

1725 FRENCH CAMP TURNPIKE STOCKTON, CA

FREEWAY VISIBLE COMMERCIAL / RETAIL
DEVELOPMENT OPPORTUNITY FOR SALE OR LEASE



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

±1.32
ACRE PARCEL

GC
ZONING

720' FRONTAGE
ALONG INTERSTATE 5

770' FRONTAGE
ALONG FRENCH CAMP TURNPIKE

FOR LEASE OR SALE: FLEXIBLE COMMERCIAL LAND OFF I-5 IN STOCKTON

Turton CRE is pleased to offer for sale or lease 1725 French Camp Turnpike (the "Property"), a commercial/retail development opportunity located in Central Stockton between Highway 4, a densely populated neighborhood, and Interstate 5. The site features approximately ±720 feet of frontage along I-5 and ±770 feet along French Camp Turnpike, providing exceptional visibility, strong signage exposure, and immediate freeway access with convenient connectivity to regional traffic flows and surrounding Stockton neighborhoods.

Surrounded by established residential communities, the Property benefits from consistent daytime and evening consumer activity, supporting convenience retail, restaurant, and service-oriented uses. Its position along I-5 also captures steady commuter and freight traffic, further enhancing its exposure and development potential. The flexible zoning and prominent corner configuration allow for a range of commercial development paths.

In addition to its long-term upside, the Property includes income-producing sig-

nage that generates passive revenue, allowing ownership to collect cash flow while entitlements, planning, or phased development are underway.

For site plans, parcel maps, and to discuss entitlements or leasing options, contact Zack Kaufman of Colliers International or Ian Forner of Turton CRE. Early engagement is recommended, as opportunities with this level of freeway frontage and market proximity are limited. Buyer or tenant to verify all information and complete customary due diligence.



1 THE OPPORTUNITY
1725 FRENCH CAMP TURNPIKE

PROPERTY INFO

Address:	1725 French Camp Turnpike Stockton, CA 95206
Purchase Price:	\$862,500 (± \$15.00/SF)
Land-Lease Price:	\$8,625/Mo NNN or ± \$0.15/SF NNN
Zoned:	(GC) General Commercial Zoning
Number of Parcels:	2
Total Property Size:	±1.32 Acres (±57,499 SF)
APN: 165-040-210	±1.09 Acres (± 47,480 SF)
APN: 165-040-010	±0.23 Acres (±10,018 SF)
Existing Infrastructure:	None on-site
Adjacent Properties:	
North:	Highway 4, E. Charter Way Exit, Truck Tub, Econo Lodge, Downtown Stockton
West:	Residential, Edison High School
South:	I-5 Freeway, Residential
East:	I-5 Freeway, W. 8th Street Exit, Residential, San Joaquin River



THE LOCATION



CENTRAL STOCKTON: HIGH-VISIBILITY INTERSTATE 5 COMMERCIAL CORRIDOR

Stockton is the county seat of San Joaquin County and one of California's fastest growing cities, with a population exceeding 320,000. Positioned approximately 60 miles east of the Bay Area and 45 miles south of Sacramento, Stockton serves as a key Central Valley hub connecting Northern California markets via Interstate 5 and Highway 4.

The Property benefits from its Central Stockton location along Interstate 5, which carries approximately 64,000 north-bound vehicles per day along this stretch. Traffic patterns reflect sustained daily volume, with strong morning commuter flow, consistent mid-day activity, and steady early evening traffic. This well-balanced profile supports

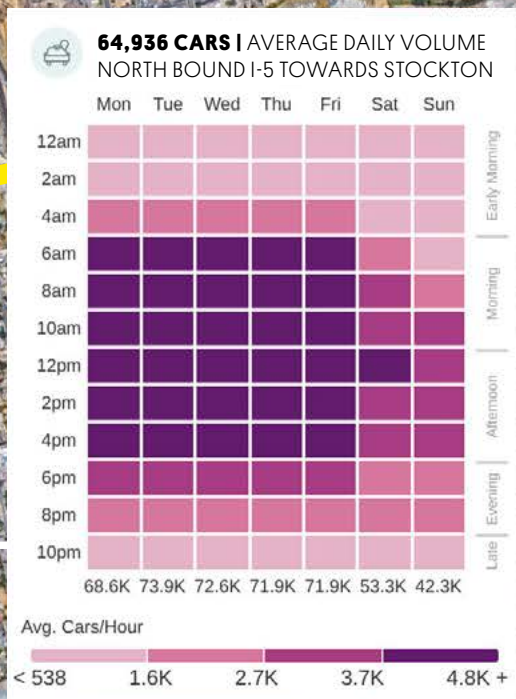
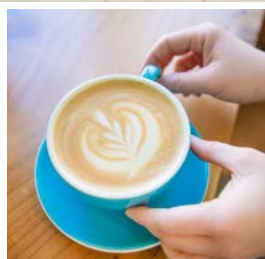
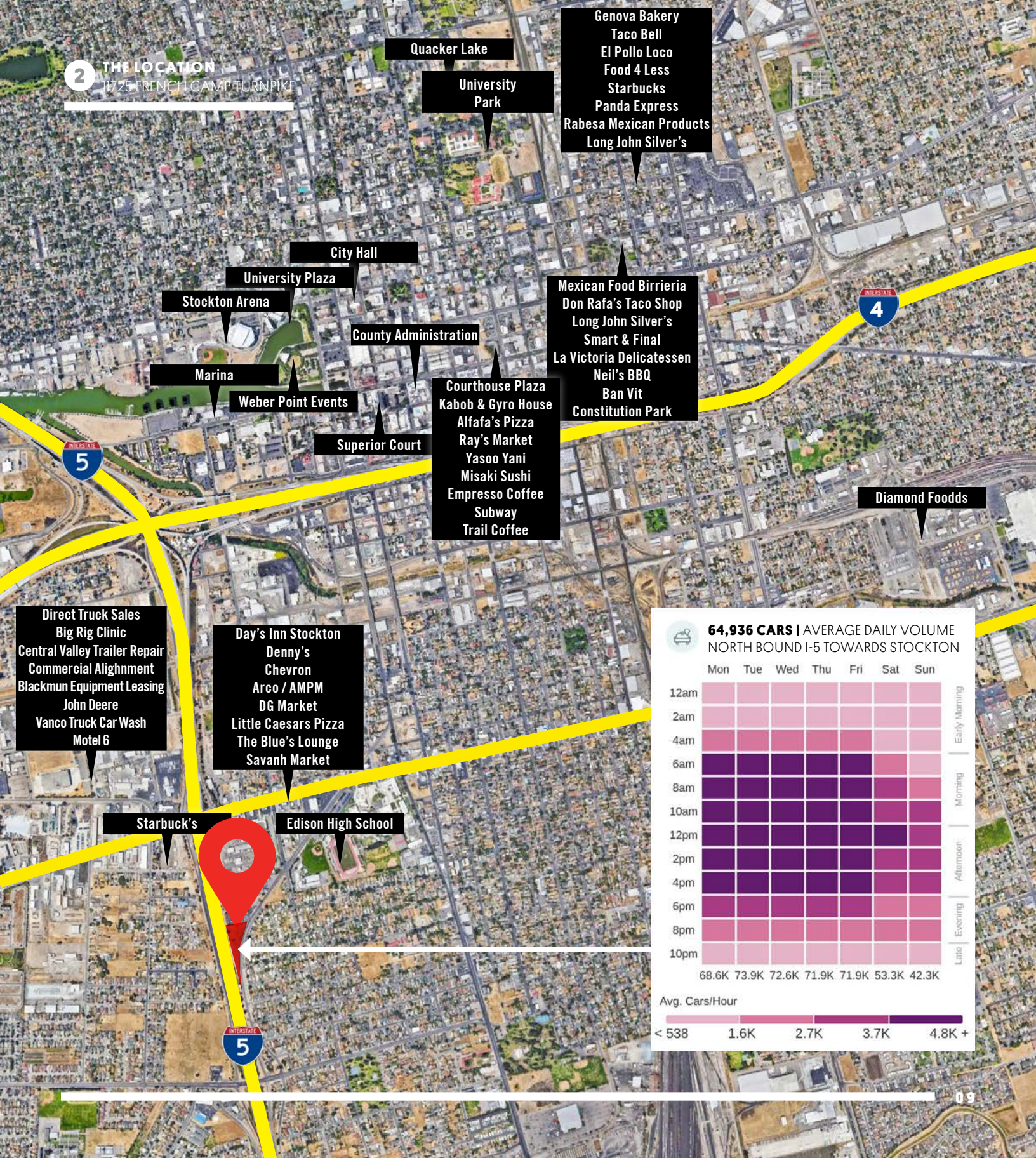
commuter, freight, and daily-needs retail uses rather than relying solely on peak rush-hour spikes. In addition to regional distribution traffic moving between Southern California, Sacramento, and the Pacific Northwest, the site draws from surrounding residential neighborhoods and Edison Highschool that provide an established daytime and evening customer base.

Stockton continues to invest in and revitalize its urban core. The downtown waterfront area features a multi-purpose indoor arena, professional baseball stadium, waterfront hotel, cinema complex, and the fully restored Bob Hope (Fox) California Theatre, which hosts live performances and cultural

events throughout the year. These entertainment anchors, combined with year-round sporting events and community programming, reinforce Stockton's role as a regional destination.

The city offers a diverse residential base, comparatively attainable housing relative to the Bay Area, and a strong educational presence anchored by University of the Pacific, California State University Stanislaus – Stockton, San Joaquin Delta College, and Humphreys University. This combination of population growth, institutional stability, infrastructure investment, and regional connectivity continues to support long-term commercial demand throughout Central Stockton.







TURTON
COMMERCIAL REAL ESTATE