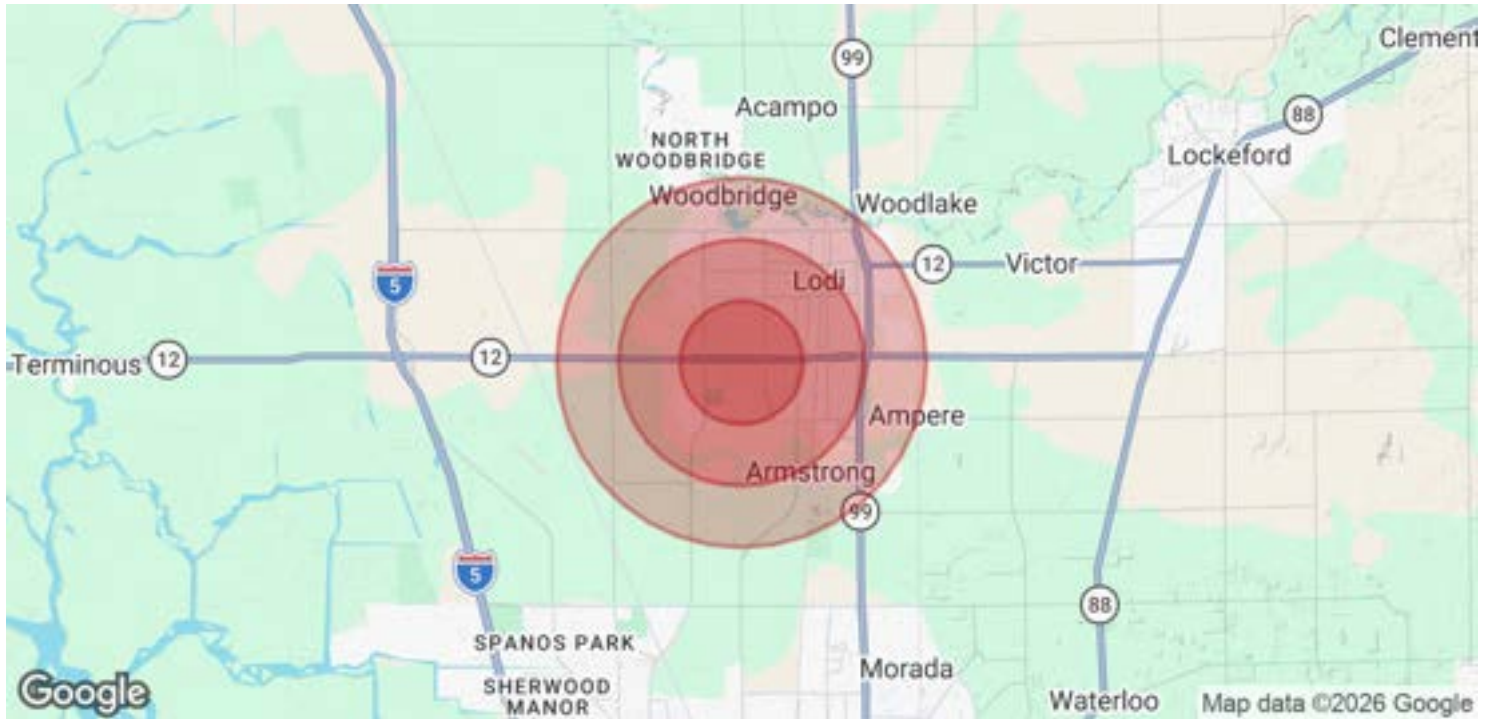
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	16,636	48,008	69,559
Average Age	39.3	36.6	36.5
Average Age (Male)	38.0	34.9	35.2
Average Age (Female)	40.4	38.4	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	6,035	16,534	23,757
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$124,604	\$105,998	\$106,095
Average House Value	\$549,576	\$494,158	\$493,075

2023 American Community Survey (ACS)

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