



**FOR SALE
OR LEASE**

PRIME COMMERCIAL LOT

**6652 West Turner Road, Lodi, CA 95242
2 Parcels Totaling 3.77+/- Acres**

R **ROTNER**
AND
ASSOCIATES

EXECUTIVE SUMMARY

DRE#02437574

FOR SALE OR LEASE

SALE PRICE: UPON REQUEST

Prime Commercial Lot With Hwy 5 Access
6652 West Turner Lodi, CA 95242

Executive Summary

3.77+/- acres located directly adjacent to the Turner Road Interchange on Interstate 5 in Lodi, California. 2.45+/- acres is zoned (CX) Crossroads Commercial with the remaining 1.3+/- acres Zoned AG-40. offers exceptional visibility and access. With traffic counts on I-5 of up to 85,000 vehicles per day the property benefits from outstanding daily traffic exposure and easy on-and-off access for potential customers and travelers. The flexible CX zoning supports a wide variety of high-demand uses, including gas stations, quick service restaurants, convenience stores, agricultural warehousing, support facilities, and many other retail and commercial opportunities. Featuring ample usable land with room for building pads, parking, multiple access points, and future expansion, plus convenient connections to Highway 99 via Turner Road.

Investment Highlights

- 3.7 +/- acres
- CX Crossroads Commercial Zoning
- Directly adjacent to I-5 at Turner Road Interchange
- Up to 85,000 vehicles per day
- Flexible uses including gas stations, QSRs, Ag warehousing & more
- Easy access to I-5 and Highway 99





Location Overview

Lodi, California, a thriving Central Valley city with a population of approximately 67,000 and steady growth of about 0.75% annually, offers an ideal location for industrial and commercial investments. Strategically positioned just 35 miles south of Sacramento and 80 miles east of San Francisco, Lodi provides exceptional transportation access via major routes like State Route 99, Interstate 5, and proximity to I-580, facilitating seamless connections to Bay Area ports, rail lines, and airports for efficient logistics and distribution. The local economy, anchored by agriculture and diversified manufacturing, food processing, and e-commerce warehousing, supports a robust industrial market with more than 7.2 million square feet of space and competitive lease rates. With a skilled workforce, median household income exceeding \$84,000, and business-friendly incentives, Lodi presents strong opportunities for buyers seeking stable returns and expansion potential in a growing, accessible hub.

Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rotner and Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Rotner and Associates has not verified, and will not verify, any of the information contained herein, nor has Rotner and Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Domain
www.i5-commercial.com

Land Size
2 parcels totaling
3.77+/- acres



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