

For Sale/Lease

1140 W Hammer Lane | Stockton, CA



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**WE ARE  
THE CENTER  
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[View Site Specific COVID-19 Prevention Plan](#)

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### SALE/LEASE PRICE

Contact Broker

### AVAILABLE SPACE

±16,198 - 18,848 SF

### TOTAL BUILDING SIZE

±24,348 SF

### TOTAL PARCEL SIZE

±1.66 Acres

### ZONING

General Commercial (GC)

### TRAFFIC COUNTS

W Hammer Ln | ±27,243 ADT

Thornton Rd | ±26,600 ADT

Pacific Ave | ±26,977 ADT

### NEIGHBORING TENANTS

Food4Less, Starbucks, Smart & Final, TJ Maxx, Michael's, Save Mart, Dollar Tree, Wendy's, T-Mobile, Walgreens + more

### PROPERTY HIGHLIGHTS

- Desirable investment/leasing opportunity within a major retail hub of Stockton
- ±16,198 SF floor space with an additional ±2,650 SF warehouse/storage
- Current lease in place with Stockton Urgent Care (please inquire for further lease details)
- Property located next to highly trafficked intersection of W & E Hammer Lane and Thornton Road - averaging 34,000+ vehicles daily
- Area supported by strong national retailers, including: TJ Maxx, Pier 1 Imports, Walgreen's, and Smart & Final



### NEIGHBORHOOD DEMOGRAPHICS



Population

1 Mile	21,617
3 Miles	166,003
5 Miles	261,617



Median Household Income

\$52,527
\$55,530
\$55,353



Daytime Population

19,191
141,354
235,559

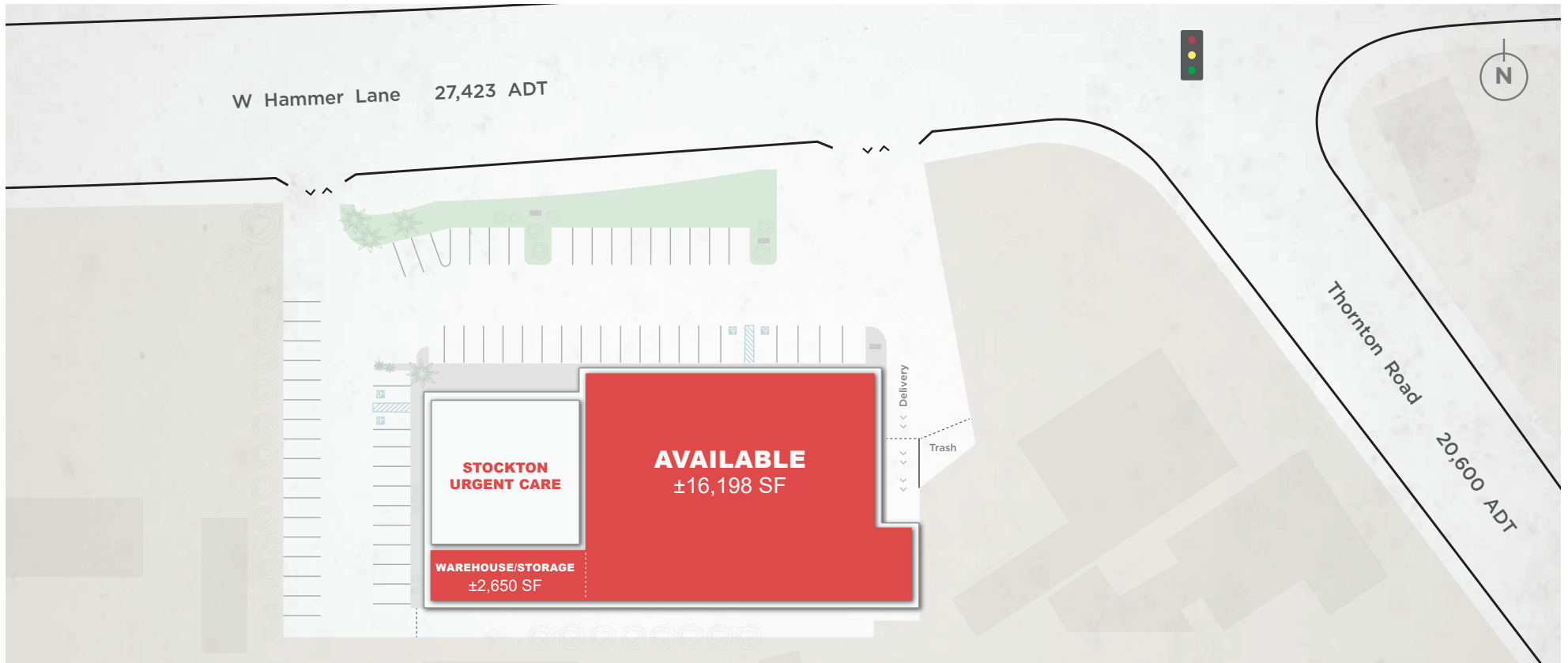
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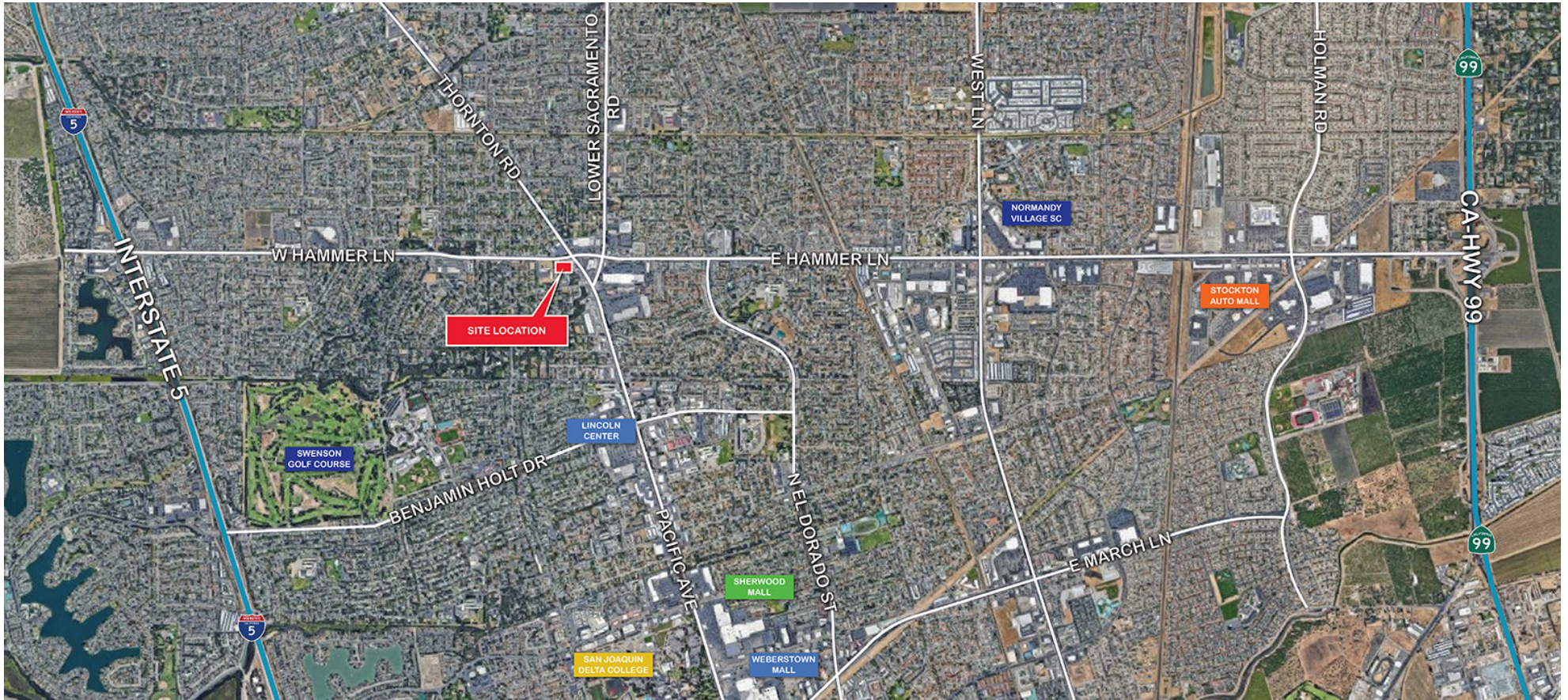


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