

FOR LEASE

# Normandy Village Shopping Center

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



±1,382 - 8,000 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
- Suite 105 (8,000 SF) is a 2nd generation restaurant space
- Suite B-101 (1,498 SF) Coming Soon - February 2021

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[View Site Specific COVID-19 Prevention Plan](#)



3255 West March Lane Suite 230  
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# 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
<b>105</b>	<b>AVAILABLE</b>	<b>8,000</b>	A-100	Leased	937
107	West Lane Dental Center	1,851	A-110	Herbalife	678
107A	Hair Salon	1,400	<b>A-120</b>	<b>AVAILABLE</b>	<b>1,382</b>
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>B-101</b>	<b>AVAILABLE</b>	<b>1,498</b>
<b>201</b>	<b>AVAILABLE</b>	<b>1,647 - 3,947</b>	B-103	Cambodian Restaurant	1,200
205	M&N Imports	985	B-102	Capitol Pure Water	916
207	Empire Cellphone Accessories	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
<b>215</b>	<b>AVAILABLE</b>	<b>1,669</b>	D-1A	Discount Cigarette 2	1,798
217	Baskin Robbins Store	1,000	D-2B	Lollicup	1,602

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MARKET AERIAL

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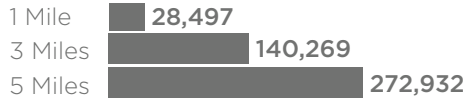
# DEMOGRAPHICS

# Normandy Village Shopping Center

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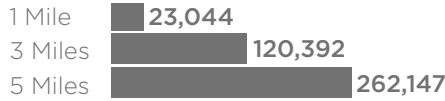
## TOTAL POPULATION



## AVG. HOUSEHOLD INCOME



## DAYTIME POPULATION



## TRAFFIC COUNTS

East Hammer Lane  
39,700 ADT

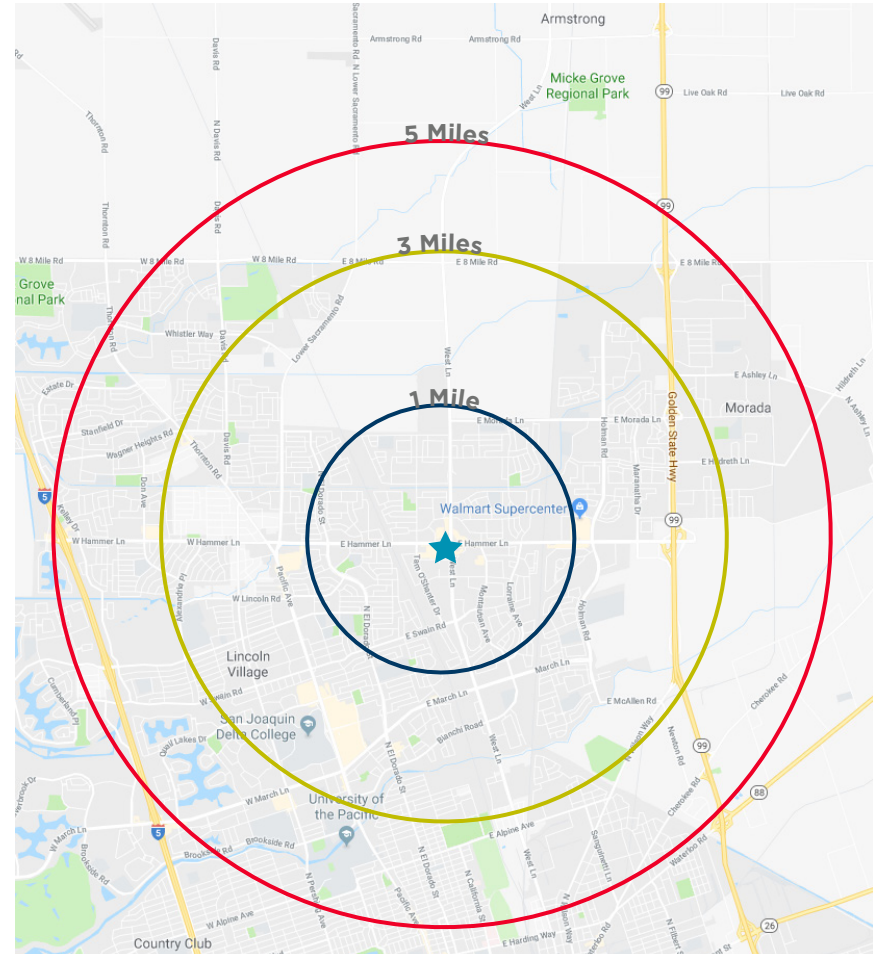
West Lane  
29,000 ADT



## 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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