

REYNOLDS RANCH

SWQ Highway 99 & Harney Lane - Lodi, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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REYNOLDS RANCH

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWQ Highway 99 & Harney Lane
Lodi, CA

anchor tenants: Costco, Home Depot, Dick's Sporting Goods, Boot Barn, Sprouts Farmers Market and Petsmart

shopping center GLA: ±498,522 Square Feet (GLA)

availability: Future Phase 2B
±1,000 - ±7,000 SF Pads & Shops
Future Phase 2C
Up to ±37,000 SF Anchor
±1,500 - ±8,000 SF Shops



2022 total population

1-mile	13,851
3-mile	61,551
5-mile	106,823



2022 daytime population

1-mile	15,943
3-mile	76,001
5-mile	109,325



2022 total employees

1-mile	7,643
3-mile	38,442
5-mile	44,699



2022 total households

1-mile	4,537
3-mile	20,783
5-mile	34,711



2022 average HH income

1-mile	\$87,045
3-mile	\$86,480
5-mile	\$96,553



traffic counts

Highway 99 (south of Kettleman Ln)	79,000
Harney Ln (east of Reynolds Ranch Pkwy)	11,700
Harney Ln (west of Reynolds Ranch Pkwy)	12,680
Reynolds Ranch Pkwy (south of Harney)	10,000



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REYNOLDS RANCH - OVERALL SITE PLAN

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SITE PLAN



ANCHOR TENANTS

2680	Costco (NAP)	148,000
2690	Home Depot	132,240
2760	Dick's Sporting Goods	35,000
2770	Boot Barn	10,000

PHASE 1A

2620-100	Starbucks	1,744
2620-120	Subway	1,200
2620-130	Verizon Wireless	1,350
2640-100	Wingstop	1,900
2640-110	Supercuts	1,000
2640-140	Five Guys Burgers	2,500
2660-100	Grand Nails & Spa	1,200
2660-130	Mattress Firm	4,308

PHASE 2A

2610-100	Pacific Dental	4,000
2610-140	AT&T	2,000
2600-140	The UPS Store	1,501
2600-120	PT Solutions	2,852
2600-100	Burger King	2,500

PHASE 3A

Maj 1A - 250	Sprouts	30,000
Maj 1B - 260	PetSmart	18,242
Pad 1 - 2601-100	Chipotle	2,406
Pad 1 - 2601-120	Sports Clips	1,250
Pad 1 - 2601-130	Sourdough & Co.	1,492
Pad 2 - 2611	McDonald's	5,364
Pad 6 - 2631	Mancini's Sleepworld	4,512

FUTURE PHASE 2B

2730	AVAILABLE	Up to 7,000
2740	AVAILABLE	Up to 4,635
2750	AVAILABLE	Up to 5,735

FUTURE PHASE 2C

Major	AVAILABLE	Up to 37,000
Shops	AVAILABLE	1,500-8,000

FUTURE PHASE 3B

Future Restaurant Pad	AVAILABLE	Up to 7,000
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For leasing information,
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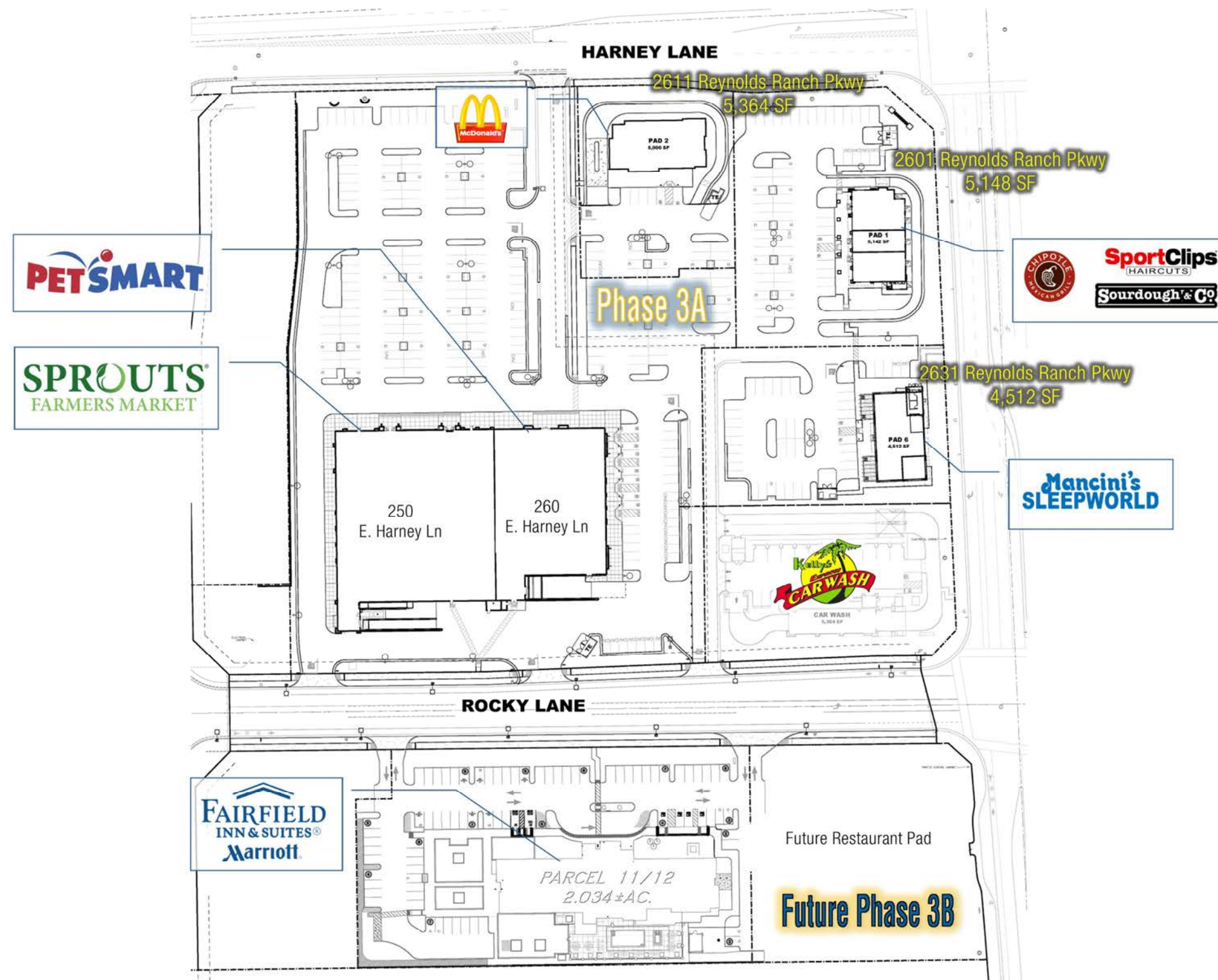
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REYNOLDS RANCH - PHASE 3A & 3B

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SITE PLAN



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REYNOLDS RANCH

INTERSECTION AERIAL

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RETAIL TRADE AREA AERIAL

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