



330+332

E. KETTLEMAN LANE

Commercial + Auto + Residential Property

For Sale



TURTON
COMMERCIAL REAL ESTATE

Lodi Academy

Fisherman's Friend

Stirm Family

China King Buffet

The Shop Fitness

Casa De Cake

Midas

Kelly-Moore Paints

Casa Flores

Pietro's Trattoria

E. Kettleman Lane

332 E. Kettleman Ln
±1,200 SF

332A E. Kettleman Ln
±456 SF

332C E. Kettleman Ln
±1,744 SF

330 E. Kettleman Ln
±6,800 SF



2131 CAPITOL AVENUE STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTT.KINGSTON@TURTONCOM.COM

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THE OPPORTUNITY

\$975,000
PURCHASE PRICE

10,744
SQUARE FEET

1.06
ACRES

GC
ZONING

19,548
CARS PER DAY

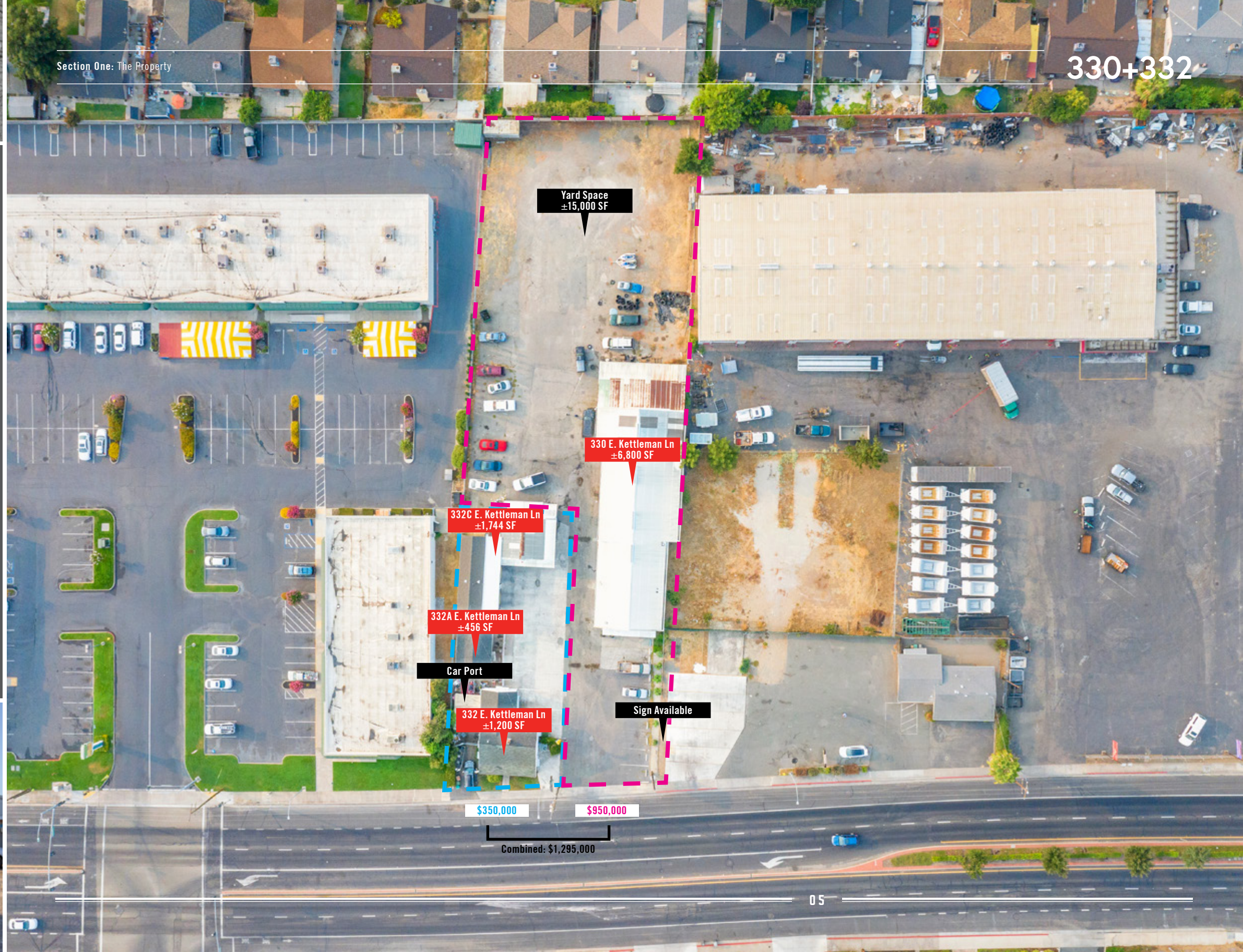
330 and 332 E Kettleman Lane in Lodi (just north of Lodi) provides a rare opportunity to acquire highly visible commercial buildings totaling 10,744 square feet on 1.06 acres. The subject property sits along Lodi's busiest commercial thoroughfare, E. Kettleman Lane, and is just one minute from Highway 99 and E Kettleman interchange. Highway 99 is one of the Sacramento/Central Valley's major arterials. The property benefits from more than 19,500 cars per day, with short-term retail development potential to service the food, retail or gasoline related indus-

tries that are under-represented in the immediate area. 330 and 332 E Kettleman Lane is intriguing to either an owner/user that can benefit from the existing ±10,744 square feet of commercial buildings and automobile servicing bays and the additional land along the southern portion of the property, or to an investor looking to maximize the income stream from the property from the well below market rents. Currently the property is generating approximately \$6,004 per month and \$72,050 per annum in net operating income, which reflects a current cap rate

of 7.4%. If rents were brought to current market value, and the new owner charged additional rent for the 15,000 square feet of yard space, the in-place annual net operating income would be approximately \$90,000 per year, or an pro forma cap rate of 6.9%. The zoning of the property (GC) is conducive to a variety of uses and with excellent freeway access, 330 and 332 E Kettleman Lane will provide the owner of this property with an immensely valuable site for years to come. This is a one-of-a-kind property for sale on Lodi's busiest commercial corridor.

**330+332 E. KETTLEMAN LANE SITS
ALONG LODI'S BUSIEST COMMERCIAL
THOROUGHFARE AND IS ONE MINUTE
FROM HWY 99.**





PROPERTY DETAILS

Address:	330 + 332 E. Kettleman Lane, Lodi, CA 95240
APN:	330 E Kettleman: 062-060-520 332 E Kettleman: 062-060-530
Purchase Price:	330 E Kettleman: \$950,000 332 E Kettleman: \$350,000 Combined Purchase Price: \$975,000
Building Sizes:	330 E Kettleman: 6,800 square feet 332 E Kettleman: 3,944 square feet Total: 10,744 square feet
Parcel Size:	330 E Kettleman: 34,809 square feet 332 E Kettleman: 11,231 square feet Total: 46,040 square feet (± 1.057 acres)
Zoning:	330 E Kettleman Lane: General Commercial 332 E Kettleman Lane: General Commercial
Cars Per Day:	19,548
Gas:	Pacific Gas & Electric
Electric:	City of Lodi
Water/Sewer:	City of Lodi







ECONOMICS

330 E. Kettleman Lane

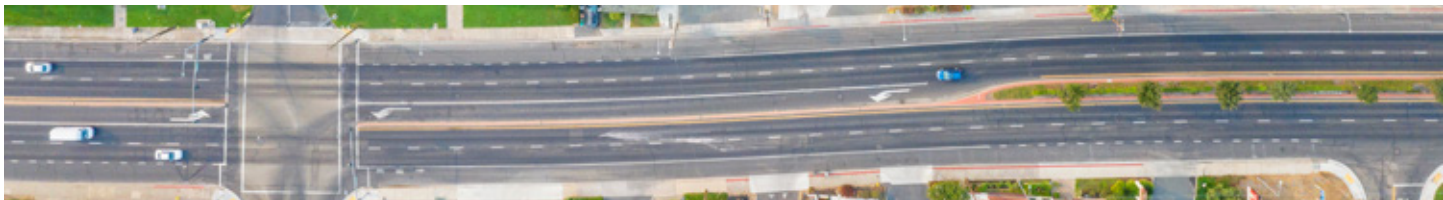
Gross Revenue:	\$4,750 per month
Proforma Taxes:	\$910 per month
Landlord Maintenance:	\$400 per month
Approximate Monthly Net Operating Income:	\$3,439.58
Approximate Annual Net Operating Income:	\$41,275

332 E. Kettleman Lane

Gross Revenue:	\$3,000
Proforma Taxes:	\$335 per month
Landlord Maintenance:	\$100 per month
Approximate Monthly Net Operating Income:	\$2564.58
Approximate Annual Net Operating Income:	\$30,775

Combined Annual Net Operating Income:	\$72,050
Proforma In-Place Cap Rate:	7.4%





ZONING AND DEVELOPMENT

Permitted uses with current zoning:

- Production of crops
- Clubs, lodges and membership halls
- Community centers
- Libraries, museums, galleries
- Studios (art, dance, martial arts, music)
- Residential shelters
- Accessory retail uses
- Animal sales and grooming
- Art, antique, collectible and gift stores
- Auto parts sales
- Auto sales and rental
- Building material stores
- Construction/heavy equipment sales and rental
- Convenience stores
- Furniture, furnishings and appliance stores
- General retail sales
- Grocery stores
- Mobile home and RV sales

- Plant nurseries and garden supply stores
- Restaurants
- Warehouse retail
- Auotmated teller machines
- Banks and financial services
- Business support services
- Medical - clinics, offices and laboratories
- Medical - extended care
- Offices
- Professional services
- Audio and video rental
- Mortuaries and funeral homes
- Personal services
- Pharmacies
- Veterinary clinics, outpatient treatment only

Permitted uses with use permit:

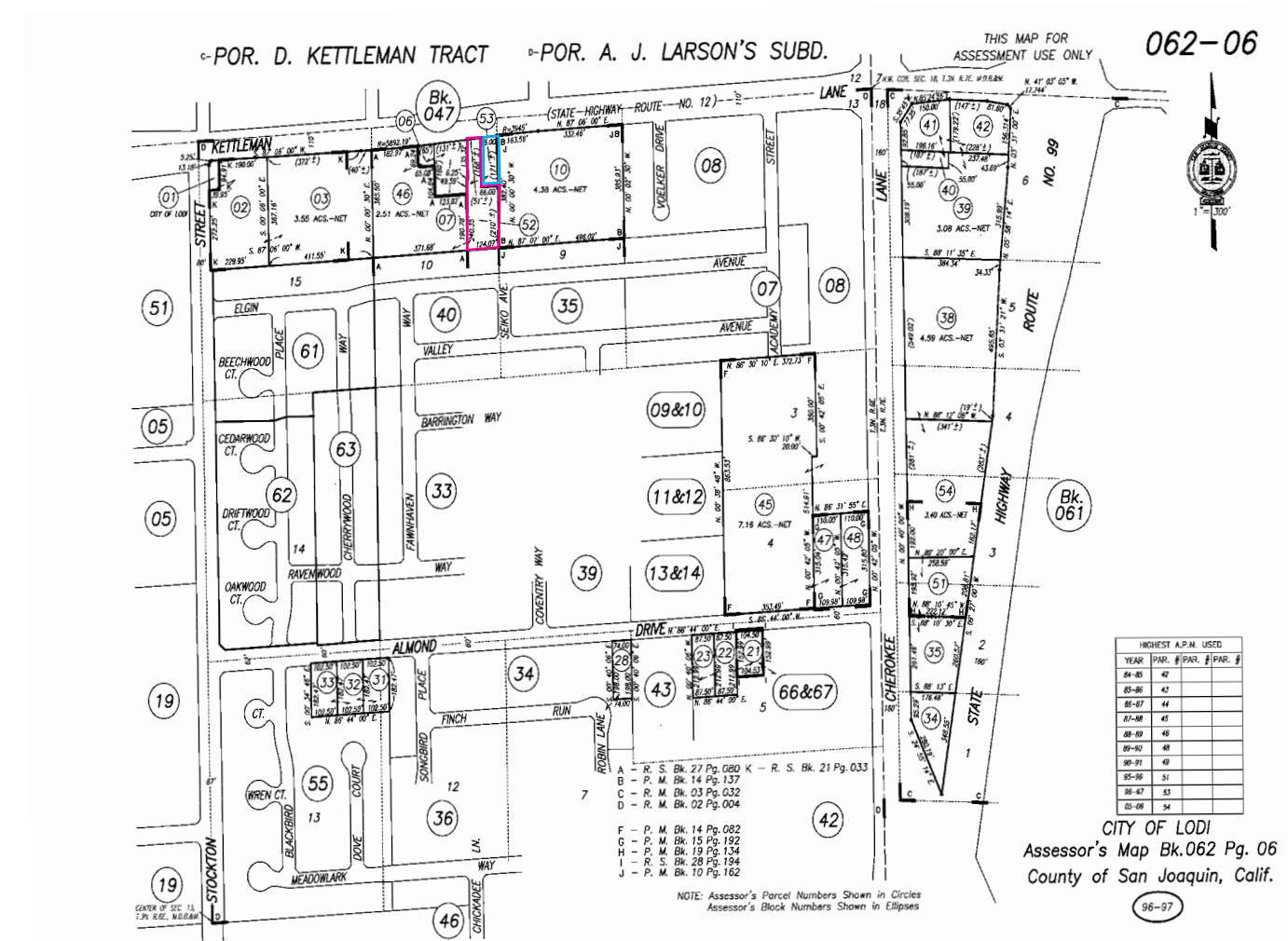
- Health/fitness facilities
- Indoor amusement/entertainment facilities
- Indoor sports facilities
- Outdoor recreation facilities
- Religious facilities
- Private schools
- Specialized education schools
- Alcoholic beverage sales, off-site
- Alcoholic beverage sales, on-site
- Drive-in and drive-through sales and services
- Gas stations
- Night clubs, bars and cardrooms
- Auto repair and maintenance
- Car wash
- Day care center
- Hotels and motels
- Storage indoor
- Upholstering shops
- Veterinary clinics, animal hospitals, kennels
- Broadcast studios
- Parking facilities/vehical storage
- Telecommunication facilities
- Utility facility

Permitted uses with minor use permit:

- Recycling facilities (small collection)



PARCEL MAP





LODI

Located between San Francisco and the Sierra Nevada Mountains lies Lodi, a region emerging as one of California’s most exciting wine destinations. Lodi has a Mediterranean climate featuring warm days and cool evenings. Located 100 miles east of San Francisco, and 30 miles south of Sacramento at the edge of the Sacramento River Delta, cool “delta breezes” provide the region with a reliable, natural air conditioning.

Today, Lodi is home to over 80 wineries, with hundreds of other wines declaring Lodi as place of origin, and approximately 100,000 acres of premium wine grapes. It is a region that has set out to produce world-class wines that rival the best that California has to offer. If you’re feeling adventurous, you can start the day by skydiving and enjoying lunch at the Lodi Airport, visitors and residents can spend the afternoon sipping wine and playing bocce ball at

Oak Farm Vineyards, then shop for the perfect antique or gift in Lodi’s historic downtown. Afterwards, you can walk along School Street and enjoy one of many craft beers from Brix & Hops, then attend a concert or play at Lodi’s performing arts theater, and enjoy a delicious meal at M Sushi Bistro, Rosewood or West Oak Nosh. Wine connoisseurs and visitors alike are referring to Lodi as one of Northern California’s top wine country destinations.





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