

# FLAG CITY

## HIGH PROFILE SHOP SPACE FOR LEASE

14800 N. THORNTON ROAD, LODI, CA

### LISTING DATA

**AVAILABLE SF:** 1,200± SF

#### COMMENTS:

- The site is anchored by a new Starbucks Coffee, which recently opened in November 2017.
- Flag City is home to many fast food restaurants including McDonald's, Burger King, Taco Bell, Carl's Jr., and Denny's. Flag City also has two established hotels-Microtel & Best Western.
- The project is located at the intersection of Hwy 12 and I-5...a naturally important intersection with the Bay Area and Delta to the West, Lodi Wine Country to the East, Sacramento to the North and Stockton to the South
- The site benefits from being located at the Gateway to the well renown "Lodi Wine Region", gaining incredible and growing tourist traffic to over 100 wineries in the region
- Sutter Home recently completed (2015) a \$300 million production facility within a mile of the property with an estimated 400 employees
- Adjacent to Flag City RV Resort, widely recognized by Good Sam as one of the top 100 RV resorts in North America

### ECONOMIC DATA

**LEASE RATE:** \$2.00/SF per month, NNN



### DEMOGRAPHICS AND TRAFFIC COUNTS

| DEMOGRAPHICS:      | 5 MILE                  | 10 MILES | 15 MILES |
|--------------------|-------------------------|----------|----------|
| Population:        | 18,218                  | 273,165  | 487,692  |
| Average HH Income: | \$128,151               | \$85,470 | \$76,467 |
| TRAFFIC COUNTS:    |                         |          |          |
| Highway 12:        | 17,700± Cars ADT (2015) |          |          |
| I-5:               | 80,000± Cars ADT (2015) |          |          |

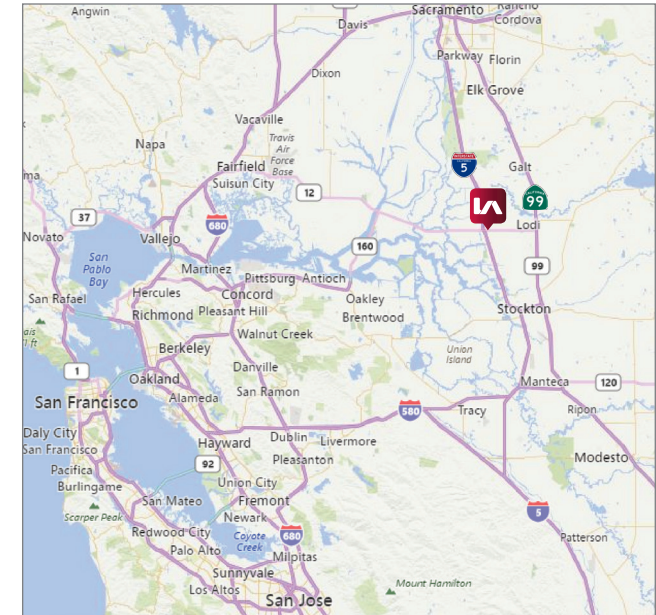
### CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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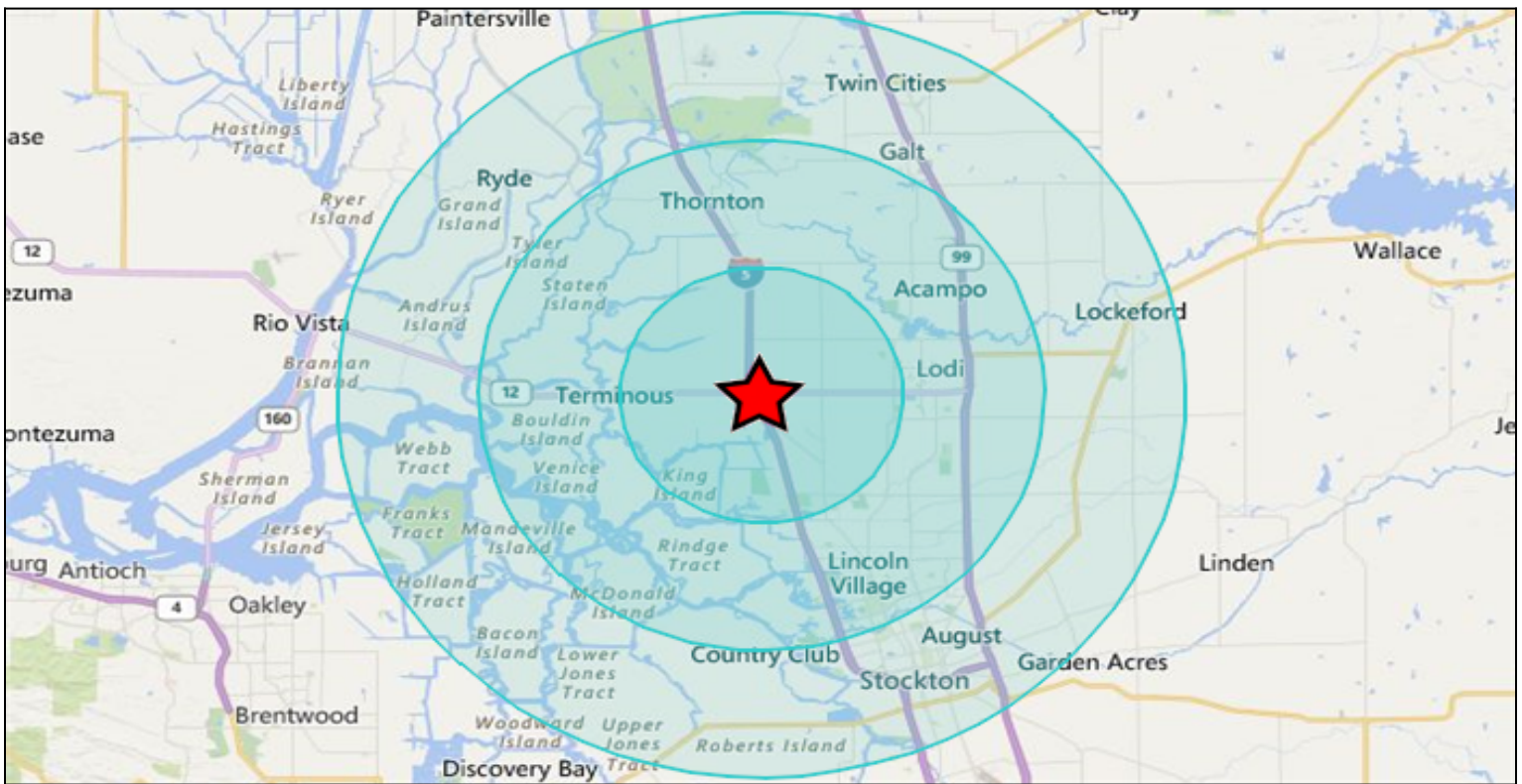
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| Description                           | 5 Mile     | 10 Mile    | 15 Mile    |
|---------------------------------------|------------|------------|------------|
| Area & Density :                      |            |            |            |
| Area (Square Miles) :                 | 138.974689 | 254.595323 | 665.418371 |
| Density(Population Per Square Mile) : | 131.1      | 1,079.7    | 732.9      |

| Population By Year                              |        |         |         |
|-------------------------------------------------|--------|---------|---------|
| Population (1990) :                             | 4,982  | 198,169 | 355,312 |
| Population (2000) :                             | 7,694  | 220,938 | 403,150 |
| Population (2010) :                             | 17,067 | 258,002 | 457,544 |
| Population (Current) :                          | 18,218 | 274,888 | 487,692 |
| Population (5 Yr. Forecast) :                   | 19,004 | 286,629 | 508,379 |
| Percent Growth (Current Yr./Previous Yr.) :     | 6.71   | 6.48    | 6.59    |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | 4.26   | 4.27    | 4.24    |

| Households By Year                              |       |        |         |
|-------------------------------------------------|-------|--------|---------|
| Households (1990) :                             | 1,842 | 68,792 | 120,331 |
| Households (2000) :                             | 2,720 | 76,129 | 133,943 |
| Households (2010) :                             | 5,651 | 86,312 | 148,001 |
| Households (Current) :                          | 5,926 | 90,394 | 155,143 |
| Households (5 Yr. Forecast) :                   | 6,122 | 93,366 | 160,267 |
| Percent Growth (Current Yr./Previous Yr.) :     | 4.88  | 4.67   | 4.81    |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | 3.32  | 3.28   | 3.3     |

| Description                               | 5 Mile      | 10 Mile       | 15 Mile        |
|-------------------------------------------|-------------|---------------|----------------|
| <b>General Population Characteristics</b> |             |               |                |
| Male :                                    | 9,048       | 133,644       | 241,170        |
| Female :                                  | 9,170       | 141,244       | 246,522        |
| Density :                                 | 131.1       | 1,079.7       | 732.9          |
| Urban :                                   | 14,805      | 264,850       | 456,247        |
| Rural :                                   | 3,413       | 10,038        | 31,445         |
| <b>General Household Characteristics</b>  |             |               |                |
| Households (Current) :                    | 5,926       | 90,394        | 155,143        |
| Families :                                | 4,619       | 66,116        | 113,224        |
| Average Size of Household :               | 2.88        | 2.98          | 3.1            |
| Median Age of Householder :               | 50          | 51            | 51             |
| Median Value Owner Occupied (\$) :        | 283,773.31  | 209,914.10    | 193,377.16     |
| Median Rent (\$) :                        | 1,243.07    | 982.41        | 924.42         |
| Median Vehicles Per Household :           | 2           | 2             | 2              |
| <b>General Housing Characteristics</b>    |             |               |                |
| Housing Units :                           | 6,274       | 96,928        | 167,980        |
| Owner Occupied Units :                    | 4,281       | 47,531        | 81,057         |
| Renter Occupied Units :                   | 1,645       | 42,863        | 74,086         |
| Vacant Units :                            | 348         | 6,534         | 12,837         |
| <b>Population By Race</b>                 |             |               |                |
| White Alone :                             | 9,307       | 126,553       | 220,097        |
| Black Alone :                             | 1,253       | 21,929        | 38,039         |
| Asian Alone :                             | 4,059       | 59,020        | 81,629         |
| Native American and Alaska Native Alone : | 92          | 2,249         | 5,040          |
| Other Race Alone :                        | 2,137       | 44,345        | 106,142        |
| Two or More Races :                       | 1,370       | 20,792        | 36,745         |
| <b>Population By Ethnicity</b>            |             |               |                |
| Hispanic :                                | 4,823       | 92,305        | 206,167        |
| White Non-Hispanic :                      | 7,202       | 88,910        | 139,479        |
| <b>General Income Characteristics</b>     |             |               |                |
| Median Household Income (\$) :            | 105,345.26  | 65,949.80     | 59,044.33      |
| Total Household Income (\$) :             | 759,425,747 | 7,724,044,799 | 11,863,346,052 |
| Average Household Income (\$) :           | 128,151     | 85,449        | 76,467         |
| Per Capita Income (\$) :                  | 41,685      | 28,099        | 24,325         |
| <b>Consumer Expenditures</b>              |             |               |                |
| Total Consumer Expenditures (\$) :        | 436,716     | 5,467,860     | 9,020,130      |
| Total Retail Sales (\$) :                 | 459,488     | 4,538,702     | 5,797,983      |
| <b>Employment By Place Of Business</b>    |             |               |                |
| Total Employees :                         | 6,033       | 78,437        | 128,933        |
| Total Establishments :                    | 525         | 4,938         | 7,162          |