

FOR SALE

UNITED FURNITURE

LABOR DAY  
SALE

904 E HAMMER LN

Stockton, CA 95210

FIRST COMMERCIAL  
REAL ESTATE & ADVISORY SERVICES



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Freestanding building in North Stockton multi-tenant shopping center available for sale. Excellent owner/user opportunity. Can be delivered tenant-free to next property owner. Building is divisible to allow for multiple tenants.

## PROPERTY HIGHLIGHTS

- Located along prominent North Stockton Retail Corridor
- Excellently maintained building
- Densely parked
- Daily traffic counts: 38,300 Hammer Lane/10,200 Tam O'Shanter
- Co-Tenants include: Planet Fitness and dd's Discounts

## OFFERING SUMMARY

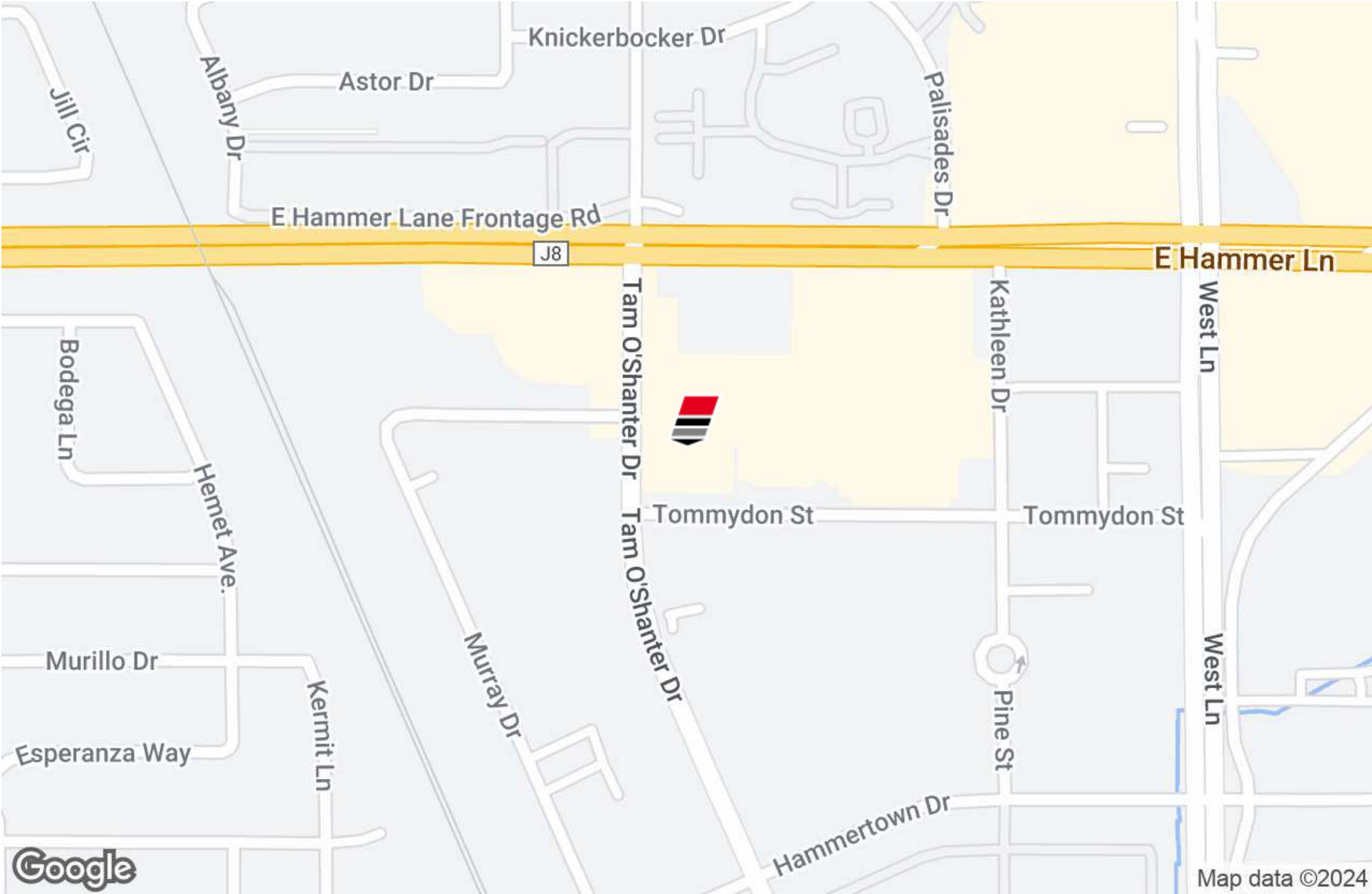
|                |                         |
|----------------|-------------------------|
| Sale Price:    | Call Broker for Pricing |
| Lot Size:      | 146,665 SF              |
| Building Size: | 40,000 SF               |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 694       | 2,270     | 9,237    |
| Total Population  | 2,071     | 6,900     | 30,133   |
| Average HH Income | \$63,947  | \$69,493  | \$75,046 |

## BEN RISHWAIN

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**LOCATION MAP**



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**ADDITIONAL PHOTOS**



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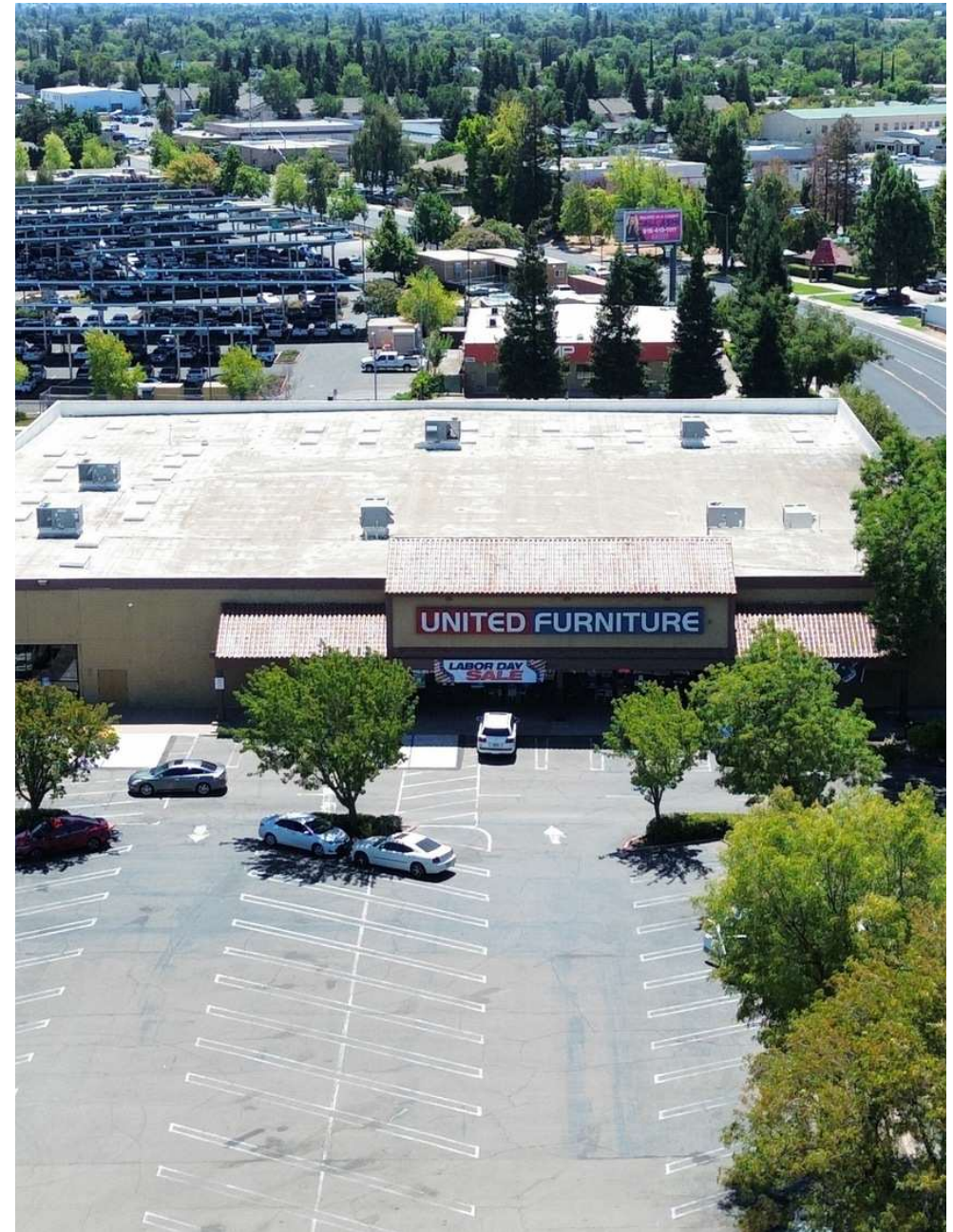
# DEMOGRAPHICS REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 2,071     | 6,900     | 30,133 |
| Average Age          | 36        | 36        | 37     |
| Average Age (Male)   | 35        | 35        | 35     |
| Average Age (Female) | 38        | 37        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 694       | 2,270     | 9,237     |
| # of Persons per HH | 3         | 3         | 3.3       |
| Average HH Income   | \$63,947  | \$69,493  | \$75,046  |
| Average House Value | \$323,650 | \$321,636 | \$367,635 |

Demographics data derived from AlphaMap



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