

FLAG CITY

PRIME COMMERCIAL LAND FOR SALE

15070-15080 N. THORNTON ROAD, LODI, CA



LISTING DATA

AVAILABLE SF: 1.03± acres & 1.22± acres

ZONING: C-FS (Commercial Freeway Service)

COMMENTS:

- Flag City is home to many fast food restaurants including McDonald's, Starbucks, Taco Bell, Carl's Jr., and Denny's. Flag City also has two established hotels-Microtel & Best Western
- The project is located at the intersection of Hwy 12 and I-5. A naturally important intersection with the Bay Area and Delta to the West, Lodi Wine Country to the East, Sacramento to the North and Stockton to the South
- The site benefits from being located at the Gateway to the well renown "Lodi Wine Region", gaining incredible and growing tourist traffic to over 100 wineries in the region
- Sutter Home recently completed (2015) a \$300 million production facility within a mile of the property with an estimated 400 employees
- The subject property was entitled for a 3 story - 64 room hotel in 2023
- Adjacent to Flag City RV Resort, widely recognized by Good Sam as one of the top 100 RV resorts in North America
- Located in proximity to the largest Electric Vehicle charging stations proposed in Northern California
- Directly to the North is the brand new 195± acres industrial development to begin construction in 2026



ECONOMIC DATA: CALL AGENT FOR PRICING

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DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	5 MILES	10 MILES	15 MILES
Population:	22,305	278,488	496,816
Average HH			
Income:	\$135,304	\$101,701	\$93,177

TRAFFIC COUNTS:

Highway 12:	23,500± Cars ADT (2022)
I-5:	86,020± Cars ADT (2022)

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