

# 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 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



### 2021 total population

1-mile	7,768
3-mile	55,815
5-mile	101,371



### 2021 daytime population

1-mile	11,663
3-mile	71,131
5-mile	104,292



### 2021 total employees

1-mile	6,968
3-mile	37,812
5-mile	44,752



### 2021 total households

1-mile	2,417
3-mile	18,384
5-mile	32,389



### 2021 average HH income

1-mile	\$92,526
3-mile	\$81,224
5-mile	\$94,593



### 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

## PROPERTY OVERVIEW

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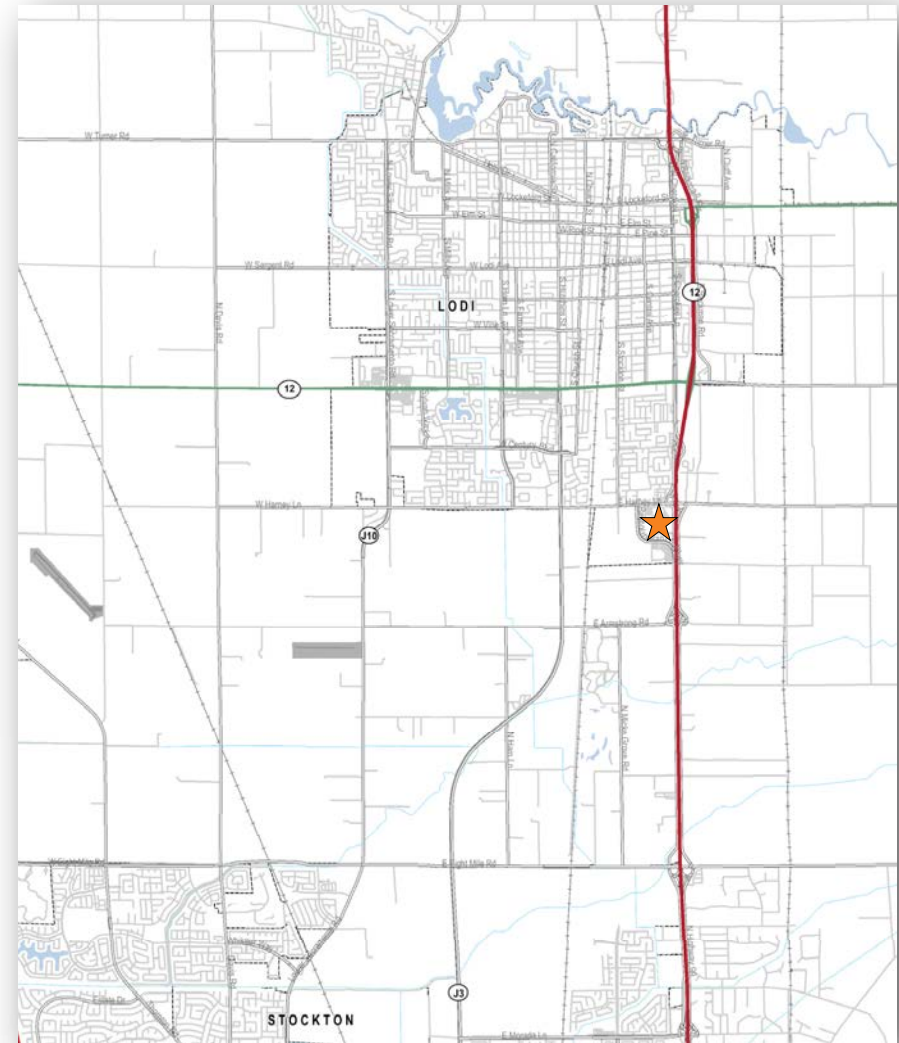


**Reynolds Ranch** is located at the southwest quadrant of Harney Lane and Highway 99 in Lodi, California. At full build out, the entire center will consist of  $\pm 498,522$  square feet of retail space and  $\pm 200,000$  square feet of office. The center benefits from excellent visibility along Highway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

The center is anchored by Costco, Home Depot, Sprouts Farmers Market, Dick's Sporting Goods and PetSmart.

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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## 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	Sleep First	4,512

### FUTURE PHASE 2B

2730	<b>AVAILABLE</b>	Up to 7,000
2740	<b>AVAILABLE</b>	Up to 4,635
2750	<b>AVAILABLE</b>	Up to 5,735

### FUTURE PHASE 2C

Major	<b>AVAILABLE</b>	Up to 37,000
Shops	<b>AVAILABLE</b>	1,500-8,000

### FUTURE PHASE 3B

Future Restaurant Pad	<b>AVAILABLE</b>	Up to 7,000
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For leasing information, please contact:

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\*Not to Scale



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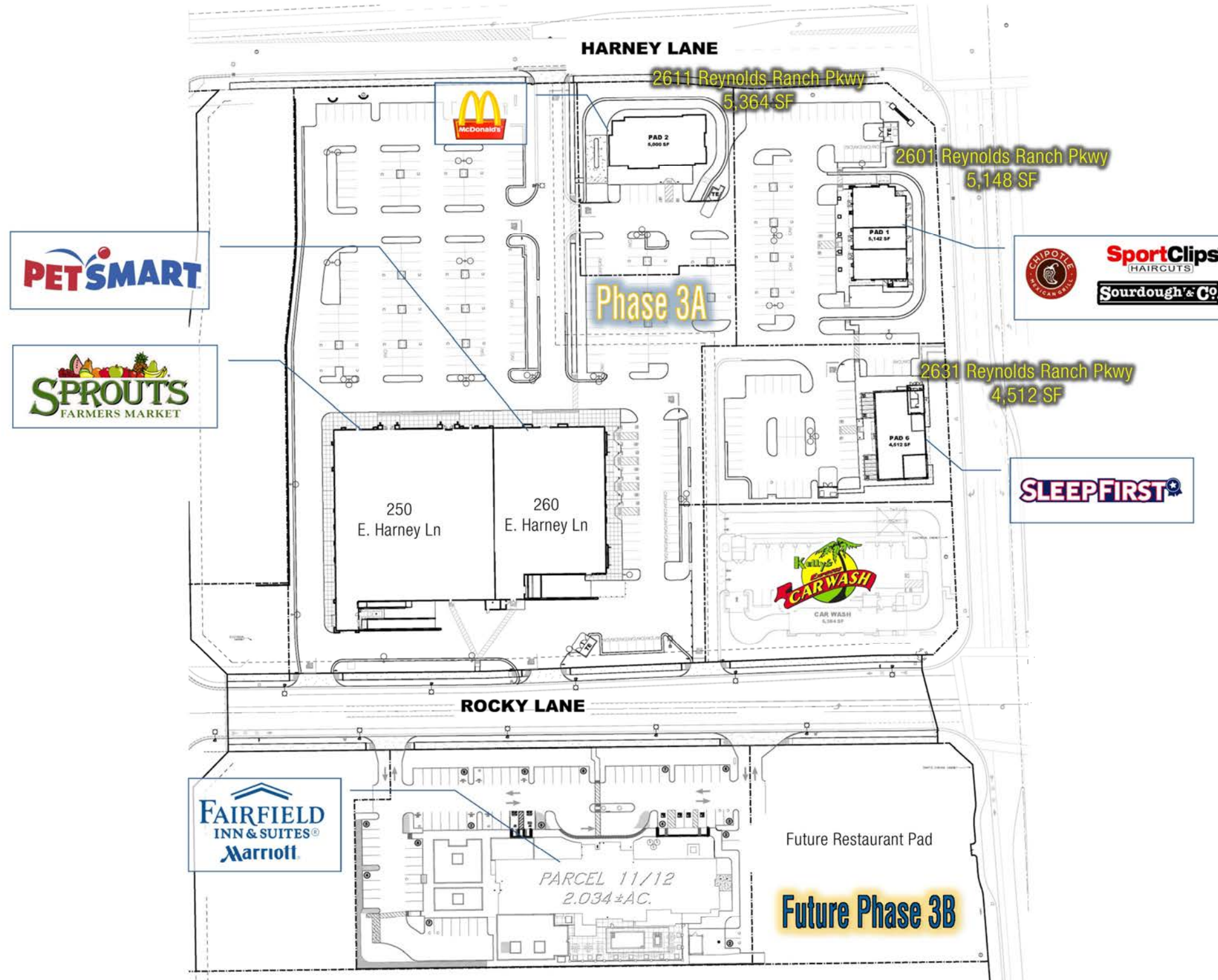


# REYNOLDS RANCH - PHASE 3A & 3B

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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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