

# HIGH IDENTITY RETAIL BUILDING FOR LEASE

1407 E. HAMMER LANE, STOCKTON, CA 95206

## LISTING DATA

**AVAILABLE SF:** 3,000± SF

### COMMENTS:

- Freestanding retail building with exceptional exposure to Hammer Lane and West Lane
- The property is located at the high traffic intersection of Hammer Lane (39,800 cars ADT 2014) and West Lane (28,900 cars ADT 2014)
- Surrounded by national retailers including Big Lots, Walgreens, Starbucks Coffee, 99¢ Only Stores, and DD's Discounts
- The building is located within 1/2 mile of one of Stockton's major employers, Kaiser Permanente

## ECONOMIC DATA

**LEASE RATE:** \$2.00/SF per month, NNN

## DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	30,663	138,173	276,031
Average HH Income:	\$62,221	\$74,271	\$80,148



## CONTACT

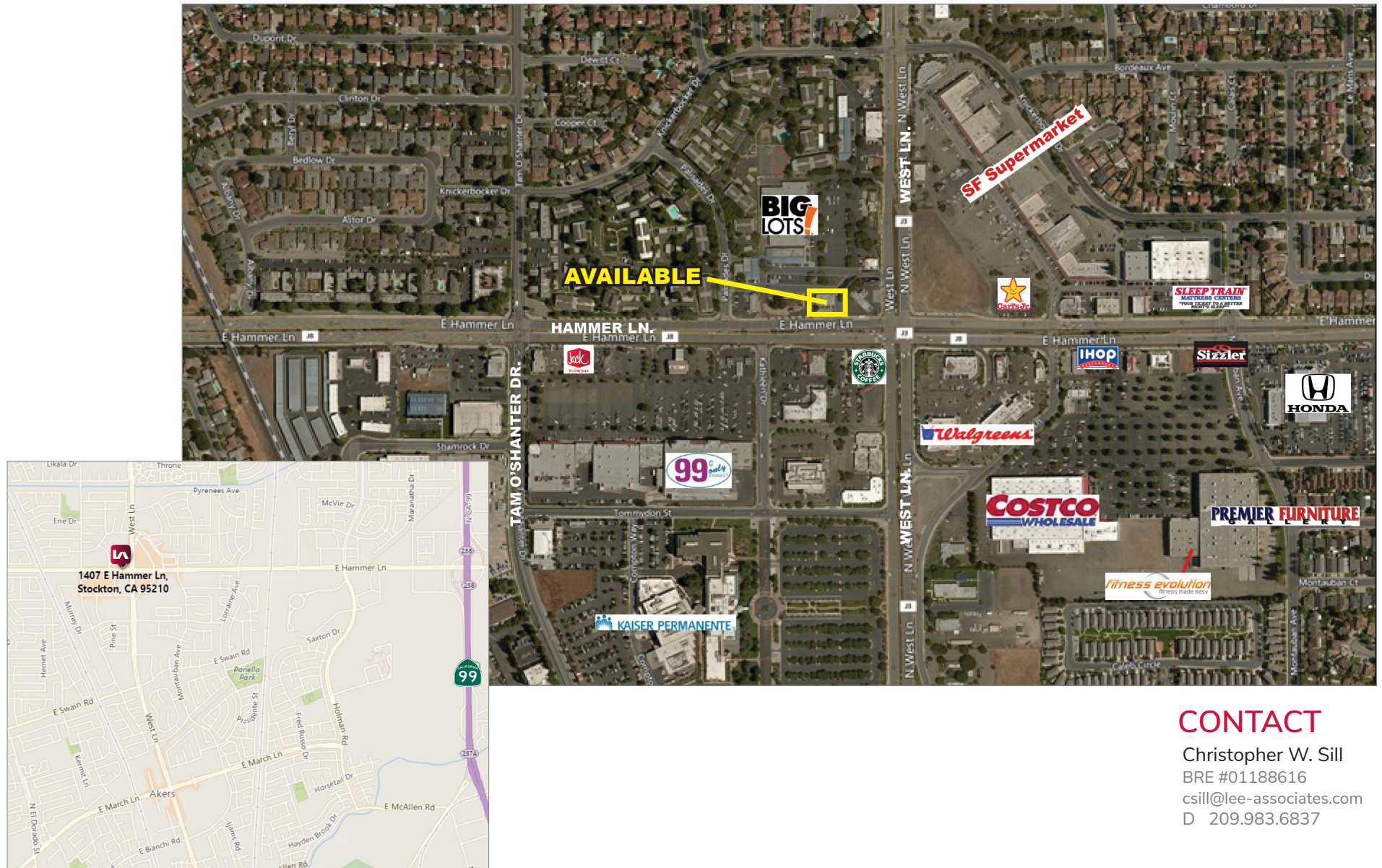
Christopher W. Sill  
BRE #01188616  
csill@lee-associates.com  
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# HIGH IDENTITY RETAIL BUILDING FOR LEASE

1407 E. HAMMER LANE, STOCKTON, CA 95206



## CONTACT

Christopher W. Sill  
BRE #01188616  
csill@lee-associates.com  
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Demographics

1407 E HAMMER LN STOCKTON CA 95210

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	27,448	102,411	205,283
Population (2000)	30,343	109,386	222,661
Population (2010)	28,512	128,450	256,694
Population (Current)	30,663	138,173	276,031
Population (5 Yr. Forecast)	32,034	144,307	288,181
Percent Growth (Current Yr./Previous Yr.)	7.62%	7.78%	7.61%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.48%	4.44%	4.4%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	32	33	34
Aged 0 to 5	3,082	12,923	25,119
Aged 6 to 11	3,009	13,091	25,234
Aged 12 to 17	2,985	13,052	24,686
Aged 18 to 24	3,670	15,481	30,626
Aged 25 to 34	4,446	19,651	38,963
Aged 35 to 44	3,170	15,783	31,701
Aged 45 to 54	3,135	14,944	31,215
Aged 55 to 64	3,187	15,015	31,975
Aged 65 to 74	2,281	10,467	21,072
Aged 75 to 84	1,145	5,184	10,122
Aged 85+	553	2,582	5,318
Total Population	30,663	138,173	276,031

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	7,268	45,958	109,538
Black Alone	3,975	14,760	27,182
Asian Alone	10,760	40,463	62,160
Native American and Alaska Native Alone	209	1,136	2,858
Other Race Alone	5,978	24,096	49,993
Two or More Races	2,473	11,760	24,300

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	11,336	48,475	104,744
White Non-Hispanic	3,270	27,629	66,808

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$51,174	\$58,773	\$62,720
Total Household Income	\$558,245,028	\$3,199,575,568	\$7,285,567,773
Average Household Income	\$62,221	\$74,271	\$80,148
Per Capita Income	\$18,206	\$23,156	\$26,394
Avg Family Income	\$66,170	\$75,887	\$82,028
Family Income, Per Capita	\$16,540	\$21,143	\$23,875

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$213,928	\$263,941	\$264,620
Under \$15,000	761	2,815	5,765
\$15,000 - \$24,999	626	2,618	5,193
\$25,000 - \$34,999	795	3,110	5,801
\$35,000 - \$49,999	1,059	4,560	8,001
\$50,000 - \$74,999	1,350	5,921	11,159
\$75,000 - \$99,999	1,030	4,389	8,465
\$100K - \$125K	603	3,122	6,327
\$125K - \$150K	286	2,008	4,505
\$150K - \$200K	171	1,809	4,198
Over \$200K	211	1,725	5,046

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	8,972	43,080	90,901
Families	6,892	32,077	64,460
Average Size of Household	3.48	3.11	2.95
Median Age of Householder	51	51	51
Median Value Owner Occupied	\$115,878	\$165,747	\$181,725
Median Rent	\$912	\$961	\$940
Median Vehicles Per Household	2	2	2
Housing Units	9,605	46,458	98,313
Owner Occupied Units	3,778	21,086	44,539
Renter Occupied Units	5,194	21,994	46,362
Vacant Units	633	3,378	7,412