

FOR SALE - ±0.55 ACRE FULLY IMPROVED PAD

Flag City • SEQ of HWY 12 & I-5 • LODI, CALIFORNIA

Colliers
INTERNATIONAL



FOR FURTHER INFORMATION, PLEASE CONTACT:

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COLLIERS INTERNATIONAL
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www.colliers.com

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PROPERTY FEATURES:

Property Address: 14800 N. Thornton Road
Lodi, California
Lot Size: ±23,958 SF
Zoning: Commercial
Price: *Contact Broker for Price*

- ⇒ Fully improved restaurant/highway commercial use pad available in Flag City, Lodi, CA.
- ⇒ Up to a 3,600 SF footprint with completed drive-thru.
- ⇒ Parking lot and landscaping complete.
- ⇒ Utilities stubbed to site.

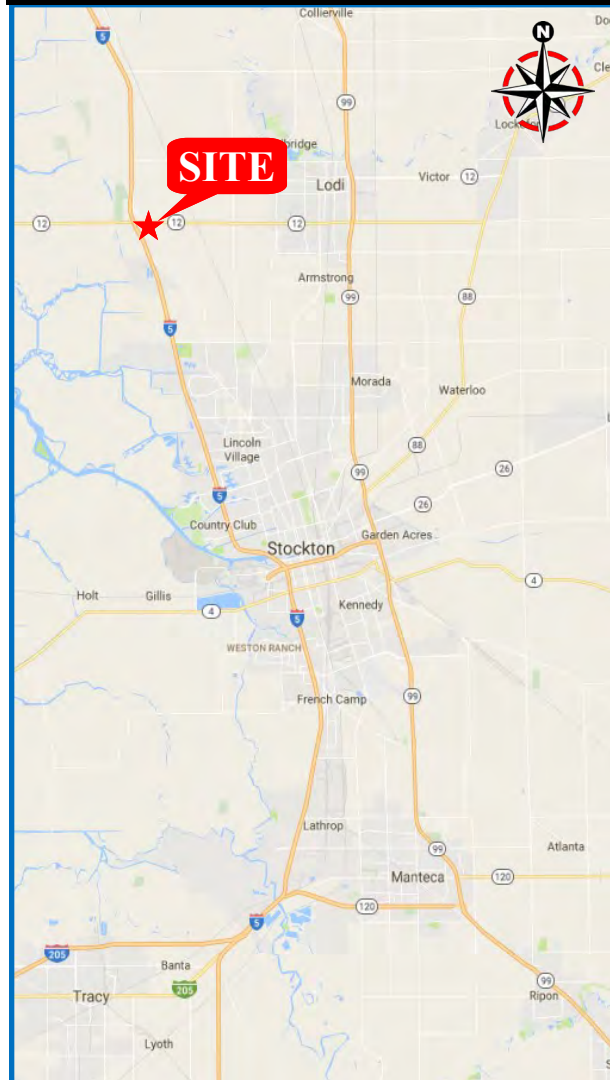
2017 DEMOGRAPHIC SUMMARY :

	5 MILE	10 MILE
2017 Est. Average HH Income	\$110,064	\$76,019
2017 Est. Population	18,642	266,356
Projected Growth 2017- 2022	8.57%	4.60%

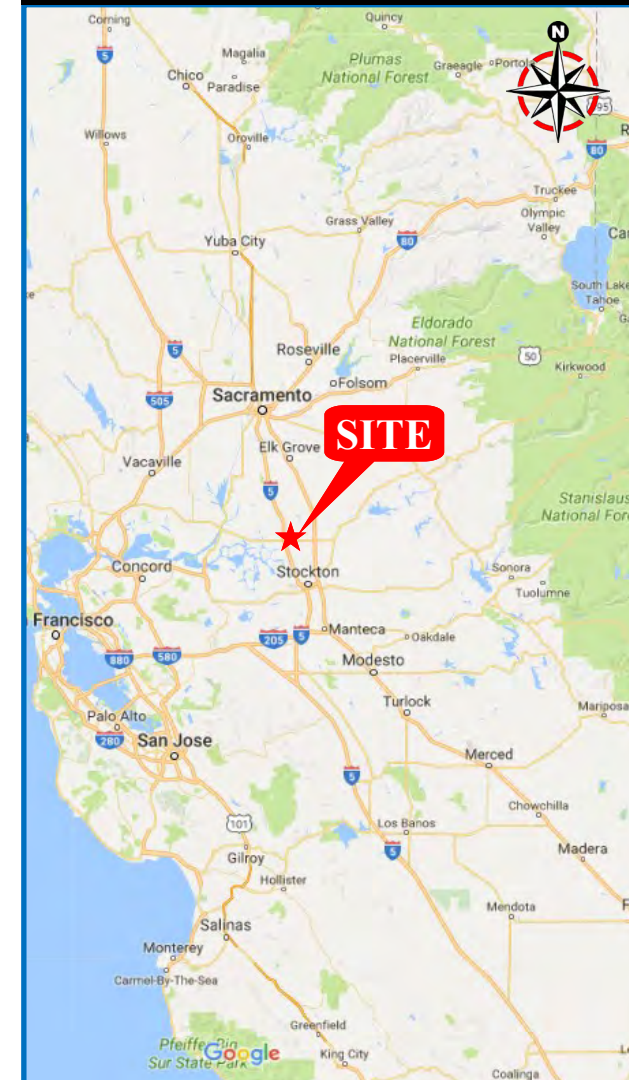
COMBINED TRAFFIC (CALTRANS 2015)

Interstate 5 -	80,000 ADT
Highway 12 -	19,200 ADT

LOCAL MAP



REGIONAL MAP



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Property Pictures



Adjacent Starbucks Parcel



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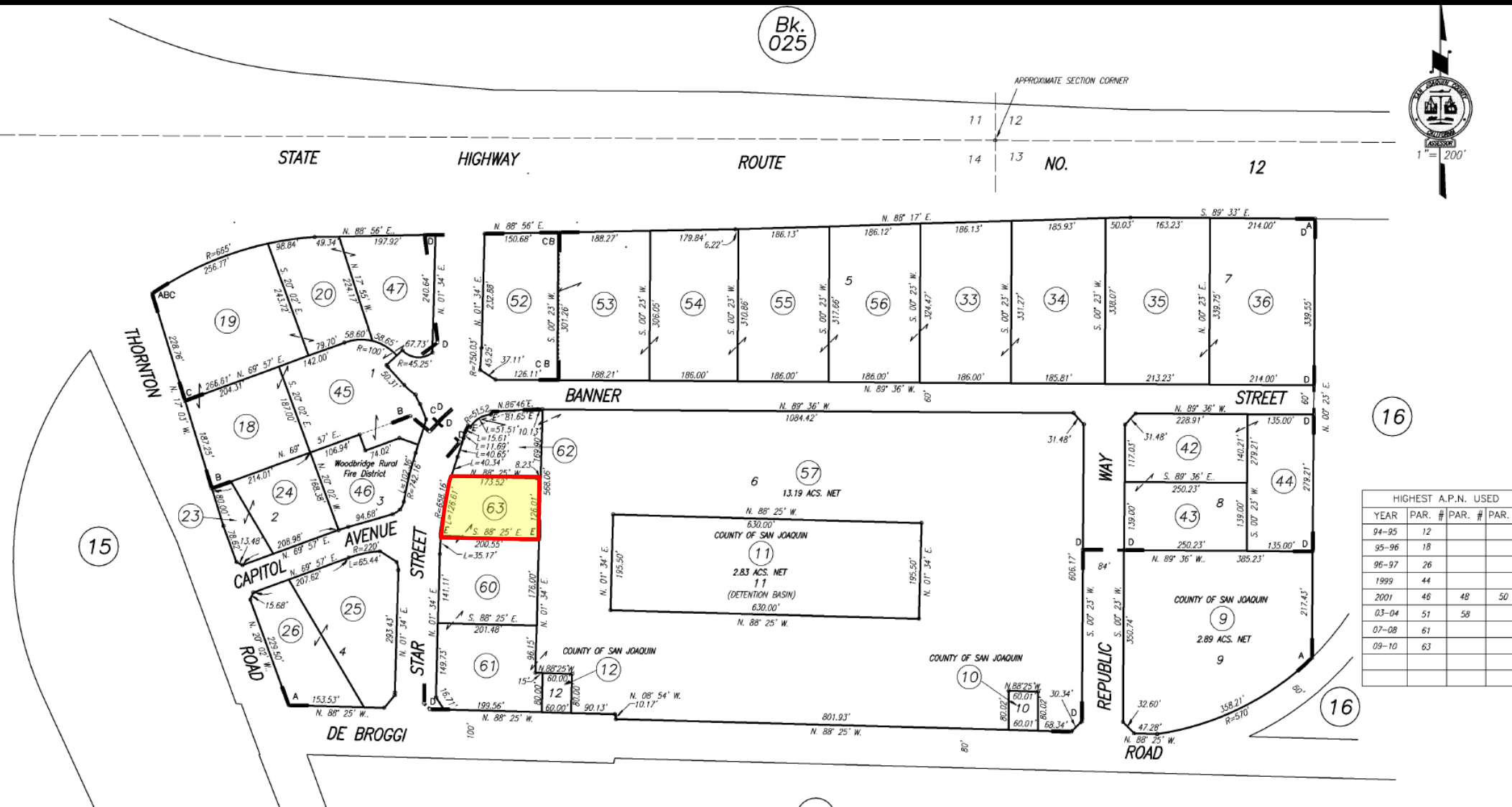
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Parcel Map



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