

THORNTON & WALNUT

THORNTON | CA

Ground Lease Up to ±26.75 Acres

Two highway commercial
development sites adjacent
to I-5 in Thornton, CA.

- ±25.75 acres and ±1 acre available for ground lease in Thornton, CA.
- Excellent visibility and access along Interstate 5 between Sacramento & Stockton.
- Freeway Service Commercial and Community Commercial zoning for flexible development options.

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304



CAPITAL RIVERS
COMMERCIAL



EXECUTIVE SUMMARY

THORNTON & WALNUT THORNTON | CA

PROPERTY OVERVIEW

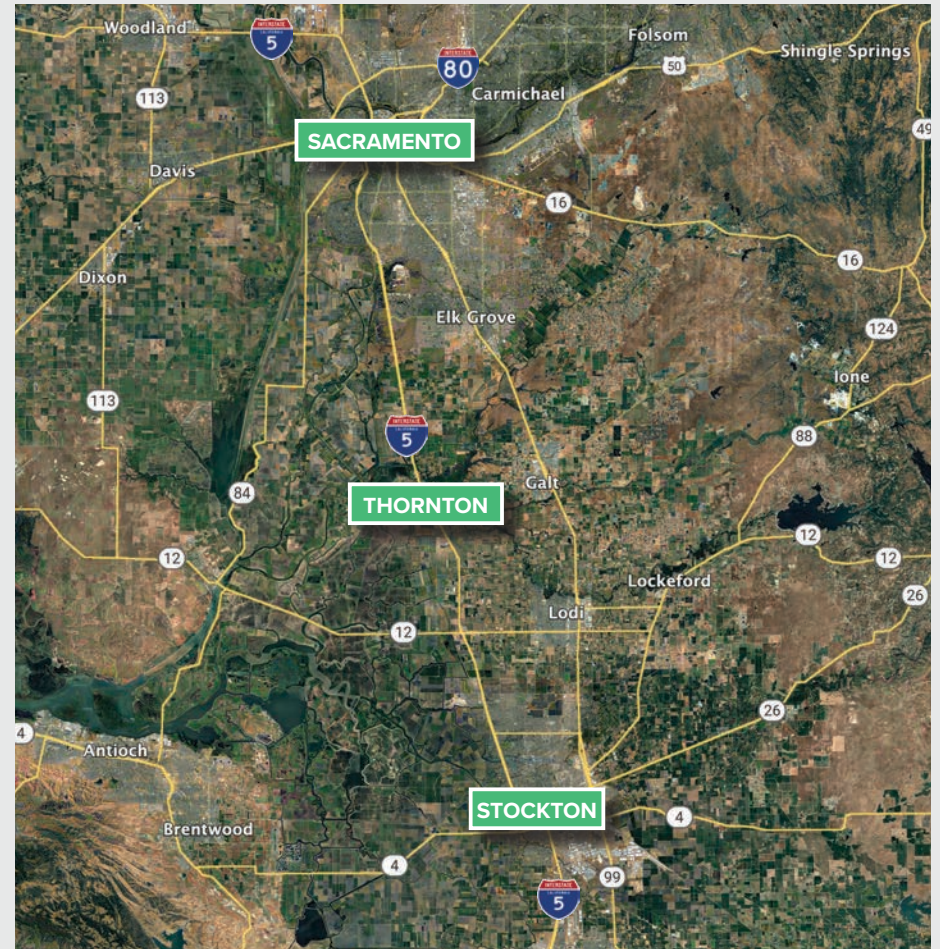
Located in Thornton, CA these two ground lease opportunities feature ± 25.75 acres (APNs: 001-150-29, 001-150-08, and 001-150-05) with Freeway Service Commercial zoning, allowing for uses such as retail, truck services, fueling stations, hotels, and restaurants. Also available is a ± 1 -acre parcel at 26432 Thornton Road (APN: 001-200-84) at the northeast corner of West Walnut Grove Road and Thornton Road, zoned Community Commercial. Both sites offer flexible options for new commercial development.

Positioned between Sacramento and Stockton along Interstate 5, these properties benefit from $\pm 50,636$ average daily vehicles. The ± 25.75 -acre site provides direct freeway frontage and visibility, while the ± 1 -acre site offers signalized intersection access. Surrounding amenities include agricultural businesses, local retail, and convenient access to major highways with ample space for parking and development.

OFFERING SUMMARY

Availability & Zoning: ± 25.75 acres (Freeway Service Commercial)
 ± 1.0 acre (Community Commercial)

Asking Price: Contact broker



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304



CAPITAL RIVERS
COMMERCIAL

CONCEPTUAL SITE PLAN

**THORNTON
& WALNUT**
THORNTON | CA

FREEWAY SERVICE COMMERCIAL ZONING USES

- Traveler- and Truck-oriented retail uses and restaurants
- Automobile and Truck fueling/service stations
- Hotels and Motels
- QSR's
- Restaurants
- Truck sales and wash
- Retail sales

W Walnut Grove Road

Thornton Road

INTERSTATE
5
(±50,636 ATC)

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304



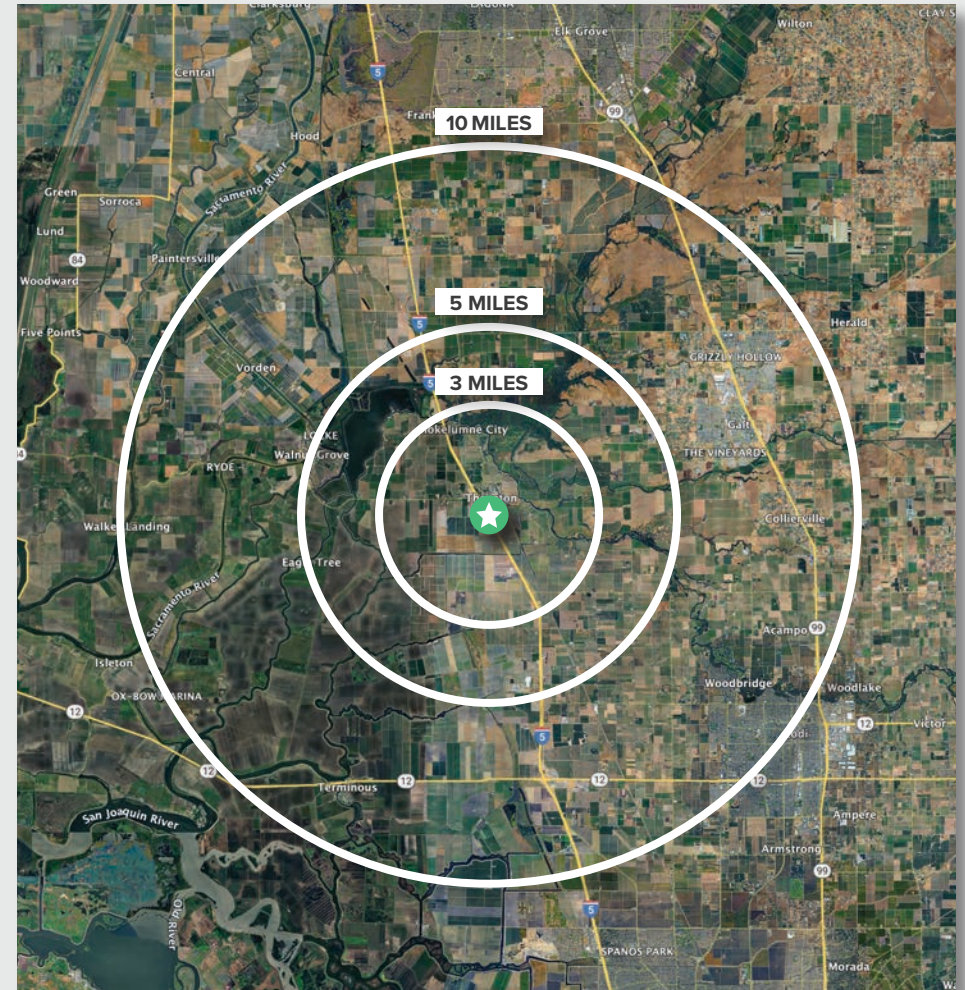
CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

**THORNTON
& WALNUT**
THORNTON | CA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2025 Estimated Population	1,481	2,758	63,715
2030 Projected Population	1,374	2,689	64,164
2020 Census Population	1,524	2,764	62,398
2010 Census Population	1,614	2,963	59,757
2025 Median Age	37.1	37.9	39.7
HOUSEHOLDS			
2025 Estimated Households	508	950	22,133
2030 Projected Households	487	946	22,759
2020 Census Households	517	931	21,497
2010 Census Households	497	945	20,277
INCOME			
2025 Estimated Average Household Income	\$91,565	\$100,147	\$134,338
2025 Estimated Median Household Income	\$77,149	\$75,780	\$101,710
2025 Estimated Per Capita Income	\$31,656	\$34,724	\$46,758
BUSINESS			
2025 Estimated Total Businesses	18	54	1,457
2025 Estimated Total Employees	107	380	11,672

Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304



CAPITAL RIVERS
COMMERCIAL

ABOUT

**THORNTON
& WALNUT**
THORNTON | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

Ryan Orn provides the highest level of service to ensure you achieve your CRE goals. Recently honored by ACRE Sacramento as Broker of the Year - NexGen Retail, Ryan brings a wide range of experience in land, retail, and industrial properties.

Capital Rivers Commercial was founded in Sacramento with a clear vision, to deliver expert commercial real estate services grounded in local knowledge, integrity, and results.

With offices in Sacramento, Chico, and Redding, we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our team of commercial real estate brokers, property managers, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

More information at capitalrivers.com



JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304

Jeff Post, SIOR, specializes in full-service industrial brokerage for owner/users, tenants, sellers, and landlord representation of manufacturing facilities, distribution warehouses, service industry buildings, leased Investments, build-to-suits, and industrial land.

Kidder Mathews is the largest fully independent commercial real estate firm in the Western US.

We know the Western U.S. In fact, we're its largest fully independent commercial real estate firm. Our team boasts over 900 local market specialists and top-producing professionals—serving out of 20 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

More information at kidder.com

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

JEFF POST, SIOR

SVP - Industrial Properties
916.758.3208
jeff.post@kidder.com
DRE #01264304



CAPITAL RIVERS
COMMERCIAL