



FOR LEASE

**PACIFIC PRIDE
CARDLOCK FACILITY**

Cardlock Refueling Facility (Lodi, CA)
351 N. Beckman Road, Lodi, CA 95240

**ROTNER
AND
ASSOCIATES**

EXECUTIVE SUMMARY

DRE#02437574

FOR LEASE

INQUIRE FOR PRICING

Pacific Pride Cardlock Facility – Lodi, CA
351 N. Beckman Road, Lodi, CA 95240

Executive Summary

Fully equipped, modern Cardlock fuel station ready for immediate occupancy.. This established Pacific Pride Commercial Fueling location features five double-walled underground storage tanks (total capacity ~46,000 gallons) with 24/7 monitoring, ten commercial-grade dispensers (including multi-fuel and high-output diesel), and two card reader stations. Fuel types include Red Dye Diesel, Premium Gasoline and Regular Unleaded Gasoline.

The property is offered as a modified NNN lease.

Investment Highlights

- Double-wall USTs (compliant and monitored)
- Established Pacific Pride Location-Tenant may continue or opt out
- Separate electrical meter + 220V power
- 60 foot tall 10x20 signage on Highway 99
- Highway 99 Visibility
- Paved lot with good ingress/egress
- 24/7 operations permitted
- Ready for immediate occupancy
- Industrial Zoning





Location Overview

Lodi and northern San Joaquin County offer a stable and growing market for fuel and agricultural support services. The property benefits from strong regional traffic along Highway 99 (up to 75,000+ AADT in the Lodi corridor) and proximity to the Turner Road offramp. These corridors serve both local fleets and commercial operators, with consistent demand driven by the Central Valley's robust farming, trucking, distribution, and logistics economy.

The Offering

The offering includes a fully equipped Cardlock fuel station on a standalone parcel at 351 North Beckman Road, Lodi, CA 95240 (APN 049-030-38). The site features five Joor Plasteel double-wall underground storage tanks with a total capacity of 46,000 gallons, broken down as follows:

- One (1) 8,000-gallon Red Dye Diesel tank
- Two (2) 10,000-gallon Clear Diesel tanks
- One (1) 8,000-gallon Premium fuel tank
- One (1) 10,000-gallon Regular fuel tank

The facility also includes ten commercial dispensers on five islands 2 of which are multi-fuel/high-output dispensers, two cardlock reader stations, control house, and supporting infrastructure. All systems are reported in good working order with current compliance and 24/7 monitoring. A modified NNN lease is available with immediate occupancy.





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.

**FOR
LEASE**

INQUIRE FOR PRICING

**LAND
SIZE**

.24 +/- AC



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