



For additional information, contact Exclusive Agents:

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### Property Profile

**Location** Signalized intersection at SWC of West Hammer Lane at the I-5 interchange. Hammer Landing Center offers easy freeway access in desirable North-West Stockton.

### AVAILABLE FOR LEASE

**3410-D W. Hammer Lane: 1,200 Square Feet**  
±20' W x 60' D. **Ideal for retail or medical-dental-service** office, large open office area, 1 ADA restroom. Available Now.

**3410-E W. Hammer Lane: 2,040 Square Feet**  
±31' W x 59' D. Large open office area, 1 office, 2 ADA restrooms, 1 hour rated firewall for storage/work room with double rear doors. Available Now.

**3422-G W. Hammer Lane: 1,200 Square Feet.**  
± 20' W x 60' D. 1 Private office, 1 ADA restroom. Available Now.

### Property Highlights

- Hammer Lane at I-5 (111,000 Cars/Day ADT).
- Freeway Signage – 104,000 Cars Per Day.
- Large Illuminated Monument Signage.
- Exterior Illuminated Building Signage.
- AT & T Broadband-Voice & Data Service Available.
- Previously improved Office and Retail spaces.
- Six (6) building complex with over 45,000 total square feet and 26 tenant spaces.
- Located at gateway entrance to approved Sanctuary Master Planned Project (approximately 1,967 acres mixed use community with over 7,000 homes).

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### DEMOGRAPHICS

2016	1-Mile	3-Mile	5-Mile
Population	18,372	106,852	210,432
Daytime Pop.	3,257	28,121	54,601
Av. HH Income	\$67,574	\$78,944	\$70,513



### TRAFFIC COUNTS

#### 24-hour ADT as of 2013

Hammer Lane East of I-5	15,800
Hammer Lane East of Kelley Drive	33,500
I-5 South of W. Benjamin Holt Drive	104,000



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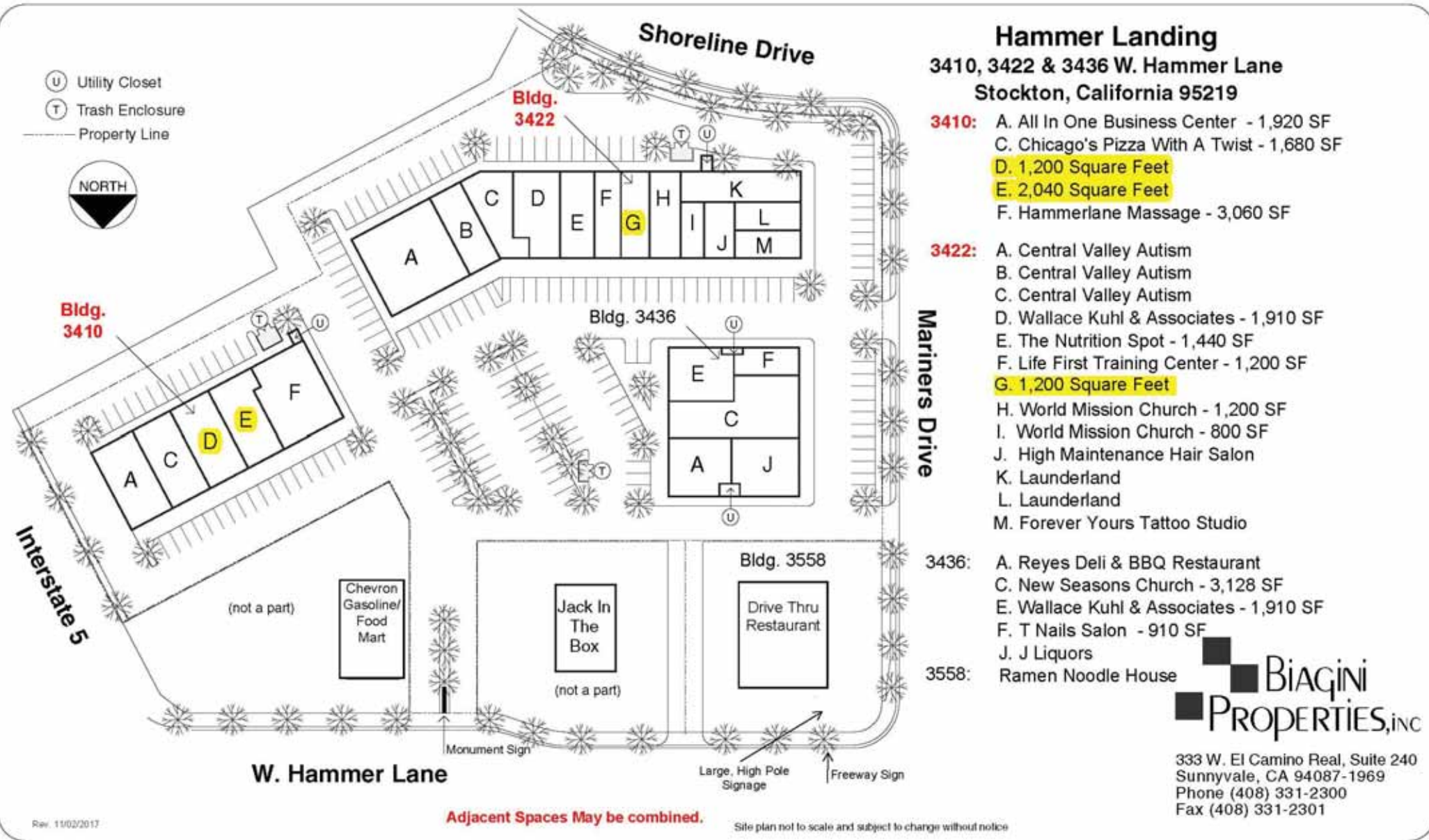
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### 3410-D W. Hammer Lane

± 1,200 Square Feet  
(± 20' W x 60' D)

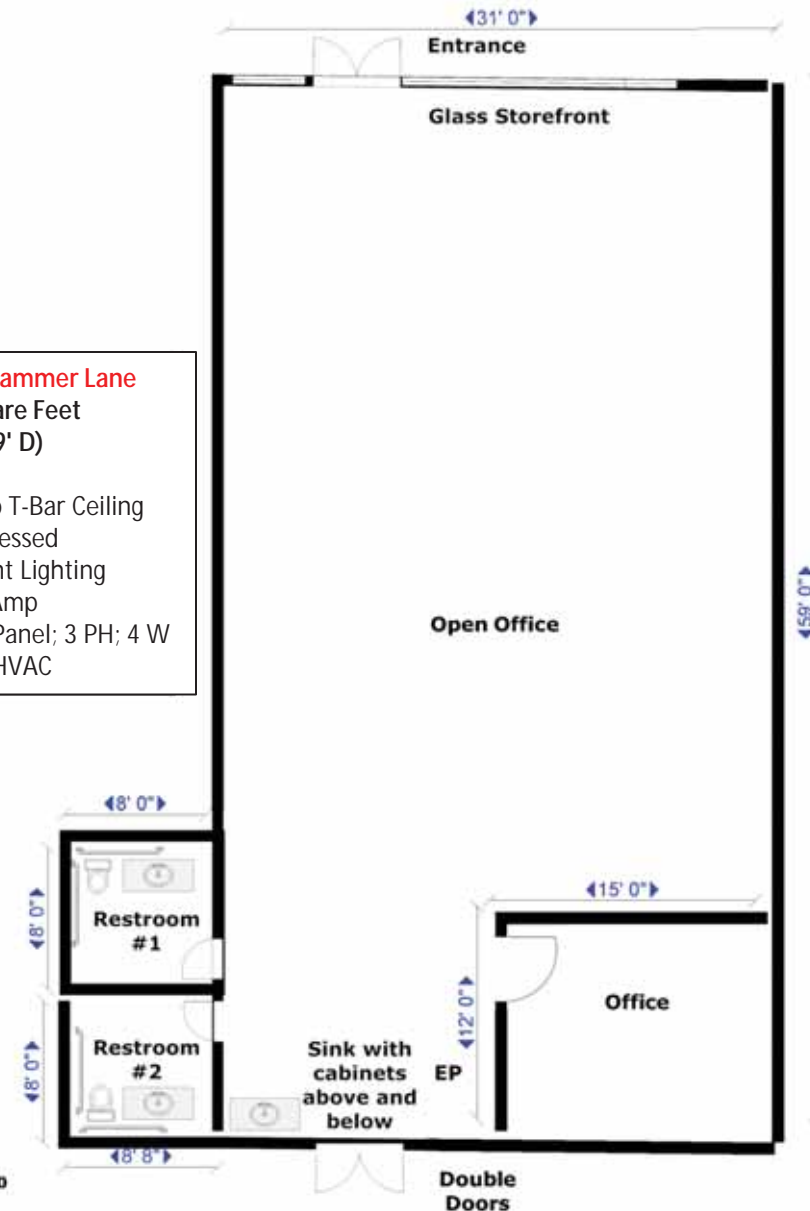
- 100% Drop T-Bar Ceiling
- 2' x 4' Recessed Fluorescent Lights
- Electrical Panel:  
200 Amp 120/208V 4 Wire; 3 Phase
- Separate HVAC
- Separately Metered Utilities



### 3410-E W. Hammer Lane

± 2,040 Square Feet  
(± 31' W x 59' D)

- 100% Drop T-Bar Ceiling
- 2' x 4' Recessed Fluorescent Lighting
- EP = 200 Amp Electrical Panel; 3 PH; 4 W
- Separate HVAC



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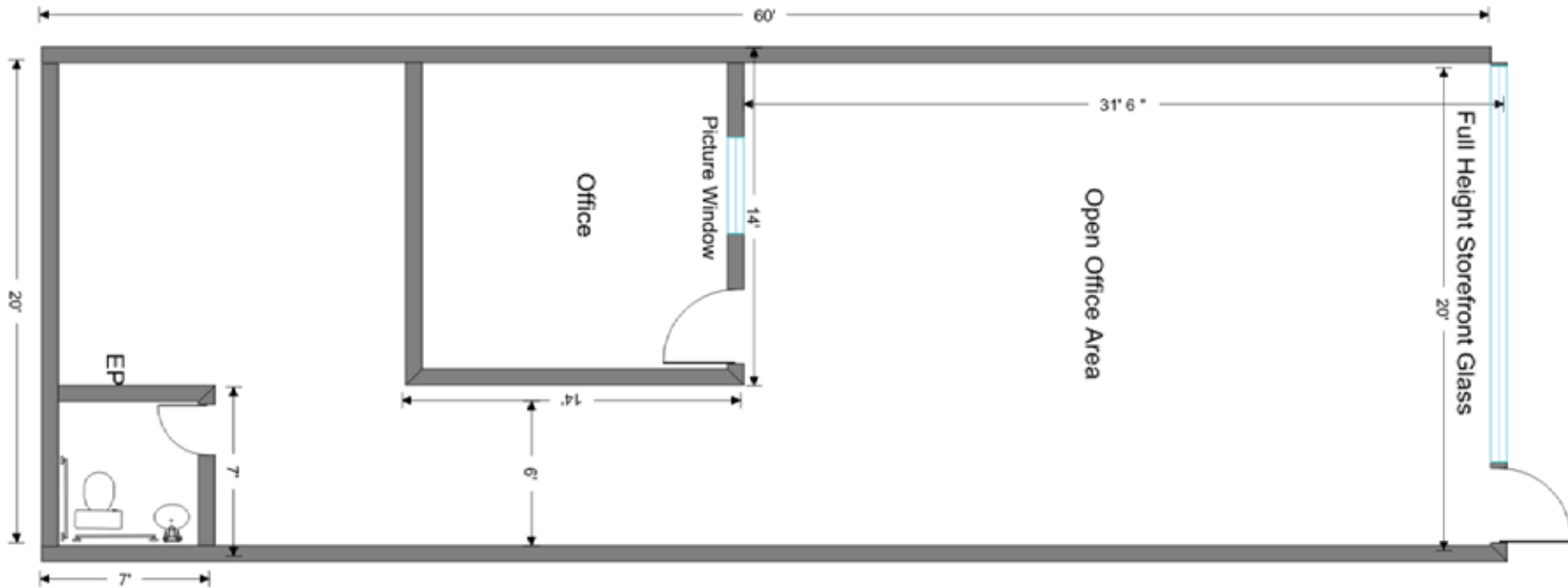
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### 3422-G W. Hammer Lane

± 1,200 Square Feet (± 20' W x 60' D)

- 1 Office
- 1 ADA Restroom
- 100% Drop T-Bar Ceiling
- 8' 6" AFF (Above Floor Finish)
- 2' x 4' Recessed Fluorescent Lights
- Electrical Panel:  
125 Amp 120/208V 4 Wire; 3 Phase
- Separate HVAC
- No Fire Sprinklers



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