

HAMMER RANCH SHOPPING CENTER

7610-7616 Pacific Ave | Stockton, CA

5-Tenant Retail Investment Opportunity

- \$3,200,000 | 7.62% Cap Rate | \$189/SF -

- 100% Occupied | Below Market Rents | 2.8yr WALT



Smart & Final
extra!

PANDA EXPRESS
SUBWAY

Michaels

Concentra

H&R
BLOCK

UNITED STATES
POSTAL SERVICE

HAMMER RANCH
SHOPPING CENTER

WELLS
FARGO

Aaron's
Easy. Beautiful. Affordable.

EXCLUSIVELY LISTED BY

NFB GROUP

JASON FEFER

+1 310 909 2394

jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

+1 310 909 2374

tyler.bindi@marcusmillichap.com
CA 02116455

ROBERT NARCHI

+1 310 909 5426

robert.narchi@marcusmillichap.com
CA 01324570

BROKER OF RECORD

ADAM CHRISTOFFERSON

23975 Park Sorrento, Suite 400

Calabasas, CA 91302
License # 01240999

Marcus & Millichap

Marcus & Millichap - Los Angeles
1900 Avenue of the Stars #2000 | Los Angeles, CA 90067

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAF1050343

Walmart   **DOLLAR TREE**

HomeGoods  SPROUTS FARMERS MARKET  petco 
ULTA  DICK'S SPORTING GOODS  BEST BUY  DAIISO JAPAN  IN-N-OUT BURGER 

SAFEWAY  RITE AID  SEPHORA 
TRADER JOE'S   crumbl 
Orangetheory FITNESS  CHASE 

HAMMER RANCH
SHOPPING CENTER

DOLLAR TREE

SAVE MART SUPERMARKETS

 **Carl's Jr.**

 **PANDA EXPRESS**
 **SUBWAY**

Michaels

Concentra

NATIONAL FITNESS TENANT
(LEASE EXECUTED)

WELLS FARGO

Smart & Final
extra!

Aaron's
Easy. Beautiful. Affordable.

 **SKECHERS**

W HAMMER LN - 38,609 VPD

N LOWER SACRAMENTO RD - 20,202 VPD

PACIFIC AVE - 13,298 VPD

INVESTMENT OVERVIEW

The Hammer Ranch Shopping Center, located at 7610-7616 Pacific Ave, Stockton, CA, is an outstanding value-add retail investment opportunity priced at \$3,200,000 with a cap rate of 7.62%. This 16,970 square foot retail center sits on a 2.31- acre lot and is fully leased to five established tenants including Shogun, LA Castle Nails, Royal Indian Restaurant, United Cerebral Palsy, and Dental Source. With a Weighted Average Lease Term (WALT) of ~2.8 years and the majority of tenants having been at the location for over 13 years, the property demonstrates strong tenant commitment and long-term stability.

Stockton's dynamic economy and strategic location make this an attractive investment. As a key commercial hub in San Joaquin County, Stockton benefits from a diverse economy with growth in sectors such as agriculture, manufacturing, and retail. The Hammer Ranch Shopping Center's prominent position on Pacific Avenue, a major commercial corridor, ensures high visibility and consistent foot traffic, enhancing its value and appeal. Additionally, the center benefits from strong demographic support with an average household income of around \$110,000 within a 1-mile radius. This robust local demographic profile underscores the property's potential for sustained retail performance and potential future profitability.



INVESTMENT SUMMARY

Property Address	7610-7616 Pacific Ave
City	Stockton, CA 95207
Price	\$3,200,000
Price PSF	\$189
Cap Rate	7.62%
NOI	\$243,696
Occupancy	100%
Building Size (SF)	±16,970 SF
Lot Size (AC)	±2.31 AC
Year Built	1977
# of Units	5
Roof Warranty	Yes (Expires April 2036)

INVESTMENT HIGHLIGHTS

EXCELLENT LOCATION IN PROMINENT RETAIL CORRIDOR

- **Prime Location in a Bustling Retail Hub** – Situated along a highly trafficked retail strip in Stockton, the property is part of the Hammer Ranch Center, anchored by Save Mart, ensuring steady foot traffic and visibility.
- **Diverse Retail Mix** – The property benefits from a diverse range of neighboring tenants, including Smart & Final, Concentra Urgent Care, Michaels, Dollar Tree, Wells Fargo, Aarons, Starbucks, Subway, and Skechers Warehouse, attracting a wide variety of customers.
- **Proximity to Major Attractions** – Located just over a mile from San Joaquin Delta College, with 18,610 enrolled students, and Weberstown Mall, attracting 4.6 million visitors per year, the property enjoys additional traffic from nearby educational and shopping destinations.



AFFLUENT AND DENSE DEMOGRAPHICS

- **Target Retailer Demographic** – Hammer Ranch Shopping Center, is ideally suited to fit the Lincoln Village demographics, an area with a growing retail region and several national retailers
- **1-Mile Radius:** More than **22,377** people with an Average Household Income exceeding **\$118,943**
- **3-Mile Radius:** More than **169,947** people with an Average Household Income exceeding **\$112,110**
- **5-Mile Radius:** More than **267,882** people with an Average Household Income exceeding **\$112,340**

ENDURING TENANT STABILITY AND COMMITMENT


- **Strong Tenant Commitment** – The property boasts a Weighted Average Lease Term (WALT) of ~2.8 years, indicating tenants are committed to maintaining their leases for the foreseeable future.
- **Long-Term Stability** – With the majority of tenants having been at the location for over 13 years, the property demonstrates a stable and reliable rental environment, reflecting tenant satisfaction and loyalty.

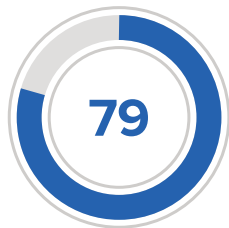


SUITE #	TENANT	SF
7616 A1	Ashen Dental (Dental Source)	2,400
7616 A5	UCP	6,420
7610 B1	Royal Indian	3,850
7610 B3	La Castle Nails	2,200
7610 B4	Z's Bistro (Shogun)	2,100

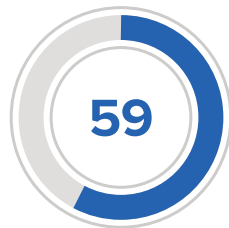
EXECUTIVE SUMMARY

THE OFFERING

Address:	GOOGLE MAPS 	7610-7616 Pacific Ave, Stockton, CA 95207
Property Type:		Multi-Tenant Retail
Property Name:		Hammer Ranch Shopping Center
Price:		\$3,200,000
Cap Rate:		7.62%
Price/SF:		\$189
NOI:		\$243,696
Building Size (SF):		±16,970 SF
Lot Size (AC):		±2.31 AC
Year Built:		1977
# of Units:		5
Opportunity Zone:		Yes
Roof Warranty:		Yes (Expires April 2036)
Occupancy:		100%
APN:		081-500-120-000
County:		San Joaquin



WALK SCORE



BIKE SCORE

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



COMPETITIVE
OFFERING
PRICE

\$3,200,000



AMPLE
LAND AREA
& PARKING

2.31 AC



HIGHLY SUPPORTIVE
DEMOGRAPHICS
WITH AHHIs OVER

\$118,943 (1-MILE)



STRONG
TENANT
COMMITMENT

~2.8 YRS
(WALT)





RONALD E. MCNAIR HIGH SCHOOL



KENNEDY ELEMENTARY SCHOOL

WESTWOOD ELEMENTARY SCHOOL

CLAIRMONT ELEMENTARY SCHOOL



HAMMER RANCH SHOPPING CENTER



CESAR CHAVEZ HIGH SCHOOL



UNIVERSITY OF THE PACIFIC

RENT ROLL

TENANT	SUITE #	SF	% OF TOTAL SF	RENT/SF	RENT/MO	RENT/YR	LEASE COMMENCEMENT	LEASE EXPIRATION	INCREASES	OPTIONS	NOTES
Ashen Dental (Dental Source)	7616 A1	2,400	14.14%	\$1.36	\$3,264	\$39,168	10/01/2009	06/30/2026	None	None	None
UCP	7616 A5	6,420	37.83%	\$1.00	\$6,420	\$77,040	05/01/2010	07/31/2027	None	None	None
Royal Indian	7610 B1	3,850	22.69%	\$1.40	\$5,390	\$64,680	01/01/2011	08/31/2028	None	None	None
La Castle Nails	7610 B3	2,200	12.96%	\$1.10	\$2,420	\$29,040	02/01/2023	02/01/2028	See Notes	1 x 5-Year	2/1/2025: \$2,530/mo 2/1/2026: \$2,640/mo 2/1/2027: \$2,750/mo Option = FMV
Z's Bistro (Shogun)	7610 B4	2,100	12.37%	\$1.34	\$2,814	\$33,768	07/01/2017	07/31/2027	See Notes	1 x 5-Year	8/1/2025: \$2,898/mo 8/1/2026: \$2,985/mo Option: Annual 3% Increase
		16,970	100%	\$1.24	\$20,308	\$243,696					

ANNUALIZED OPERATING DATA (EST.)

INCOME		PER SF
Gross Rental Income	\$243,696	\$14.36
Expense Reimbursement	NNN Recapture	
Total Income	\$243,696	
EXPENSES		EST. COST
RE Taxes (1.25%)	\$42,500	\$2.50
Repairs & Maintenance	\$5,500	\$0.32
Management & Admin	\$17,500	\$1.03
Insurance	\$15,000	\$0.88
Trash	\$3,750	\$0.22
Pest Control	\$2,500	\$0.15
Landscaping	\$5,000	\$0.29
Total Est. Expenses	\$91,750	\$5.41
Net Income	\$243,696	\$14.36



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE ABSTRACTS



ASHEN DENTAL (DENTAL SOURCE)

Tenant:	Ashen Company LTD
Suite #:	7616 A1
SF:	2,400
Occupancy Date:	10/1/2009
Lease Term Expiration:	6/30/2026
Lease Type:	NNN
Monthly Rent:	\$3,264
Annual Base Rent:	\$39,168
Rental Increases:	None
Renewal Options:	None



UCP

Tenant:	United Cerebral Palsy Association
Suite #:	A3-A5
SF:	6,420
Occupancy Date:	05/01/2010
Lease Term Expiration:	7/31/2027
Lease Type:	NNN
Monthly Rent:	\$6,420
Annual Base Rent:	\$77,040
Rental Increases:	None
Renewal Options:	None



ROYAL INDIAN

Tenant:	Hem Singh and Harsukhpreet Singh Deol
Suite #:	7610 B1
SF:	3,850
Occupancy Date:	01/01/2011
Lease Term Expiration:	8/31/2028
Lease Type:	NNN
Monthly Rent:	\$5,390
Annual Base Rent:	\$64,680
Rental Increases:	None
Renewal Options:	None

LEASE ABSTRACTS (CONT'D)



Z'S BISTRO (SHOGUN)

Tenant:	Z's Bistro
Suite #:	7610 B4
SF:	2,100
Lease Commencement:	7/1/2017
Lease Term Expiration:	07/31/2027
Lease Type:	NNN
Monthly Rent:	\$2,814
Annual Base Rent:	\$33,768
Rental Increases:	8/1/2025: \$2,898/mo 8/1/2026: \$2,985/mo Option: 3% Annually
Renewal Options:	1 x 5-Year



LA CASTLE NAILS

Tenant:	Huai Xing Liang
Suite #:	7610 B3
SF:	2,200
Lease Commencement:	2/1/2023
Lease Term Expiration:	2/1/2028
Lease Type:	NNN
Monthly Rent:	\$2,420
Annual Base Rent:	\$29,040
Rental Increases:	2/1/2025: \$2,530/mo 2/1/2026: \$2,640/mo 2/1/2027: \$2,750/mo Option = FMV
Renewal Options:	1 x 5-Year

DENSE AND SUPPORTIVE DEMOGRAPHICS

(5-MILE)



267,882
POPULATION



\$112,340
AVG. HH INCOME



157,819
DAYTIME POPULATION



87,874
HOUSEHOLDS

STRATEGIC & AFFLUENT ASSET LOCATION

Hammer Ranch Shopping Center provides additional support to the nearby big-box retailers and directly benefits from the consistent consumer traffic at the intersection.

SUBJECT PROPERTY	16.97K BUILDING SF	0% VACANCY	
SUBMARKET	11.5K AVG. BUILDING SF	5.8% VACANCY	3.9K SF U/C



Just a 7-minute drive from Weberstown Mall drawing over 4.6M annual visitors, Hammer Ranch Shopping Center is embedded within the city's most affluent and dense neighborhoods. The Property's prime positioning serves as the retail hub for the trade area to the region.



1.6M
ANNUAL VISITS TO THE CENTER



30 MIN
AVERAGE DWELL TIME

13 **HAMMER RANCH SHOPPING CENTER**

DEMOGRAPHICS	1-MILE	5-MILE	10-MILE
Estimated Population (2024)	22,377	267,882	478,194
Average Household Income (2024)	\$118,943	\$112,340	\$106,268
Estimated Households (2024)	7,457	87,874	153,325
Estimated Total Employees (2024)	11,908	157,819	294,604



**CENTRALLY POSITIONED IN
NORTHERN CALIFORNIA'S
ECONOMIC HUB**

STOCKTON MSA

Nestled in the Heart of California's Central Valley

Stockton, nestled as the proud seat of San Joaquin County, stands as one of California's burgeoning communities. Boasting as the 11th largest city in the state, Stockton is a vibrant tapestry of cultures, pulsating with diversity and vitality. It is situated along the San Joaquin Delta waterway, connecting to the iconic San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the Bay Area, 83 miles from San Francisco, and a mere 45 miles south of Sacramento, California's capital, offering a convenient gateway to the region. Travelers are catered to with ease through its airport, facilitating flights to destinations such as Phoenix and Las Vegas via Allegiant Airlines, while alternative options include arrival at Sacramento, Oakland, or San Francisco.

The city has underwent a tremendous economic expansion and continues to revitalize its downtown. Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel. A 16-screen downtown City Centre Cinemas was completed in December 2003. The Bob Hope (Fox) California Theatre, listed on the National List of Historic Landmarks recently completed a total renovation and hosts live performances regularly. The arena hosts the Stockton Kings (NBA G-League) basketball team, as well as year-round family and cultural events and concerts. Adjacent to the Stockton Arena is the Stockton Ballpark, home of the Stockton Ports Single A Baseball Team (Oakland A's affiliate).



797,502

ESTIMATED
POPULATION

(+1.1% 2023-2028
projected growth)

\$118,932

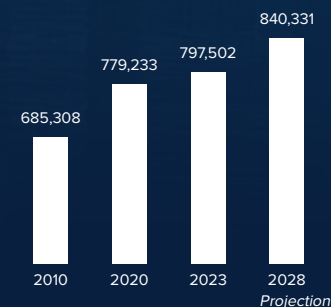
AVERAGE HOUSEHOLD
INCOME

465,782

DAYTIME
POPULATION

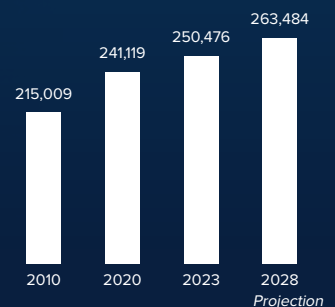
STOCKTON POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, STOCKTON



STOCKTON HOUSEHOLD SNAPSHOT

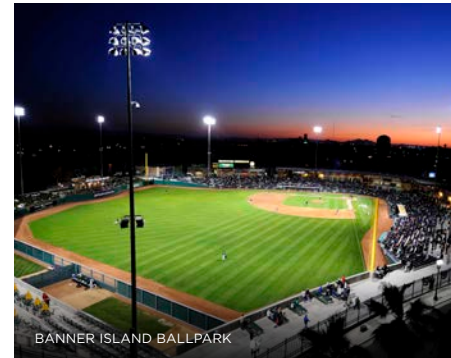
SOURCE: SITES USA, 2024, STOCKTON



EDUCATION & ENTERTAINMENT

The city hosts several esteemed higher educational institutions, including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, alongside a diverse array of private and vocational schools.

Stockton has exceptional recreational offerings, situated conveniently close to renowned scenic destinations such as the California Coast, San Francisco, Lake Tahoe, and Yosemite National Park. Locally, residents revel in an array of recreational pursuits, from cheering on professional sports teams to gliding across an Olympic-sized ice rink. The Delta, with its expansive network of waterways, beckons water enthusiasts to indulge in activities like water skiing and sailing. Cultural enthusiasts are spoiled for choice, with an abundance of music, theater, dance, and literary events occurring year-round. The city proudly hosts the esteemed Stockton Symphony, in operation for 95 years, alongside the venerable Stockton Civic Theatre, established nearly seven decades ago, and the illustrious Haggin Museum, celebrating its 90th anniversary.



PROFESSIONAL TEAMS



STOCKTON PORTS
(SINGLE A)
OAKLAND A'S
AFFILIATE



STOCKTON KINGS
(NBA G LEAGUE)
SACRAMENTO KINGS
AFFILIATE



STOCKTON CARGO
(USL W LEAGUE)
PRE-PROFESSIONAL
WOMEN'S SOCCER



PACIFIC TIGERS
(NCAA DIVISION I)
WEST COAST
CONFERENCE

Stockton delivers an exceptional quality of life to its residents, boasting picturesque residential communities nestled along tranquil waterways. Single-family homes, priced at approximately one-third of those in the Bay Area, offer affordability without compromising on charm. The city's commitment to greenery shines through its lush landscape, with over 100,000 trees, earning Stockton the esteemed title of the "Best Tree City" in the western United States by Sunset Magazine. Stockton's dedication to community excellence has garnered multiple recognitions as an All-America City by the National Civic League in 1999, 2004, 2015, 2017, and 2018.



HAMMER RANCH
SHOPPING CENTER



HAMMER RANCH

SHOPPING CENTER

7610-7616 Pacific Ave | Stockton, CA

JASON FEFER

+1 310 909 2394

jason.fefer@marcusmillichap.com

CA 02100489

TYLER BINDI

+1 310 909 2374

tyler.bindi@marcusmillichap.com

CA 02116455

ROBERT NARCHI

+1 310 909 5426

robert.narchi@marcusmillichap.com

CA 01324570

Marcus & Millichap
NFB GROUP