

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.
- C-FS (Commercial-Freeway Services) and CC (Community Commercial) zoning for flexible development options.

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EXECUTIVE SUMMARY

**THORNTON
& WALNUT**
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PROPERTY OVERVIEW

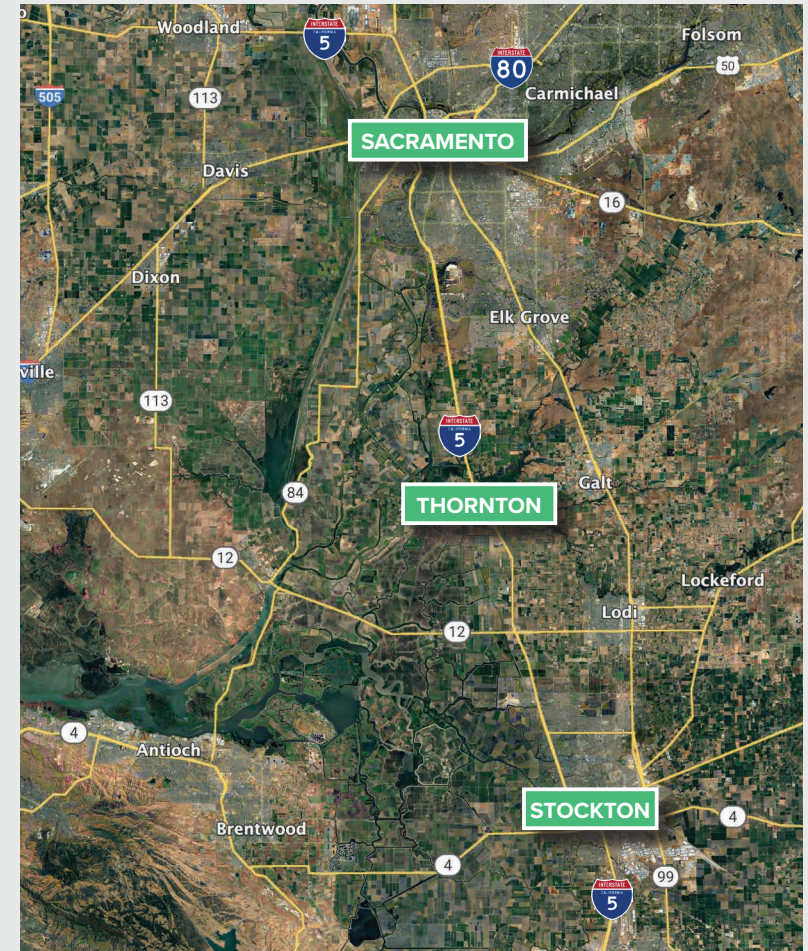
Located in Thornton, CA these two ground lease opportunities feature ± 25.75 acres (APNs: 001-150-29, 001-150-08, and 001-150-05) with C-FS (Commercial-Freeway Services) zoning, allowing for uses such as retail, truck services, fueling stations, hotels, and restaurants. Also available is a ± 1 -acre parcel at 26432 Thornton Road (APN: 001-200-84) at the northeast corner of West Walnut Grove Road and Thornton Road, zoned CC (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 / C-FS (Commercial-Freeway Services)
 ± 1.0 acre / CC (Community Commercial)

Asking Price: Contact broker



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CONCEPTUAL SITE PLAN

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C-FS (COMMERCIAL-FREEWAY SERVICES) 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

INTERSTATE
5

(±50,636 ATC)

Thornton Road



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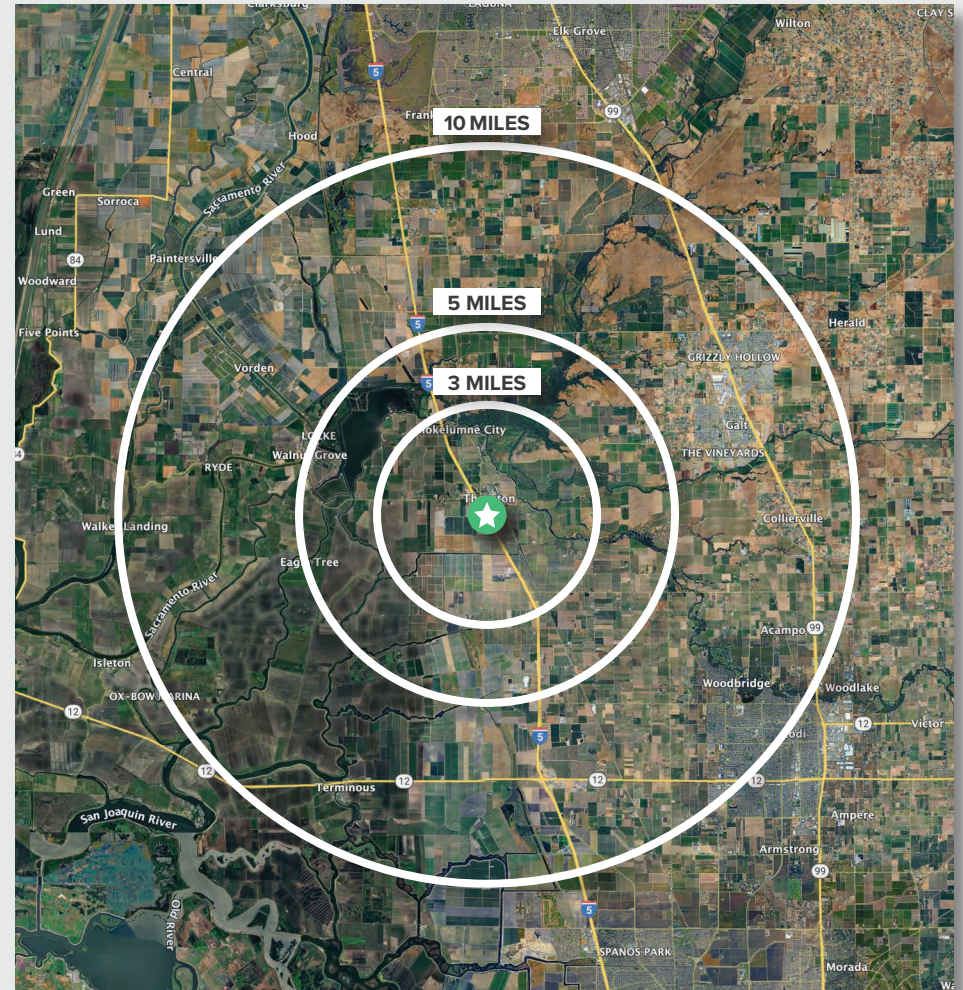
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2026 Estimated Population	1,471	2,690	63,794
2020 Census Population	1,490	2,630	63,038
2010 Census Population	1,580	2,821	60,409
2026 Median Age	37.8	38.0	39.8
HOUSEHOLDS			
2026 Estimated Households	522	941	22,641
2020 Census Households	505	889	21,759
2010 Census Households	486	898	20,532
INCOME			
2026 Estimated Average Household Income	\$94,686	\$103,274	\$138,756
2026 Estimated Median Household Income	\$76,986	\$79,028	\$106,798
BUSINESS			
2026 Estimated Total Businesses	18	50	1,483
2026 Estimated Total Employees	111	360	11,999

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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ABOUT

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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



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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

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