

AVAILABLE FOR LEASE

7910 LOWER SACRAMENTO ROAD, STOCKTON, CA

LISTING DATA

LOCATION: 7910 Lower Sacramento Rd. @
Hammer Ln., Stockton, CA

AVAILABLE SF: 1,730± SF - **(Do Not Disturb Tenants)**

COMMENTS:

- Co-tenants include: Wing-Stop, and Park Avenue Cleaners
- Nearby National Retailers include: Food 4 Less, Ross, Chuze Fitness, Restaurant Depot, Walgreens, Aarons, Concentra, Michaels and Starbucks
- Located in the heart of North Stockton at the high traffic signalized intersection of Hammer Lane / Lower Sacramento Road and Pacific Avenue
- Incredible street exposure and signage to Hammer Lane

ECONOMIC DATA

LEASE RATE: CALL FOR LEASE RATE

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	23,096	173,466	272,736
Average HH Income:	\$74,139	\$85,245	\$88,573

TRAFFIC COUNTS:

Hammer Ln:	37,000± Cars ADT (2019)
Lower Sacramento:	35,200± Cars ADT (2019)



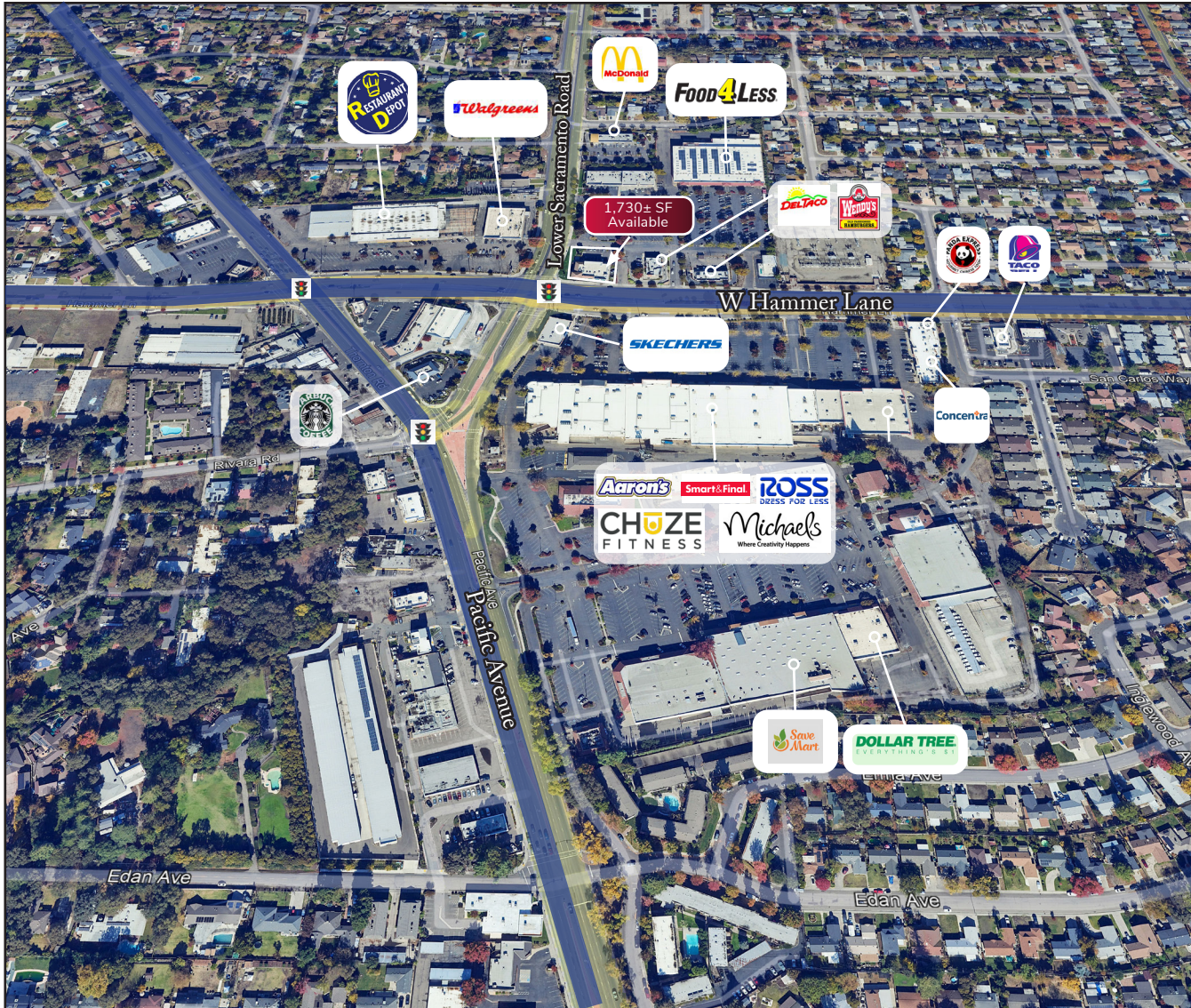
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