

FOR LEASE: OFFICE MEDICAL CONDOMINIUMS

**SUBJECT
PROPERTY**

1121 W VINE ST, STE 15 & 16

Lodi, CA 95240

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Suites 15 and 16 offer a flexible medical office space ideal for healthcare practitioners, available under Modified Gross lease terms. The space includes multiple offices and treatment rooms, some equipped with existing water hook-ups (as noted by the current owner), providing a turnkey solution for a variety of medical uses. The layout allows for use as one large suite or separation into two distinct spaces, offering the flexibility to occupy the entire space or lease one side depending on operational needs. Tenants are responsible for interior utilities and services, while ownership covers common area expenses, making this an excellent opportunity to establish or expand your practice in a professional medical environment.

LOCATION DESCRIPTION

This property offers a rare opportunity for tenants seeking a professional medical office space, positioned right next to Adventist Health, one of Lodi’s leading hospitals. With immediate access to Adventist Health’s urgent care, rehabilitation services, and specialty clinics, as well as nearby providers like Fairmont Pharmacy, Sutter Health, and Lodi Medical Plaza, it sits at the center of a thriving medical community. Surrounded by Vienna Nursing & Rehab Center and other specialized practices, the property benefits from a well-connected healthcare network. Its close proximity to a major hospital ensures a steady flow of patients and referrals, making it an excellent choice for establishing or expanding a medical practice in a highly visible and supportive setting.

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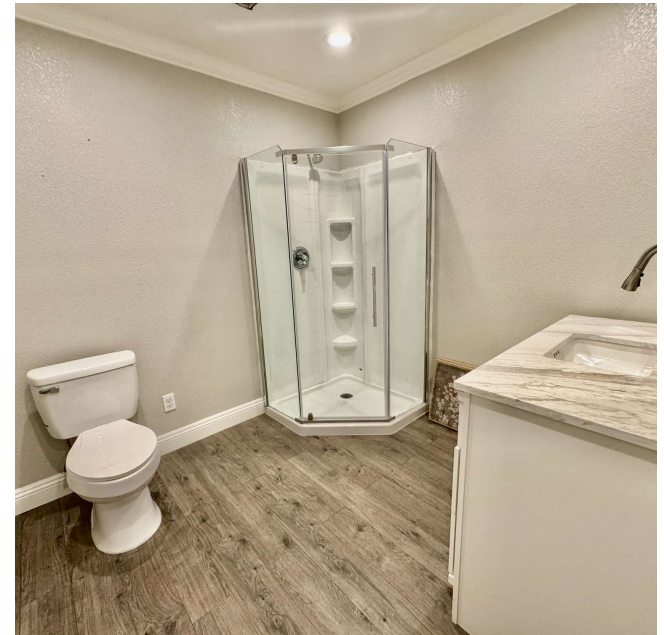
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OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Lease Type:	Modified Gross (MG)
Available Units:	2
Building Size:	±4,974 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,834	7,438	23,043
Total Population	4,679	18,806	64,119
Average HH Income	\$108,574	\$116,102	\$106,497

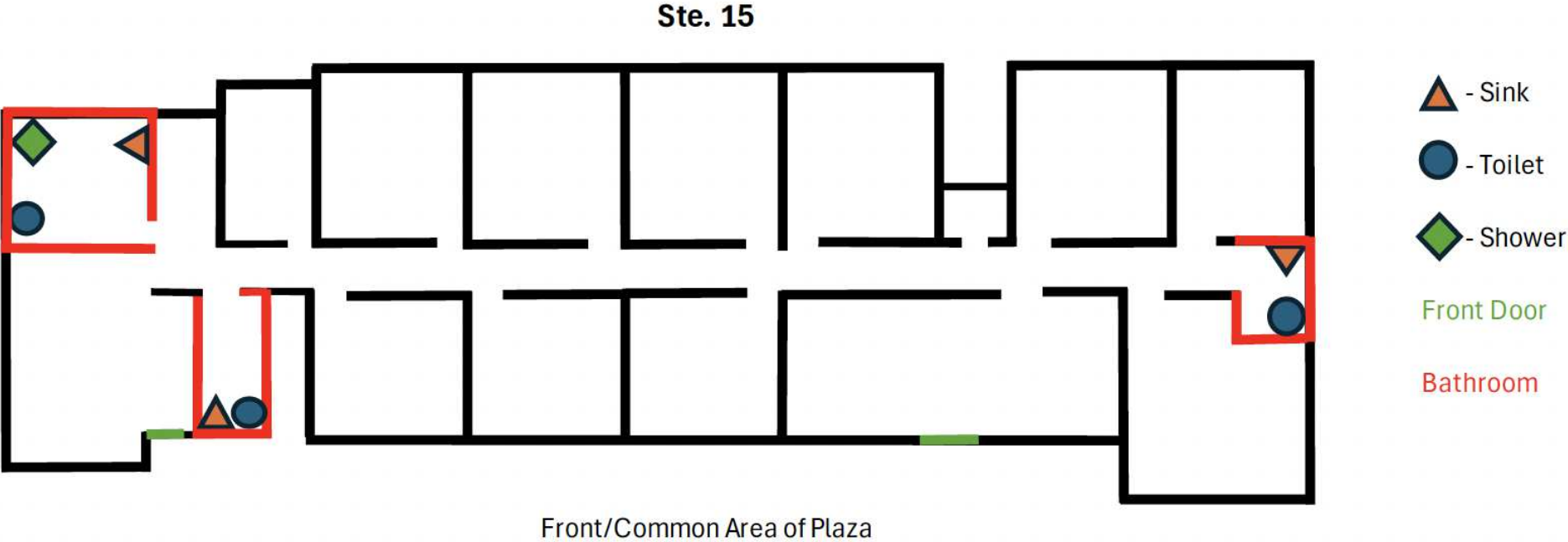
ADDITIONAL PHOTOS



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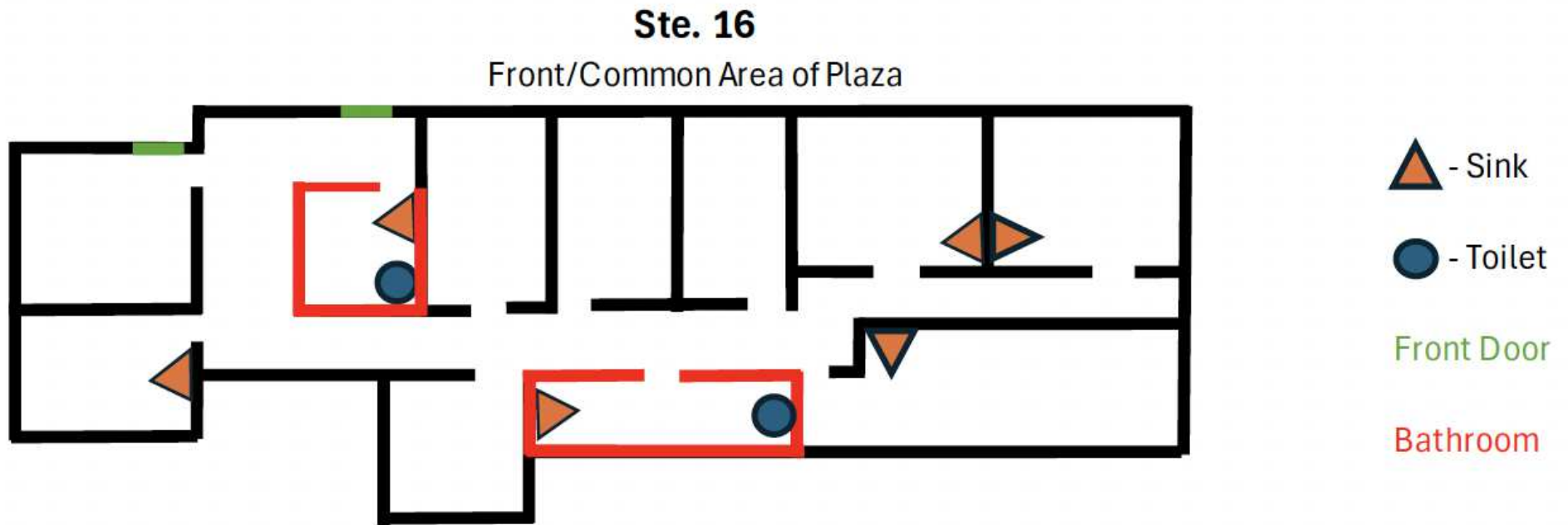
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FLOOR PLAN - STE. 15



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RETAILER MAP



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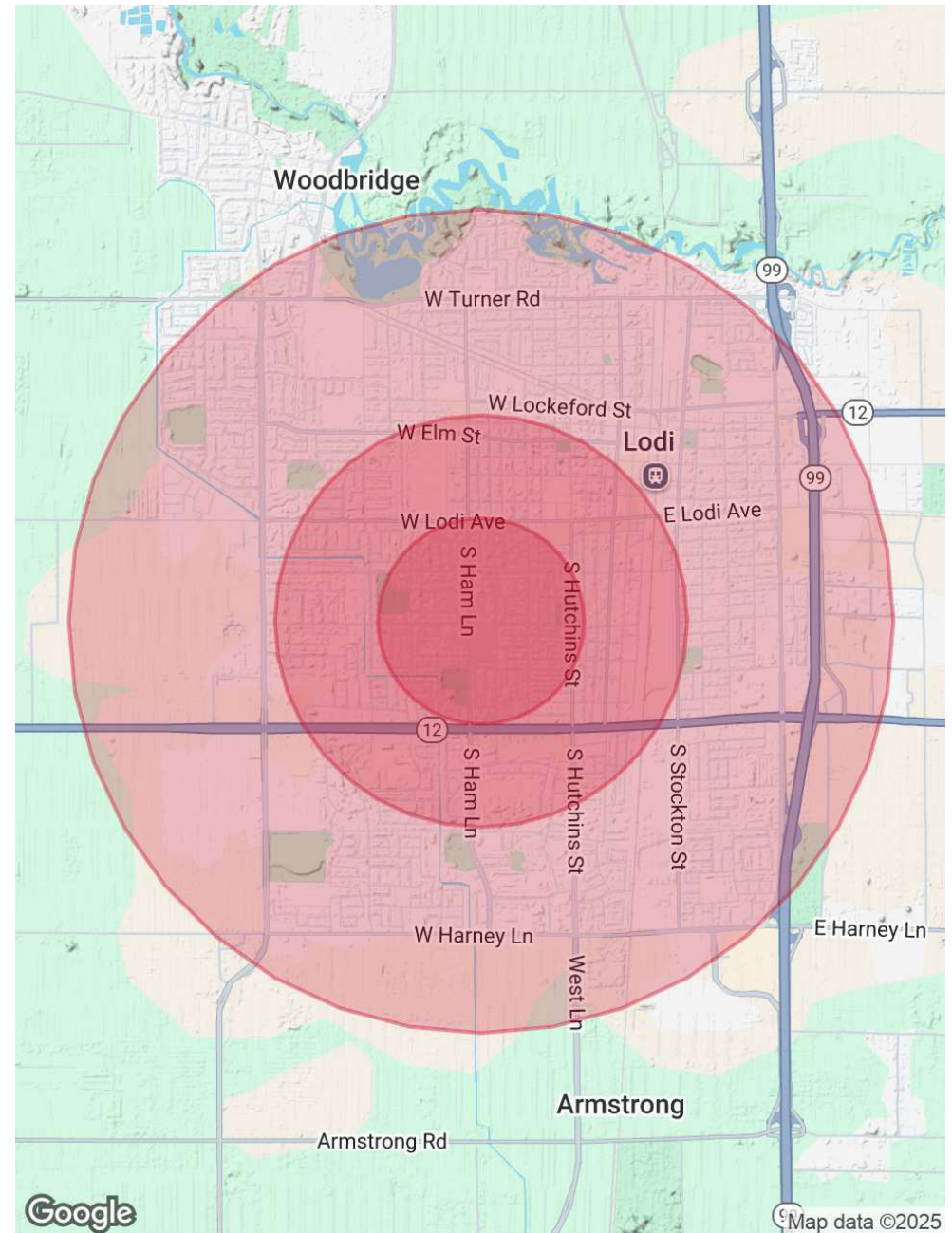
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	4,679	18,806	64,119
Average Age	44	43	39
Average Age (Male)	41	41	38
Average Age (Female)	47	44	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,834	7,438	23,043
# of Persons per HH	2.6	2.5	2.8
Average HH Income	\$108,574	\$116,102	\$106,497
Average House Value	\$518,877	\$551,718	\$547,692

RACE	0.5 MILES	1 MILE	2 MILES
Total Population - White	2,922	11,109	30,976
% White	62.4%	59.1%	48.3%
Total Population - Black	72	279	930
% Black	1.5%	1.5%	1.5%
Total Population - Asian	321	1,449	6,688
% Asian	6.9%	7.7%	10.4%
Total Population - Hawaiian	8	41	144
% Hawaiian	0.2%	0.2%	0.2%
Total Population - American Indian	56	199	829
% American Indian	1.2%	1.1%	1.3%
Total Population - Other	653	3,104	15,171
% Other	14.0%	16.5%	23.7%

Demographics data derived from AlphaMap



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