

FOR LEASE

Normandy Village Shopping Center

NEC of East Hammer Lane @ West Lane | Stockton, California



±678 - 3,947 SF

Asking Price: Contact Broker

Property Highlights

- Retail shop space in grocery anchored shopping center
- Monument signage on Hammer Lane available
- Site is located at one of the most trafficked corners with traffic counts in excess of 60,000 vehicles
- Strong ingress and egress throughout the center
- Proposed retail development in planning phase for corner parcel
- Area co-tenants include SF Supermarket, Costco, 99C Only, Big Lots, Walgreens, Kaiser Permanente, and more
- Center services approximately 135,000 people within a 3 mile radius.

Nicole Key
Managing Director
+1 209 425 3894
nicole.key@cushwake.com
DRE Lic #01907567

Tyler Murdaca
Director
+1 209 425 3893
tyler.murdaca@cushwake.com
DRE Lic #01973380



3255 West March Lane Suite 230
Stockton, CA 95219
cushmanwakefield.com

SITE PLAN

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Suite	Tenant	Size	Suite	Tenant	Size
101	T-Shirt Outlet	7,000	219B	GK Mongolian BBQ	2,794
101A	NazishHussain KS Jewelry	1,300	221	Community Medical Center	20,000
103	TL Noodles	5,500	223	Twins Aquarium	2,400
103A	Ebony Beauty Supply	3,475	225	Sushi Super Buffet	4,800
105	Asia Palace Restaurant	8,000	A-100	Leased	937
107	West Lane Dental Center	1,851	A-110	AVAILABLE	678
107A	Hair Salon	1,400	A-120	AVAILABLE	1,382
109	Kim's Washtime	1,750	A-130	Liquor Mart #2	1,212
115-117	P-2000 Super Store	3,400	A-140	Liquor Mart #1	1,382
111-123	AJ Market	6,556	A-150	Hometown Barber	678
125	AJ Market	1,800	B-101	PD Nail Supplies	1,498
201	AVAILABLE	1,647 - 3,947	B-103	Cambodian Restaurant	1,200
205	M&N Imports	985	B-102	Capitol Pure Water	916
207	AVAILABLE	950	B-104	Cricket Wireless	1,305
209	Gentle Nails	909	C-100	PCS Store	1,215
211	Rose Salon	1,105	C-110	Philly Cheese Steak	1,137
213B	Lien's Alteration	1,088	C-120/130	Pampanga Bakery	1,734
215	AVAILABLE	1,669	D-1A	Discount Cigarette 2	1,798
217	Baskin Robbins Store	1,000	D-2B	Lollicup	1,602
219A	Dominos	1,988	D-3C	Angel Relax Center	3,300

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MARKET AERIAL

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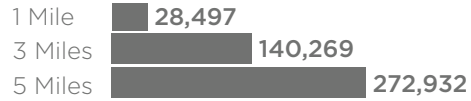
DEMOGRAPHICS

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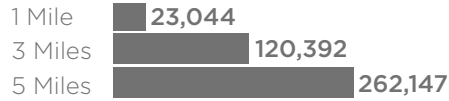
TOTAL POPULATION



AVG. HOUSEHOLD INCOME



DAYTIME POPULATION



TRAFFIC COUNTS

East Hammer Lane
39,700 ADT

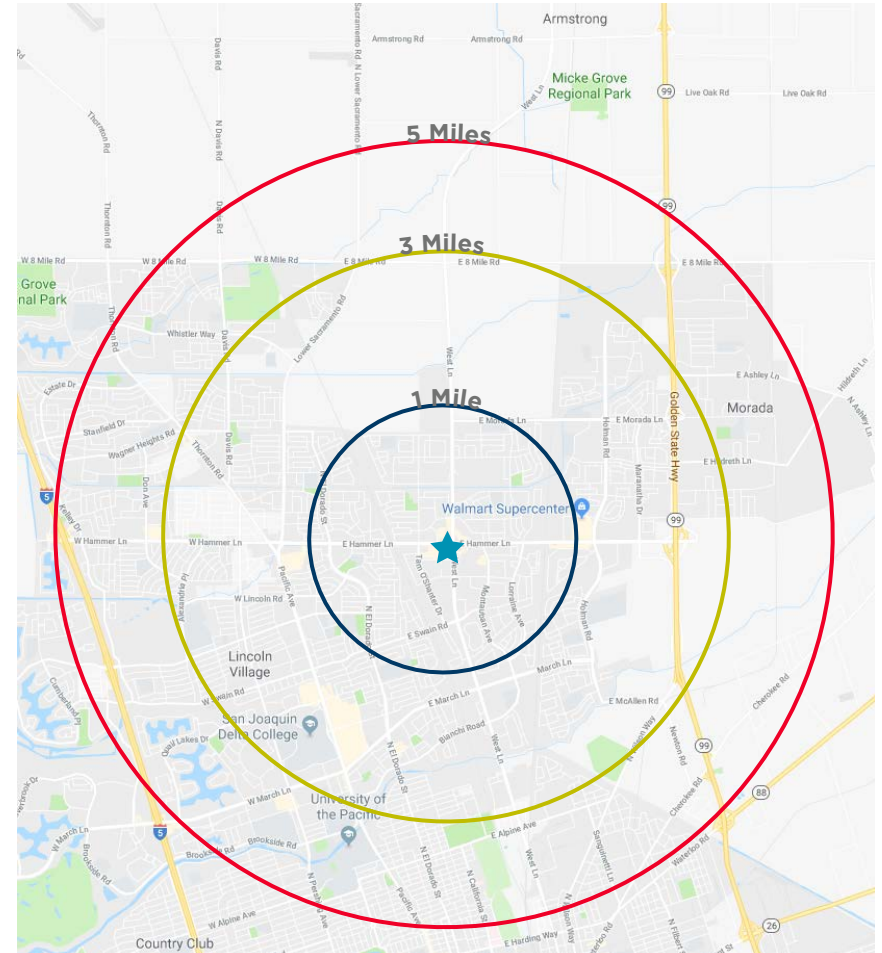
West Lane
29,000 ADT



GROWTH RATES (2018-2023)



INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$57,125	\$70,023	\$73,742
2018 Median Household Income	\$41,674	\$48,906	\$50,864
2018 Per Capita Income	\$17,119	\$22,083	\$24,652
BUSINESS			
2018 Total Businesses	460	3,439	7,775
2018 Total Employees	5,028	32,615	90,813



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