

FULLY STABILIZED
INVESTMENT OPPORTUNITY
WITH NATIONAL TENANT

FOR SALE

**1510 W KETTLEMAN LN
LODI, CA 95242**

KETTLEMAN

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CENTURY 21.
Select Real Estate, Inc



PRICE: \$2,175,000.00

PRICE PER SQ FT \$293.00

CAP RATE: 5.8%

FULLY STABILIZED INVESTMENT OPPORTUNITY OFFERING MEMORANDUM

THE OPPORTUNITY

1510 W KETTLEMAN LN, LODI, CA 95242

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



LODI



7,424 SF +/-



OFFICE



FULLY STABILIZED
INVESTMENT
OPPORTUNITY



\$2,175,000.00
\$293.00 PER SF
5.8% CAP

1510 W KETTLEMAN
LN FULLY LEASED
INVESTMENT



LOCATED NEAR MAJOR
SHOPS DINNING,
AND HOUSING

VISIBILITY ONTO
W KETTLEMAN



LOCALIZED NEIGHBOR
CENTER

CLOSE PROXIMITY
TO HWY 99



PREMIER LOCATION
IN THE HEART
OF LODI, CA

CENTURY 21
Select Real Estate, Inc.

PRICING: \$2,175,000.00



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FINANCIAL SUMMARY

1510 W KETTLEMAN LN, LODI, CA 95242

PROPERTY DESCRIPTION

PROPERTY	CENTURY 21 SELECT REAL ESTATE INC.
PROPERTY ADDRESS	1510 W. KETTLEMAN LANE
CITY, STATE, ZIP	LODI, CALIFORNIA 95242
BUILDING SIZE (SF)	7,424 SF
LAND AREA	10,988 SF
YEAR BUILT	2005
TYPE OF OWNERSHIP	FEE SIMPLE
CAP RATE	5.8%



LEASE SUMMARY

PROPERTY TYPE	NATIONAL OFFICE TENANT
GUARANTOR	CENTURY 21 SELECT REAL ESTATE INC.
LEASE EXPIRATION	DECEMBER 21ST, 2026 WITH OPTIONS TO EXTEND
LEASE TYPE	FSG - \$12,323.84 PER MONTH ANNUAL RENT - \$147,886.08
ROOF/STRUCTURE	LANDLORD RESPONSIBLE

1510 W
KETTLEMAN LN

Highway 99

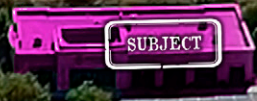
Highway 99



South Ham Lane



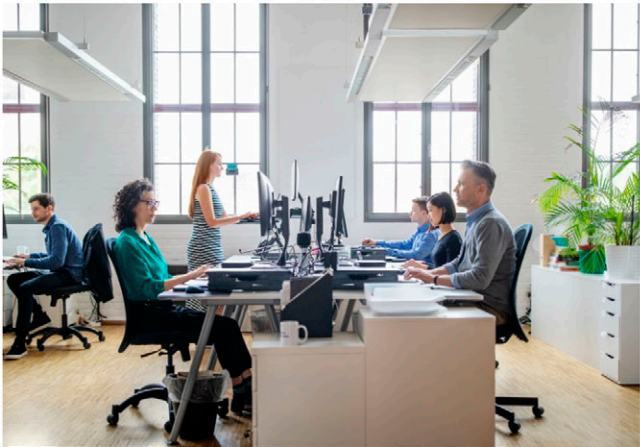
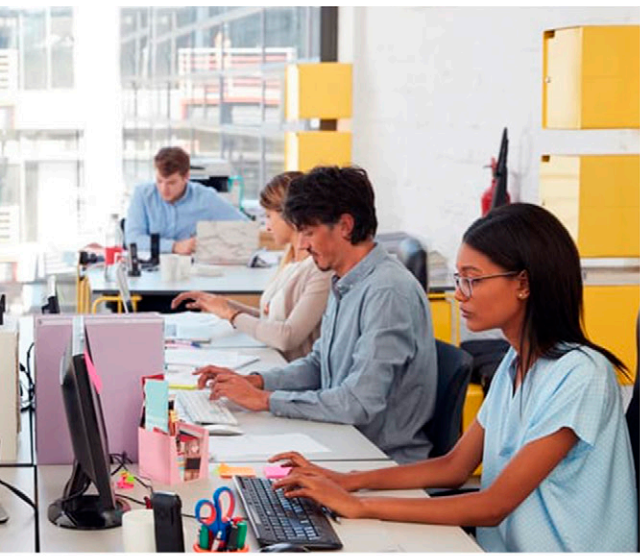
West Kettleman Lane +/- 25,000 ADT



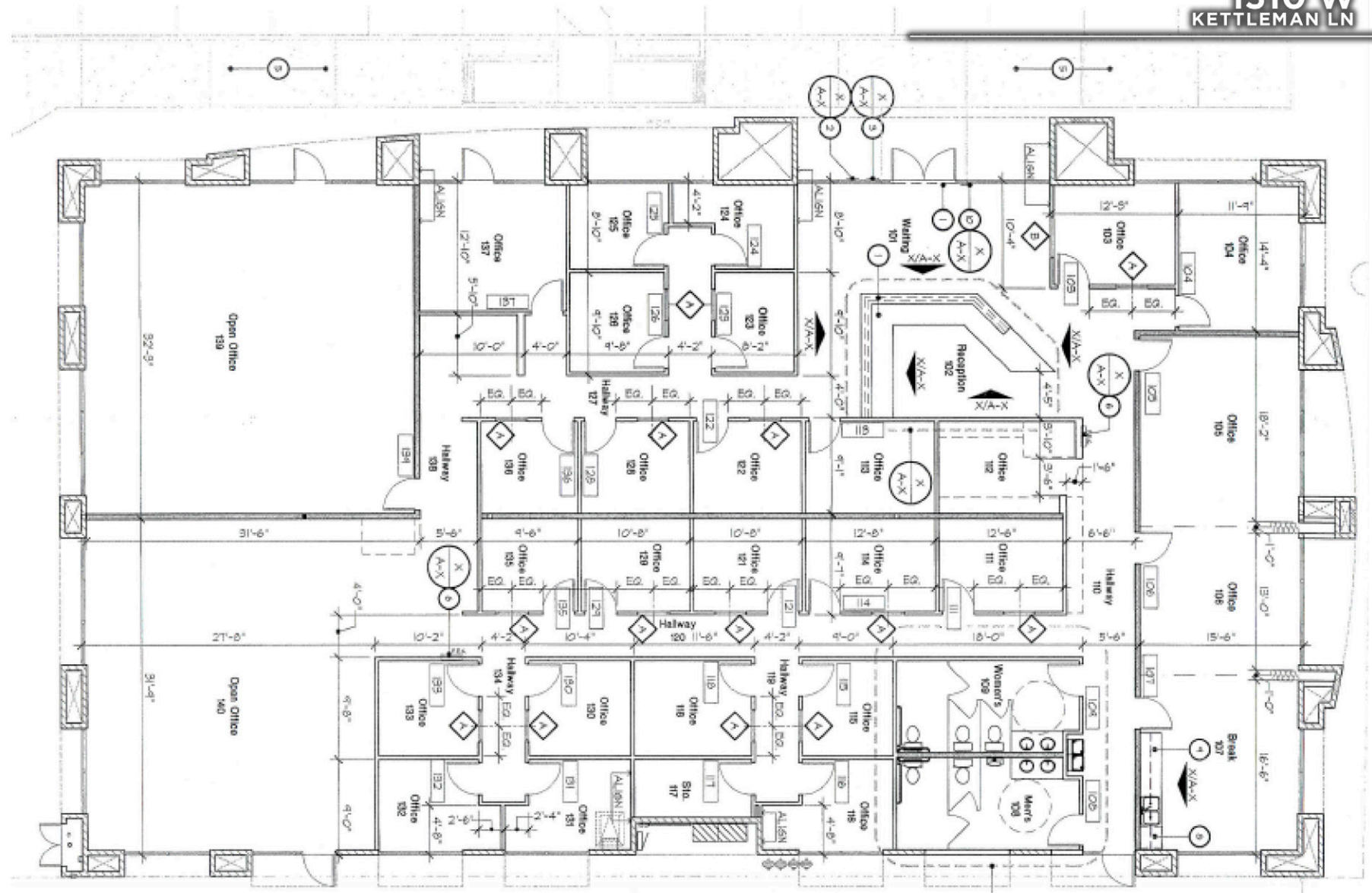
Timberlake



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1510 W
KETTLEMAN LN



7,424 sqft with upside potential

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1510 W
KETTLEMAN LN

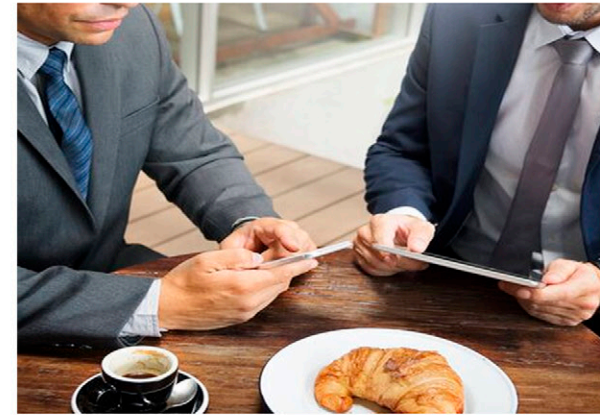


THE BUILDING

This excellent +/- 7,424 Square Foot Office or Medical Building was built in 2005. The property sits on .65 Acres. Traffic volumes on W Kettleman reach an excess of 22,000 cars per day. The asset has superior placement in the center to provide maximum visibility and accessibility.

The building has an existing National credit tenant with remaining years left on their lease including options with increases. The building sits near the intersection of South Ham Lane and W. Kettleman Lane which has an upwards of 25,000 +/- cars daily.

The property is located near a dense residential housing area and in close proximity to a multitude of retail users such as Kohls, CVS Pharmacy, Starbucks, AT&T, and Mountain Mikes just to name a few. The property is located moments from HWY 99. With its ample parking field, close proximity to retail, office, residential and convenient ingress and egress to the property from W Kettleman this opportunity is ideal for an Investor looking for a fully leased office investment.



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COMMERCIAL

PRICING: \$2,175,000.00

CENTURY 21

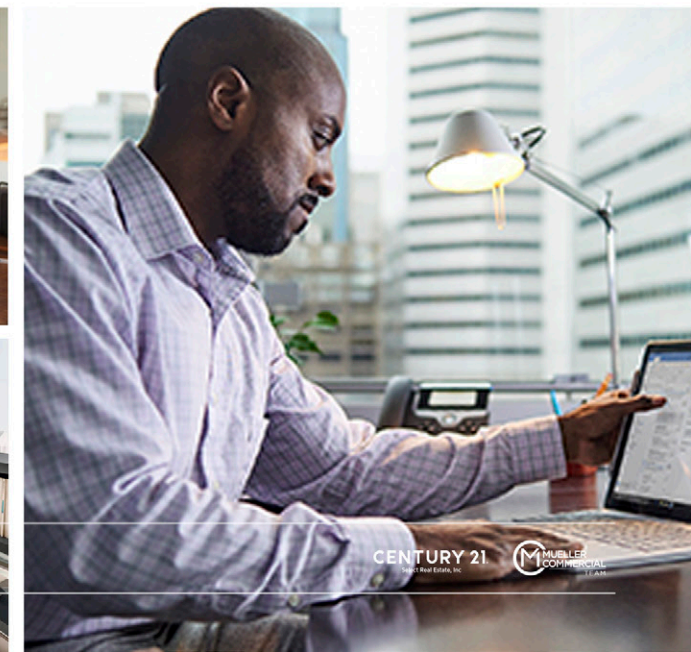




1510 W
KETTLEMAN LN



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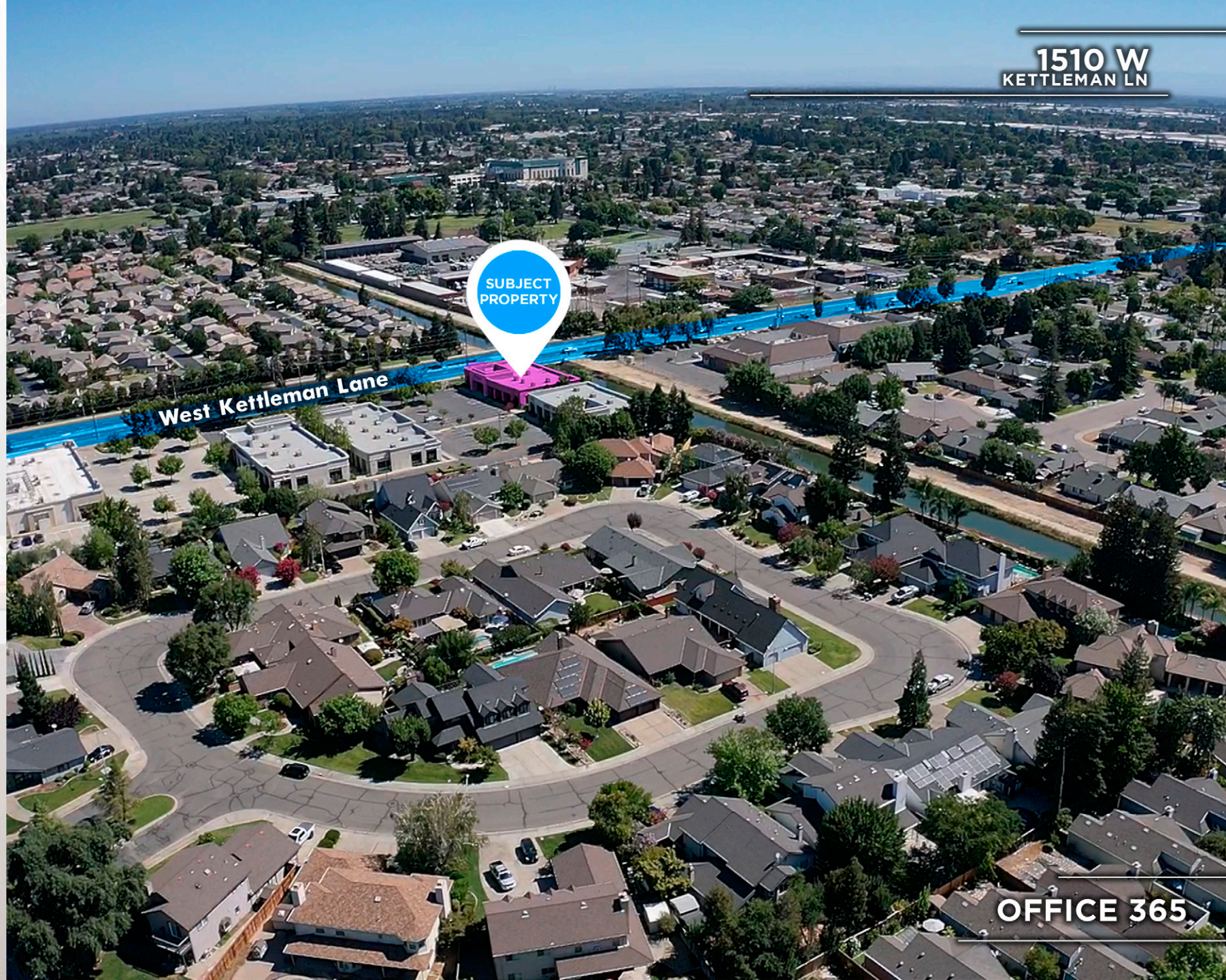
CENTURY 21
MUELLER COMMERCIAL

THE AREA

The City of Lodi is centrally located in northern California with easy access to U.S. western states. As the northern-most city in San Joaquin County, Lodi bridges the areas of Northern and Central California - an ideal location for business and visitors touring the abundant wine grape growing region.

Lodi, like all of San Joaquin County, has excellent transportation accessibility. It is located between two primary north-south highways, Highway 99 and Interstate 5, that respectively connect major cities in Central California and provide direct access to major markets

from Canada to Mexico. It is well connected for east-west transportation with the Interstate 580 running to Oakland and the San Francisco Bay Area. Interstate 80 links Lodi to Reno, Nevada and points further east.



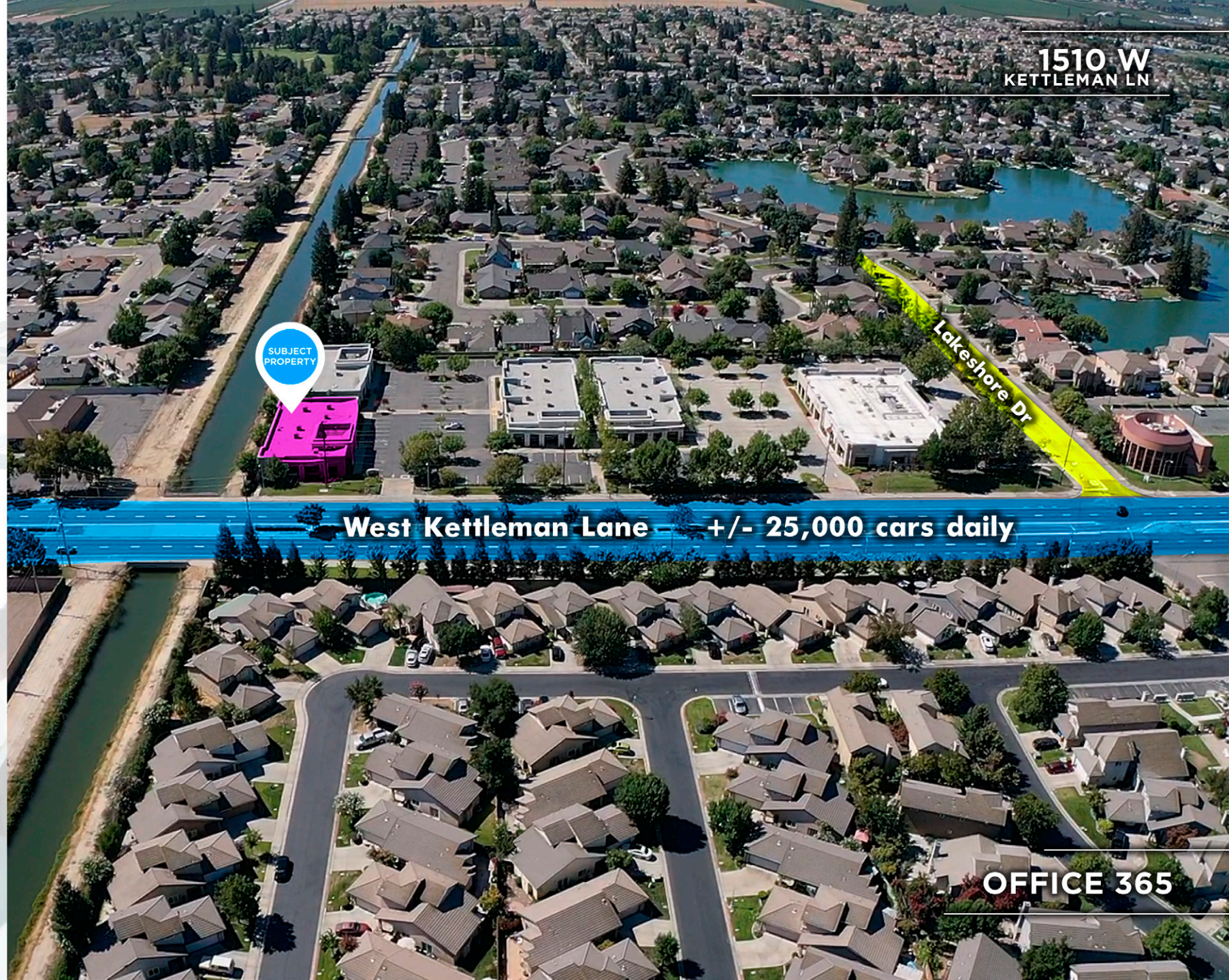
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THE REGION

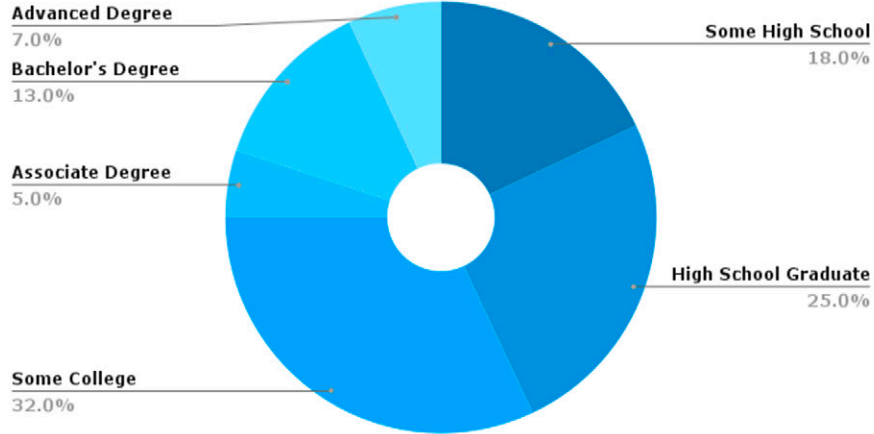
San Joaquin offers tremendous opportunities to the residents and businesses that call it home. San Joaquin's eight communities of Mountain House, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton, and Lodi provide quality affordable housing along with numerous recreational opportunities and state-of-the-art K-12 schools and higher education institutions.

The county also boasts a sophisticated transportation network comprised of an international deep-water port, major interstate highways, air and rail services as well as delta recreation waterways, farm fresh food and most important, highly skilled and diverse workforce. San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams.

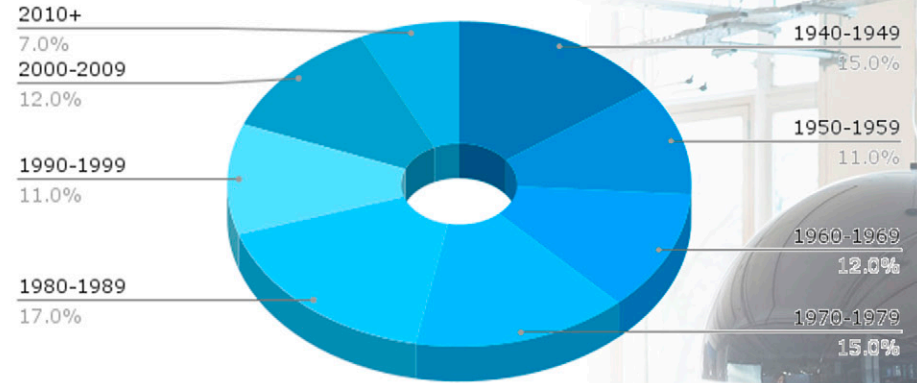


DEMOGRAPHICS I

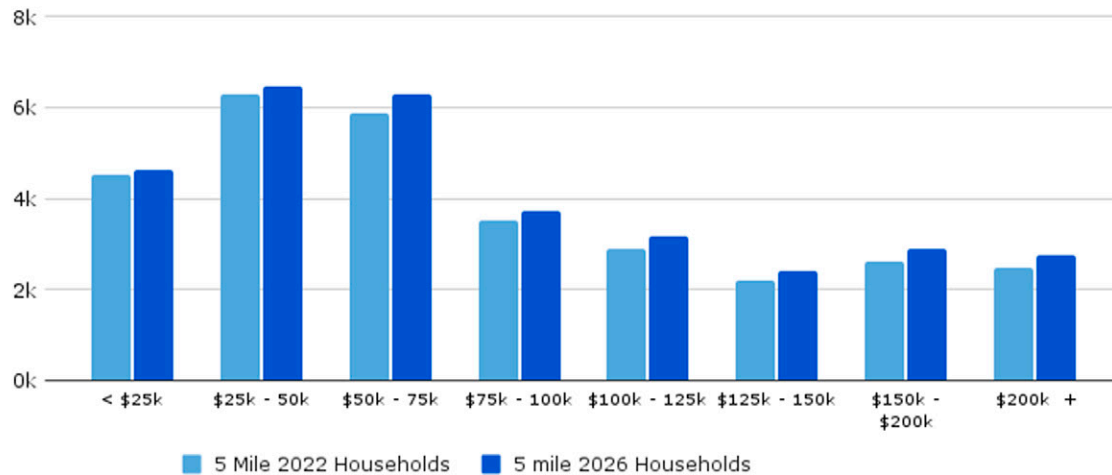
EDUCATIONAL ATTAINMENT



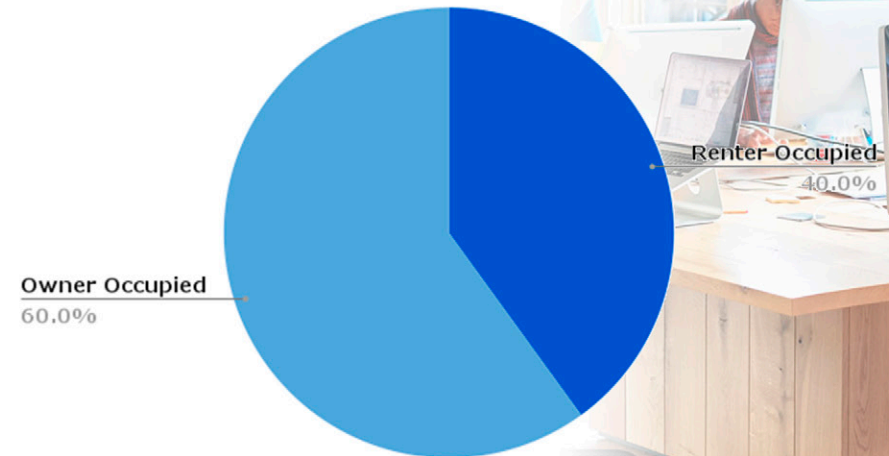
HOMES BUILT BY YEAR



Monthly House Hold Income

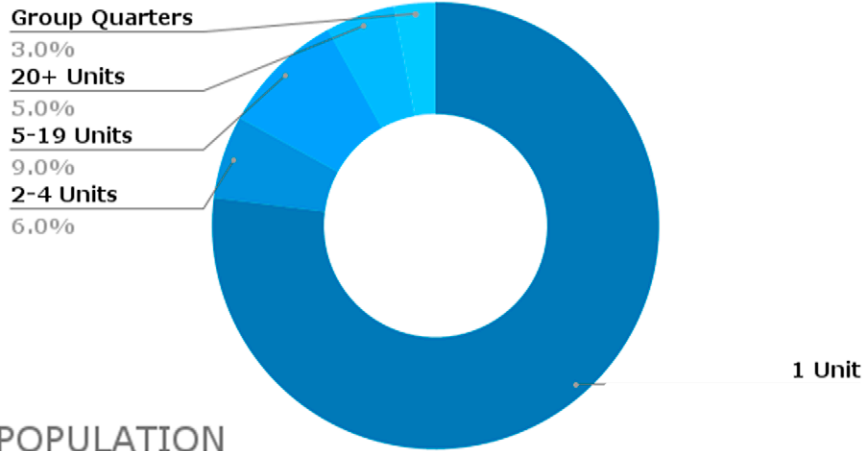


HOUSING OCCUPANCY

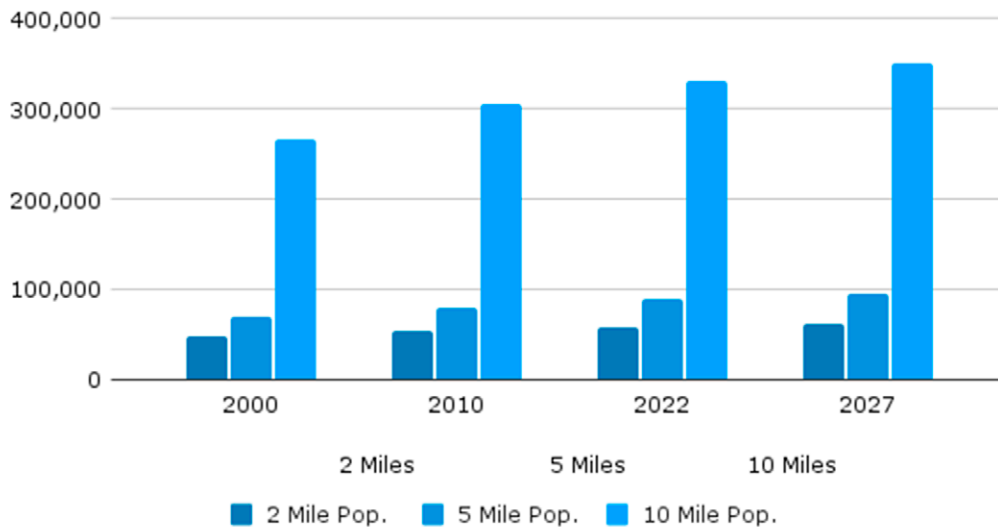


DEMOGRAPHICS II

HOUSING TYPE



POPULATION



Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	48,215	69,616	266,041
2010	52,513	79,515	305,398
2022	57,641	88,270	330,472
2027	61,405	94,190	351,012

SALE

CENTURY 21
Select Real Estate, Inc.



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