



TURTON
COMMERCIAL REAL ESTATE



14659 N. THORNTON RD

COMMERCIAL / RETAIL DEVELOPMENT PARCEL **FOR SALE AND LEASE** IN LODI, CA

THE OPPORTUNITY

± 0.98
ACRES

± 42,689
SF

C-FS ZONING
FREEWAY SERVICE COMMERCIAL ZONING

I-5 & HWY 12
FLAG CITY

HIGH VISIBILITY - DIRECTLY ADJACENT TO I-5 AND JUST OFF HIGHWAY-12

14659 N Thornton Rd., Lodi, 95242 (the "Property"), is a rare commercial/retail development parcel directly adjacent to Interstate-5 and just off Highway-12. With nearly an acre of land and prominent freeway frontage, this site delivers excellent visibility, strong drive-by traffic and immediate access to regional transportation corridors — a highly attractive location for automotive, travel-serving and neighborhood-oriented commercial uses.

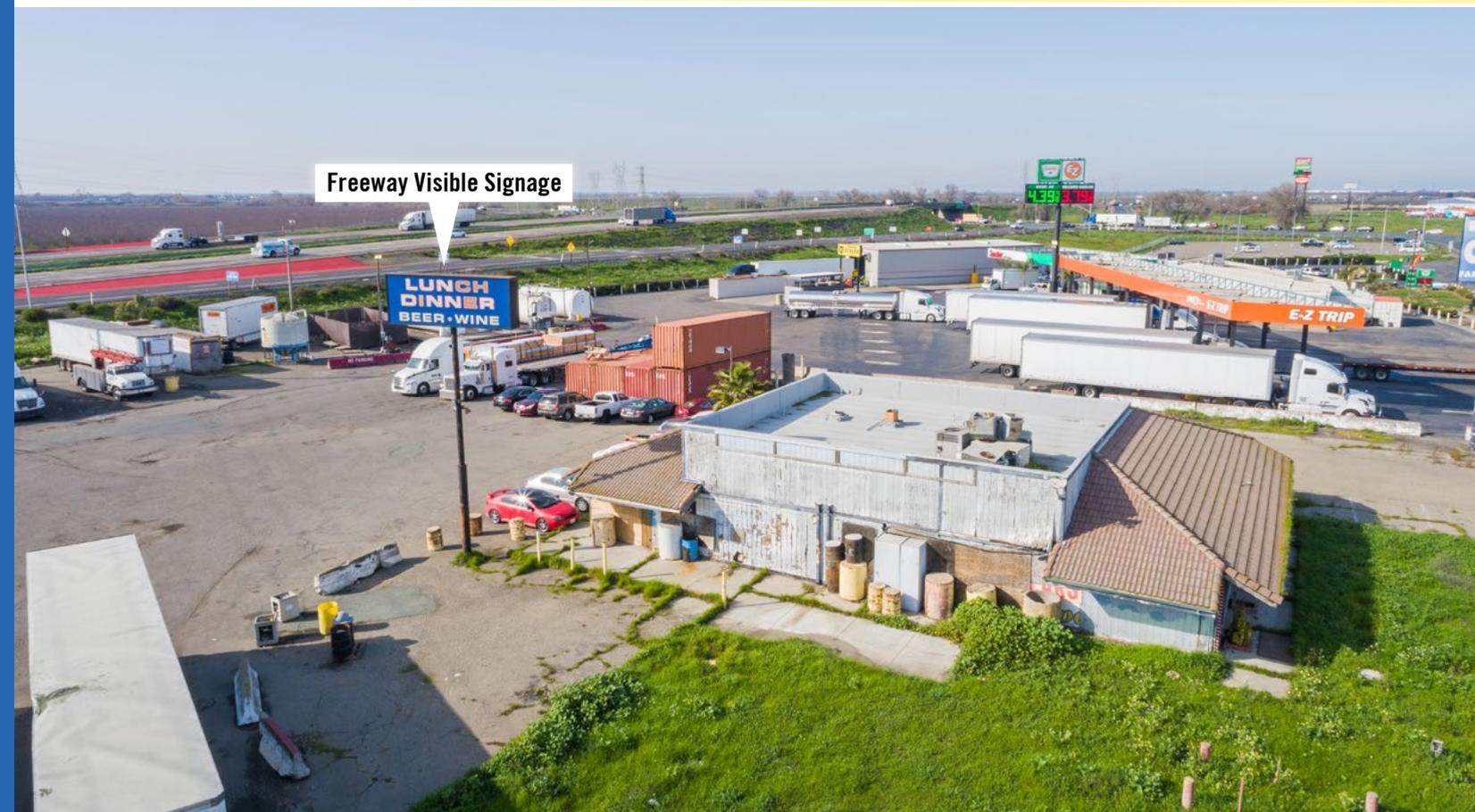
Flag City/Thornton Road interchange is a primary node for regional traffic moving between Lodi, Stockton and the I-5 corridor. The site benefits from steady

commuter and freight flows as well as local patronage from dense commercial and hospitality uses nearby. Zoning: C-FS (Freeway Service Commercial) supports a broad range of commercial uses oriented to highway travelers and local demand (buyer/tenant to verify permitted uses and development standards with San Joaquin County).

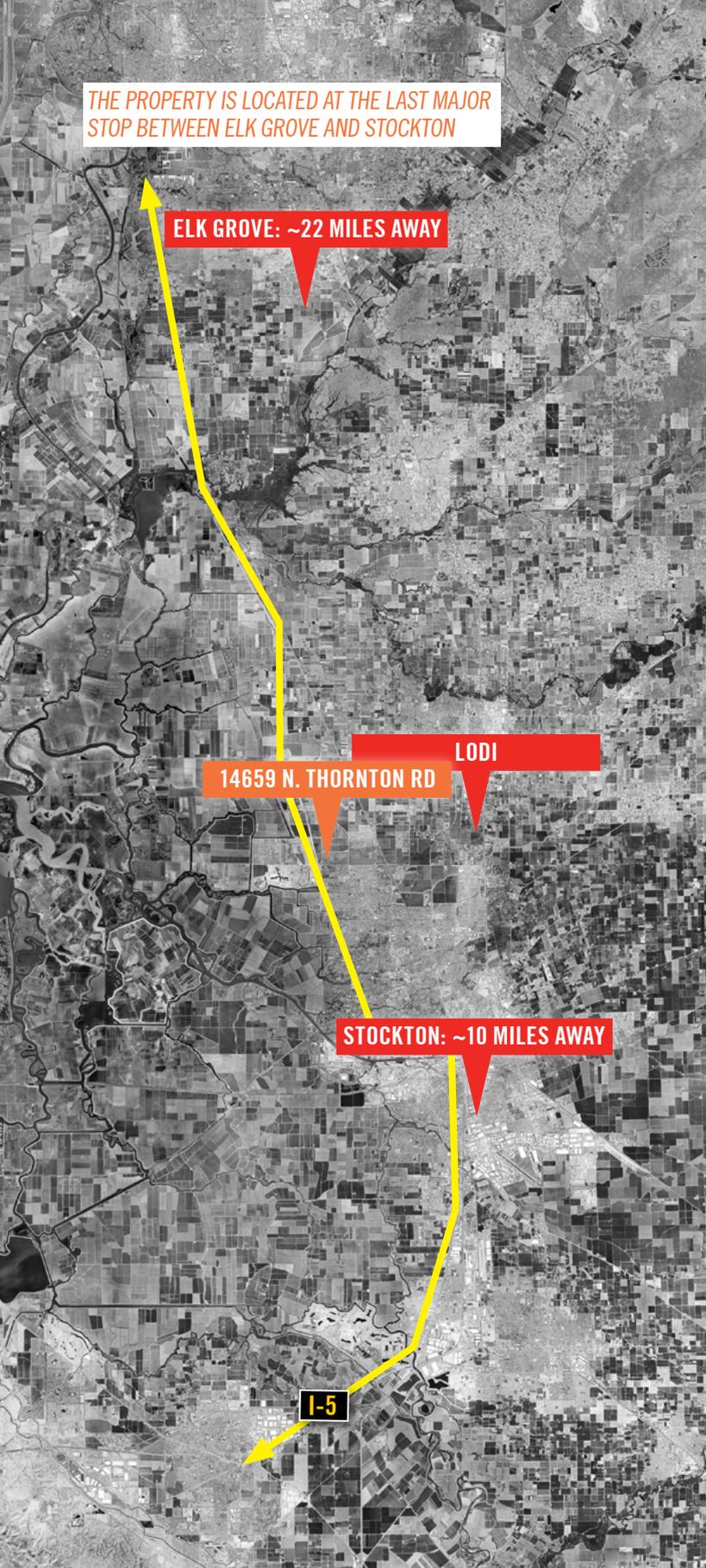
This parcel represents a strategic, lower-risk development opportunity with rare direct I-5 frontage in the Flag City node. Its C-FS zoning is purpose-built for freeway-oriented commerce, and the surrounding cluster of travel amenities and services validates demand for

quick-service retail, fuel, automotive and truck-oriented businesses. The site's size and configuration support a quick development timeline for a retail/service concept.

Next Steps/Contact: For pricing, site plans, parcel maps, and to discuss entitlements or leasing options, contact Zack Kaufman of Colliers International or Ian Forner of Turton Commercial Real Estate. Early engagement is recommended; parcels that have direct I-5 frontage and immediate access to Highway-12 in this trade area are limited. Buyer/tenant to verify all information and complete customary due diligence.



1 THE OPPORTUNITY
14659 N. THORNTON RD



PROPERTY DETAILS

Address: 14659 N Thornton Road
Lodi, 95242

Purchase Price: Call for Pricing

Land-Lease Price: Call for Pricing

County: San Joaquin

Zoning: C-FS Freeway Service
Commercial Zoning

APN: 055-150-25

Lot Size: ± 0.98 Acres (± 42,689 SF)

UTILITIES & ENTITLEMENTS:

Existing Infrastructure: Yes; utility providers and capacities to be confirmed with local providers and County.

Utility Providers: (To be confirmed)

ADJACENT PROPERTIES:

North: Sinclair Gas Station, EZ Trucking, McDonalds, Shell Station, Best Western

West: Flag City Truck Wash, Chevron Station, Starbucks, Fire Station 74, Flag City RV Resort, and Carl's Jr.

South: Agriculture land

East: Interstate 5, Agriculture land

SCAN OR CLICK HERE FOR SAN JOAQUIN COUNTY LAND USE REGULATIONS



2 THE LOCATION
14659 N. THORNTON RD

THE LOCATION: LODI, CA

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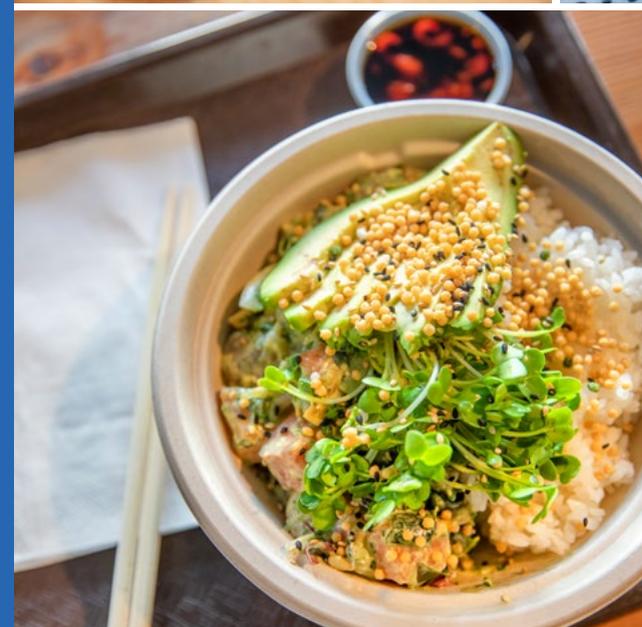
	33.6K EMPLOYEES		67.4K RESIDENTS		10 MINS TO DOWNTOWN LODI		2.3M VISITORS
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STRONG COMMUNITY BASE W/ QUICK ACCESS TO SACRAMENTO & MAJOR CITIES

Lodi is an increasingly attractive location for commercial and retail development due to its strategic Central Valley location, strong local community base, and immediate access to major Northern California urban cores. Positioned along Highway 99 with quick connections to Interstate 5, Lodi provides efficient regional access to Sacramento, Stockton, and the broader San Francisco Bay Area, allowing businesses to serve both local

residents and regional consumers. The city's population of nearly 70K is supported by established neighborhoods, growing residential communities, and a steady influx of visitors drawn by the renowned Lodi Wine Country, which enhances retail, dining, and hospitality demand. Lodi offers a diversified economic base spanning agriculture, wine production, logistics, healthcare, and manufacturing, providing a stable workforce and

consistent consumer spending. Combined with available commercial land, competitive operating costs, and a business-friendly local government, Lodi presents a balanced opportunity: small-city affordability and community character with immediate connectivity to larger metropolitan markets, positioning new retail or mixed-use development for long-term success.





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