

# FOR SALE

+/- 7,880 SF

Commercial Retail Building  
Owner User Opportunity

200 N. Cherokee Lane  
Lodi, CA



**PDF**  
THE PAUL D FRANK Team



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



## EXECUTIVE SUMMARY

PDF, powered by eXp Commercial, is pleased to present the opportunity to acquire 200 North Cherokee Lane in Lodi, California. The property consists of an approximately 7,880 square foot commercial retail building situated on approximately 0.35 acres within San Joaquin County.

Positioned along Cherokee Lane, the property offers excellent accessibility and functionality for an owner user seeking a centrally located commercial facility with flexible commercial zoning and a functional layout. The property is located just seconds from Highway 99 access, providing convenient regional connectivity throughout San Joaquin County and the greater Central Valley market.

The site includes gated yard space at the rear of the property, providing additional operational utility for a variety of business types. Ownership has also recently completed a brand new roof, interior electrical upgrades, significant structural improvements, and updated exterior facade improvements, adding substantial value to the asset and reducing near term capital expenditure needs for a future owner.

The property is zoned MCO (Mixed Commercial Office), allowing for a broad range of potential retail, office, commercial, and service related uses, subject to City approval. Its configuration and visibility make it well suited for businesses seeking a combination of showroom, office, storage, or operational space.

## PROPERTY HIGHLIGHTS

Purchase Price: \$898,000



**PROPERTY ADDRESS**  
200 N. Cherokee Lane  
Lodi, CA

Seconds from  
Highway 99 access

Gated yard space  
located at the rear of  
the property



**PROPERTY SIZE**  
+/- 7,880 SF  
Commerical Retail  
Building



**ZONING**  
MCO (Mixed Commercial  
Office, city of Lodi)



**APN**  
0403-210-200



**SITE AREA**  
+/- 0.35 Acre Parcel

## RECENT PROPERTY IMPROVEMENTS:

- Brand new roof recently completed
- Interior electrical upgrades completed
- Significant recent structural improvements completed
- Updated exterior facade improvements completed



# DEMOGRAPHIC SNAPSHOT

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	15,585	72,034	82,373
2030 Population Projection	16,099	74,752	85,603
Annual Growth 2020-2025	0.1%	0.5%	0.7%
Annual Growth 2025-2030	0.7%	0.8%	0.8%
Median Age	33.5	38.3	38.7
Bachelor's Degree or Higher	8%	21%	21%
US Armed Forces	12	38	49
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Households	5,067	26,045	29,612
2030 Household Projection	5,238	27,060	30,804
Annual Growth 2020-2025	0.2%	0.8%	1.0%
Annual Growth 2025-2030	0.7%	0.8%	0.8%
Owner Occupied	1,745	15,021	17,774
Renter Occupied	3,493	12,038	13,030
Average Household Size	3	2.7	2.7
Average Household Vehicles	2	2	2
Total Specified Consumer Spending	\$138M	\$891.4M	\$1B

INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Average Household Income	\$72,907	107,270	110,912
Average Household Income	58,630	86,708	88,942
<\$25,000	1,023	3,241	3,484
\$25,000-\$50,000	1,230	3,844	4,231
\$50,000-\$75,000	816	4,172	4,737
\$75,000-\$100,000	780	3,772	4,221
\$100,000-\$125,000	523	3,352	3,748
\$125,000-\$150,000	308	2,119	2,436
\$150,000-\$200,000	231	2,760	3,249
\$200,000+	156	2,787	3,506







E. LOCKFORD ST

Burger King

Subway

E. VICTOR RD

Oscar's Auto Repair

200 N. Cherokee Ln

Clearview Softwash

Apex Tint

La Mexicana Restaurante & Birrieria

Econo Lodge

HOUSTON LN

Franco's Pizza

Express Donuts

Transmissions By Hal

T&N Body & Paint Shop



SURROUNDING AREA MAP

## LOCATION OVERVIEW

### Lodi, CA

Lodi is one of the Central Valley's most established and rapidly growing communities, strategically positioned along Highway 99 between Sacramento and the greater Stockton market. Known for its strong agricultural roots, expanding residential base, and business friendly environment, Lodi continues to attract a diverse mix of retail, service, office, and industrial users seeking accessibility and long term market stability throughout San Joaquin County.

The Lodi retail submarket remains one of the tighter retail markets within the greater Stockton region, with a vacancy rate of just 3.2% as of the second quarter of 2026 across approximately 5.7 million square feet of retail inventory. The submarket currently has approximately 230,000 square feet available for lease, representing an availability rate of 4.0%, while no new retail construction is currently underway within the market.

Retail fundamentals in Lodi continue to demonstrate long term stability, with market rental rates averaging approximately \$21.00 per square foot. Limited new construction, constrained vacancy, and consistent demand from regional and local users continue to support the long term outlook for the Lodi retail market and broader commercial corridor.



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## FOR MORE INFORMATION

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