

# 1725 FRENCH CAMP TURNPIKE STOCKTON, CA

FREEWAY VISIBLE COMMERCIAL / RETAIL  
DEVELOPMENT OPPORTUNITY FOR SALE OR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**IAN FORNER**  
DIRECTOR - LIC. 01967116  
916.573.3314  
[IANFORNER@TURTONCRE.COM](mailto:IANFORNER@TURTONCRE.COM)



**ZACK KAUFMAN**  
SENIOR VICE PRESIDENT - LIC. 01902869  
559.256.2448  
[ZACK.KAUFMAN@COLLIERS.COM](mailto:ZACK.KAUFMAN@COLLIERS.COM)

**BRANDON TAKEMOTO**  
SENIOR ASSOCIATE - LIC. 02208100  
[BRANDON.TAKEMOTO@COLLIERS.COM](mailto:BRANDON.TAKEMOTO@COLLIERS.COM)

©2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

# THE OPPORTUNITY

±1.32  
ACRE PARCEL

GC  
ZONING

720' FRONTAGE  
ALONG INTERSTATE 5

770' FRONTAGE  
ALONG FRENCH CAMP TURNPIKE

FOR LEASE OR SALE: FLEXIBLE COMMERCIAL LAND OFF I-5 IN STOCKTON

Turton CRE is pleased to offer for sale or lease 1725 French Camp Turnpike (the "Property"), a commercial/retail development opportunity located in Central Stockton between Highway 4, a densely populated neighborhood, and Interstate 5. The site features approximately ±720 feet of frontage along I-5 and ±770 feet along French Camp Turnpike, providing exceptional visibility, strong signage exposure, and immediate freeway access with convenient connectivity to regional traffic flows and surrounding Stockton neighborhoods.

Surrounded by established residential communities, the Property benefits from consistent daytime and evening consumer activity, supporting convenience retail, restaurant, and service-oriented uses. Its position along I-5 also captures steady commuter and freight traffic, further enhancing its exposure and development potential. The flexible zoning and prominent corner configuration allow for a range of commercial development paths.

In addition to its long-term upside, the Property includes income-producing sig-

nage that generates passive revenue, allowing ownership to collect cash flow while entitlements, planning, or phased development are underway.

For pricing, site plans, parcel maps, and to discuss entitlements or leasing options, contact Zack Kaufman of Colliers International or Ian Forner of Turton CRE. Early engagement is recommended, as opportunities with this level of freeway frontage and market proximity are limited. Buyer or tenant to verify all information and complete customary due diligence.



**1 THE OPPORTUNITY**  
1725 FRENCH CAMP TURNPIKE

# PROPERTY INFO

Address:	1725 French Camp Turnpike Stockton, CA 95206
Purchase Price:	Call for Pricing
Land-Lease Price:	Call for Pricing
Zoned:	(GC) General Commercial Zoning
Total Property Size:	±1.32 Acres (±57,499 SF)
Number of Parcels:	2
APN: 165-040-210	±1.09 Acres (± 47,480 SF)
APN: 165-040-010	±0.23 Acres (±10,018 SF)
Existing Infrastructure:	None on-site
Adjacent Properties:	
North:	Highway 4, E. Charter Way Exit, Truck Tub, Econo Lodge, Downtown Stockton
West:	Residential, Edison High School
South:	I-5 Freeway, Residential
East:	I-5 Freeway, W. 8th Street Exit, Residential, San Joaquin River



# THE LOCATION



## CENTRAL STOCKTON: HIGH-VISIBILITY INTERSTATE 5 COMMERCIAL CORRIDOR

Stockton is the county seat of San Joaquin County and one of California's fastest growing cities, with a population exceeding 320,000. Positioned approximately 60 miles east of the Bay Area and 45 miles south of Sacramento, Stockton serves as a key Central Valley hub connecting Northern California markets via Interstate 5 and Highway 4.

The Property benefits from its Central Stockton location along Interstate 5, which carries approximately 64,000 north-bound vehicles per day along this stretch. Traffic patterns reflect sustained daily volume, with strong morning commuter flow, consistent mid-day activity, and steady early evening traffic. This well-balanced profile supports

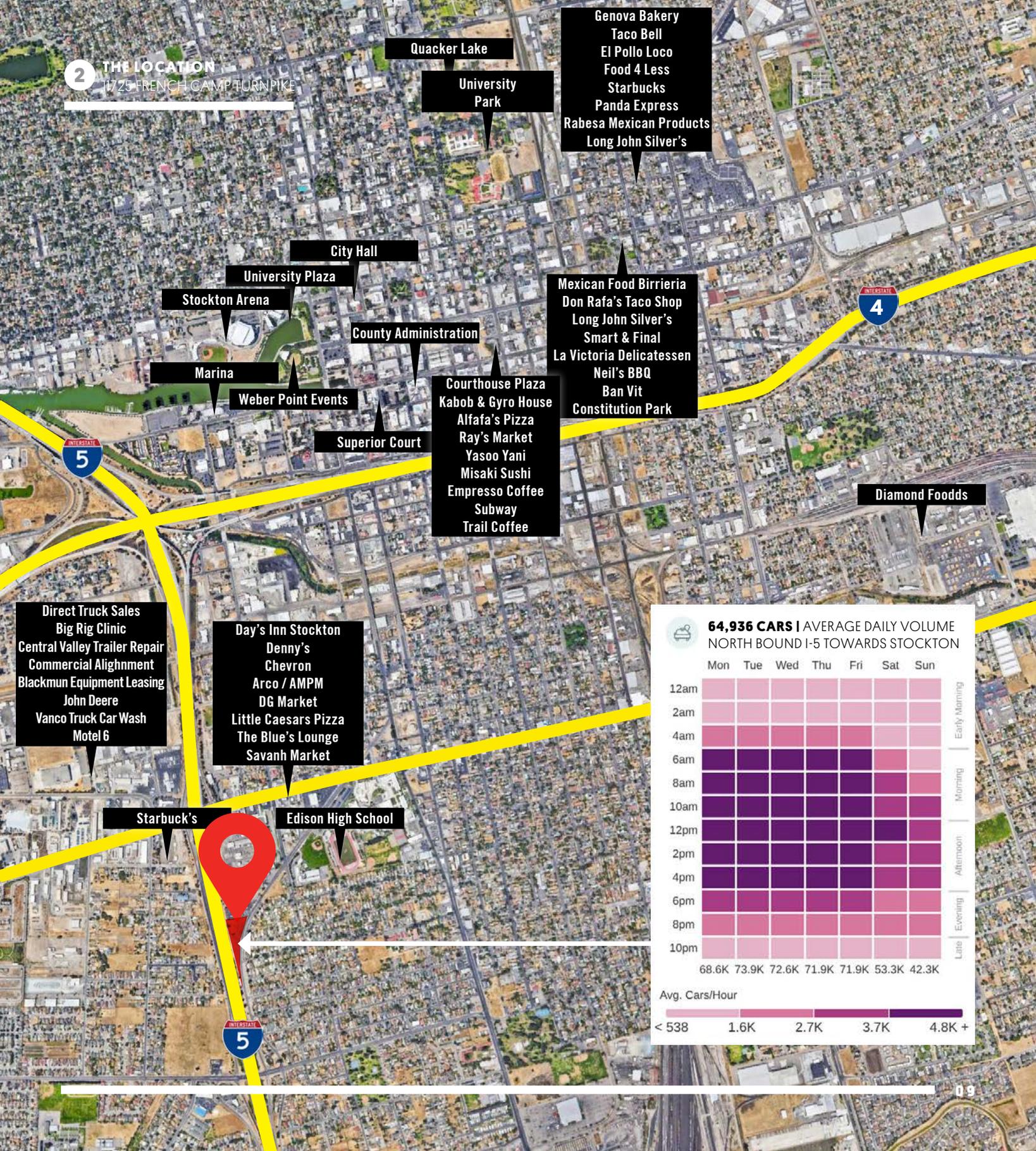
commuter, freight, and daily-needs retail uses rather than relying solely on peak rush-hour spikes. In addition to regional distribution traffic moving between Southern California, Sacramento, and the Pacific Northwest, the site draws from surrounding residential neighborhoods and Edison Highschool that provide an established daytime and evening customer base.

Stockton continues to invest in and revitalize its urban core. The downtown waterfront area features a multi-purpose indoor arena, professional baseball stadium, waterfront hotel, cinema complex, and the fully restored Bob Hope (Fox) California Theatre, which hosts live performances and cultural

events throughout the year. These entertainment anchors, combined with year-round sporting events and community programming, reinforce Stockton's role as a regional destination.

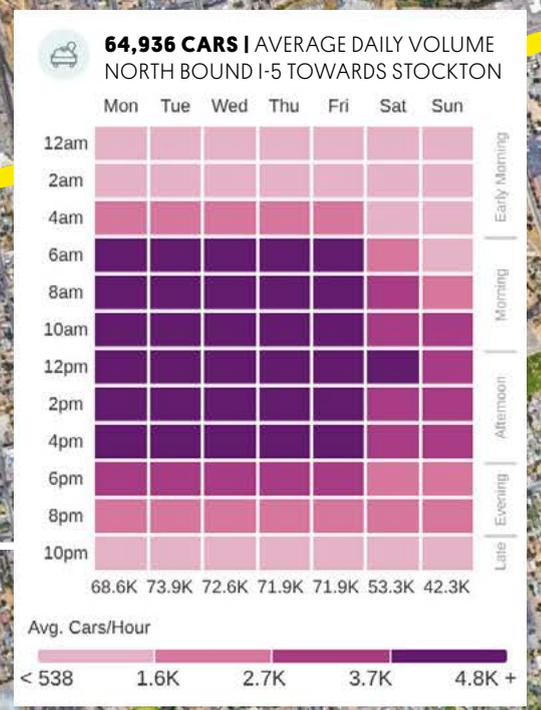
The city offers a diverse residential base, comparatively attainable housing relative to the Bay Area, and a strong educational presence anchored by University of the Pacific, California State University Stanislaus – Stockton, San Joaquin Delta College, and Humphreys University. This combination of population growth, institutional stability, infrastructure investment, and regional connectivity continues to support long-term commercial demand throughout Central Stockton.





**Direct Truck Sales**  
Big Rig Clinic  
Central Valley Trailer Repair  
Commercial Alignment  
Blackmun Equipment Leasing  
John Deere  
Vanco Truck Car Wash  
Motel 6

**Day's Inn Stockton**  
Denny's  
Chevron  
Arco / AMPM  
DG Market  
Little Caesars Pizza  
The Blue's Lounge  
Savanh Market





**TURTON**  
COMMERCIAL REAL ESTATE