

HIGHWAY COMMERCIAL PADS AVAILABLE FOR SALE OR FOR LEASE

# 15070 & 15080 North Thornton Road

Flag City | Lodi, California



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## Property Highlights

- Potential pylon visibility from Interstate 5 with traffic counts in excess of 97,000 cars passing daily
- Parcels located directly adjacent to Love's Travel Center
- Access to parcels provided via Thornton Road
- Parcel 1 offers frontage visibility along Highway 12
- Conveniently located at the off-ramp of Interstate 5 at Highway 12
- Surrounding tenants include: Loves Travel Center, Flying J Travel Center, McDonalds, Subway, Carl's Jr., Starbucks, Arby's, Best Western, Chevron, Burger King, Taco Bell, Wendy's and more

**Sale Price** Contact Broker

**Lease Rate** Contact Broker

**Parcel 1** ±1.22 Acres | ±53,143 Sq. Ft. | APN: 025-190-22

**Parcel 2** ±1.03 Acres | ±44,866 Sq. Ft. | APN: 025-190-30

**Zoning** C-FS (Commercial Freeway Service –SJC)

**Traffic Counts** Interstate 5 @ Site: ±80,000 ADT  
Highway 12 @ Site: ±15,000 ADT



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## 2018 Demographics

 Population	1 Mile	3 Miles	5 Miles
2018 Total Population	78	797	19,245
2023 Total Population	81	818	20,379
2018 Total Daytime Population	1,141	1,991	19,604


  

 HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2018 Households	42	288	6,393
2018 Average Household Size	1.86	2.69	3.00
2023 Households	44	294	6,733

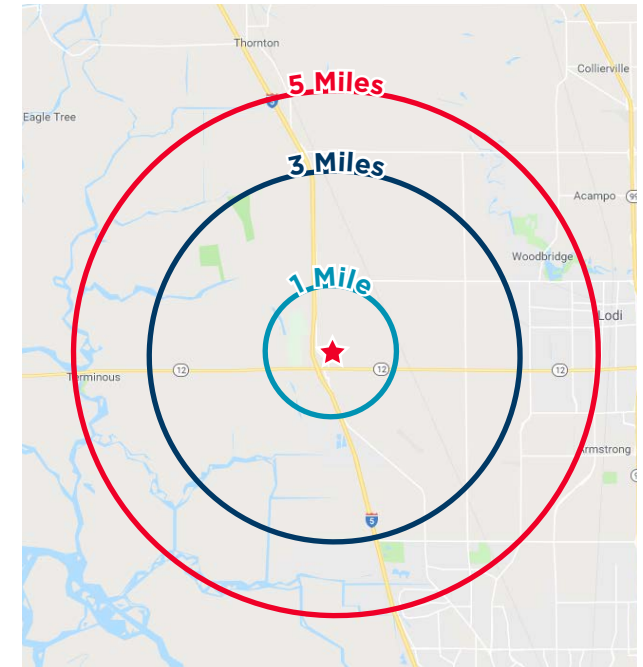
  

 INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$65,810	\$76,664	\$114,656
2018 Median Household Income	\$50,000	\$60,030	\$92,952
2018 Per Capita Income	\$23,297	\$27,228	\$38,206

 BUSINESS	1 Mile	3 Miles	5 Miles
2018 Total Businesses	32	64	480
2018 Total Employees	544	1,048	7,288

	TRAFFIC COUNTS	
	Highway 12	15,000
	Interstate 5	80,000



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