

# REYNOLDS RANCH

SWQ Highway 99 & Harney Lane - Lodi, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## 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 (coming soon), Petsmart (coming soon)
shopping center GLA:	±349,045 Square Feet (GLA)
availability:	<u>Phases 2A &amp; 2B</u> ±1,000 - 7,000 SF Pads & Shops <u>Future Phase 2C</u> Up to ±37,000 SF Anchor <u>Future Phase 3</u> ±1,200 - 8,000 SF Pads & Shops



### 2017 total population

1-mile	6,523
3-mile	54,051
5-mile	96,442



### 2017 daytime population

1-mile	10,637
3-mile	69,833
5-mile	101,921



### 2017 total households

1-mile	2,017
3-mile	17,803
5-mile	31,022



### 2017 average HH income

1-mile	\$72,393
3-mile	\$66,921
5-mile	\$76,082

### 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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## PROPERTY OVERVIEW

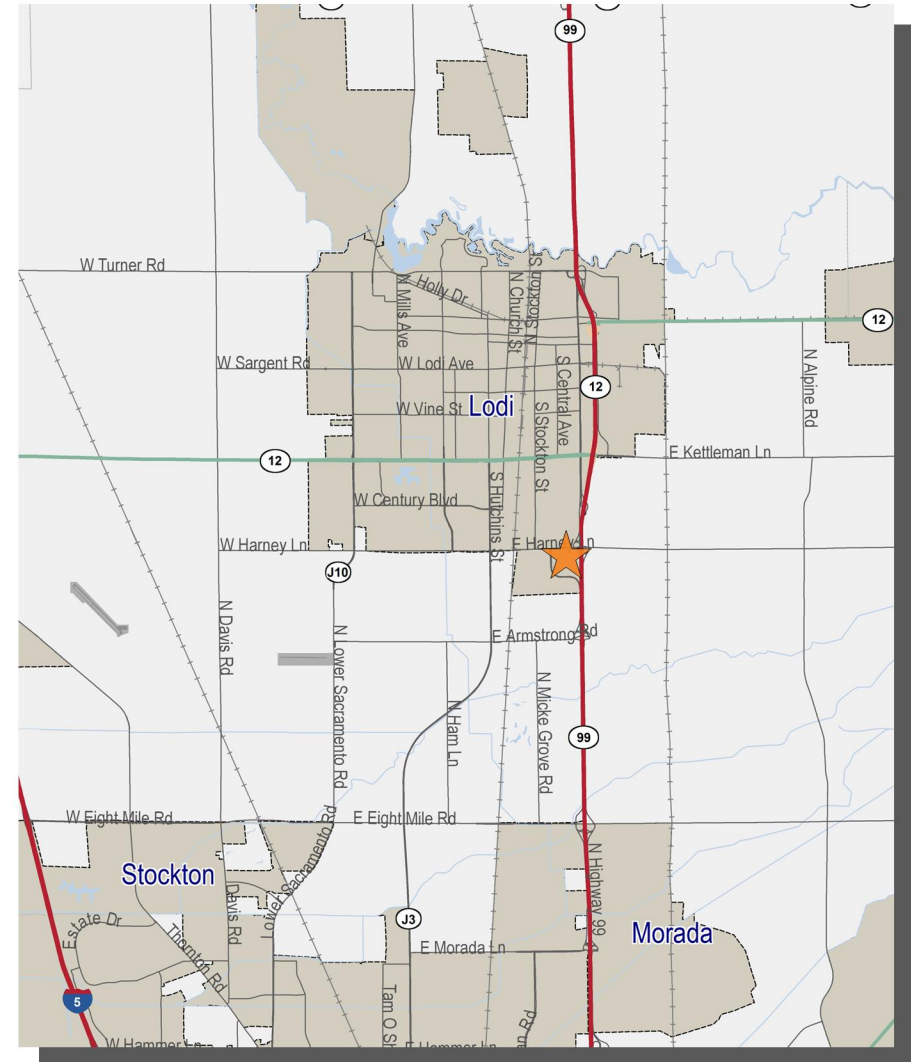
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**Reynolds Ranch** is located at the southwest quadrant of Harney Lane and Highway 99 in Lodi, California. At full build out, the entire center will consist of  $\pm 498,522$  square feet of retail space and  $\pm 200,000$  square feet of office. The center benefits from excellent visibility along Highway 99, which is travelled by  $\pm 76,000$  cars per day.

Anchored by Costco, Home Depot, and Dick's Sporting Goods, **Reynolds Ranch** will add dynamic tenants Sprouts Farmers Market and Petsmart are which are slated to open Fall 2018.

Several major companies located in Lodi include Pacific Coast Producers, Con Agra Foods, Kubota and Blue Shield of California. These companies cite the City's strategic location and high quality of life as contributing factors for their success in the area.

**Reynolds Ranch** is an integral retail component of an overall  $\pm 220$  acre, mixed-use, master-planned community that will add approximately 3,000 new residents and more than 580 new homes.



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# REYNOLDS RANCH - OVERALL SITE PLAN

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SUITE	TENANT	SQ. FT.
2680	Costco (Not a part)	148,000
2690	Home Depot	132,240
2760	Dick's Sporting Goods	35,000
2770	Boot Barn	10,000
Phase 2A 9-100	Pacific Dental	3,000
Phase 2A 9-200	AVAILABLE	1,000
Phase 2A 9-300	AT&T	2,000
Phase 2A 10-100	AVAILABLE	2,600
Phase 2A 10-200	AVAILABLE	1,755
Phase 2A 10-300	Burger King	2,500
Phase 2B 2730	FUTURE AVAILABLE	Up to 7,000
Phase 2B 2740	FUTURE AVAILABLE	Up to 4,635
Phase 2B 2750	FUTURE AVAILABLE	Up to 5,735
Phase 2C Majors	FUTURE AVAILABLE	Up to 37,000
Phase 2C Shops	FUTURE AVAILABLE	1,500-8,000
Phase 3A-2	Sprouts	30,000
Phase 3A-3	PetSmart	18,242
Phase 3A Bldg 1	FUTURE AVAILABLE	Up to 5,000
Phase 3A Bldg 2	FUTURE AVAILABLE	Up to 5,000
Phase 3A Bldg 6	FUTURE AVAILABLE	Up to 3,150
Phase 3A Bldg 7	FUTURE AVAILABLE	Up to 5,364
Phase 3B Bldg 10	FUTURE AVAILABLE	Up to 8,000
Phase 3B Bldg 11	FUTURE AVAILABLE	Up to 7,500
Phase 3B Bldg 12	FUTURE AVAILABLE	Up to 8,000
Phase 3B Bldg 13	FUTURE AVAILABLE	Up to 7,500

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# REYNOLDS RANCH - FUTURE PHASE 3A & 3B

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SITE PLAN



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# REYNOLDS RANCH

## INTERSECTION AERIAL

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# REYNOLDS RANCH

## RETAIL TRADE AREA AERIAL

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