

FOR SALE

7301 State Rte 99 & W Frontage Rd | Stockton



NANorthgate

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PROPERTY SUMMARY



AVAILABLE SPACE
±2.45 acres



SALE PRICE
Contact Broker



PROPERTY TYPE
Commercial Land



HIGHLIGHTS

- Located near Highway 99, a North-South state highway, extending throughout the Central Valley.
- Highly trafficked area with daily traffic counts of ± 32,000 along East Hammer Lane.
- Favorable General Commercial Zoning.
- Site is located on Hammer Lane at the signalized intersection of Hammer Lane and Marantha Drive, which services the residential community of West Morada.
- Area tenants include Walmart, Lowe's, Kelly-Moore Paint Company, Home Depot, O'Reilly Auto Parts, McDonalds, Office Max, America's Tires, & many more.

PROPERTY OVERVIEW

SALE PRICE	Contact Broker
APN	130-030-180
PARCEL SIZE	± 2.45 acres
TRAFFIC	E Hammer Ln ± 27k ADT

AERIAL VIEW

360°
VIRTUAL TOUR



MARKET OVERVIEW

360°
VIRTUAL TOUR



MARKET OVERVIEW

360°
VIRTUAL TOUR

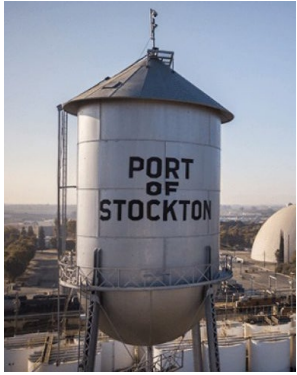


2.45
ACRES

STOCKTON, CA

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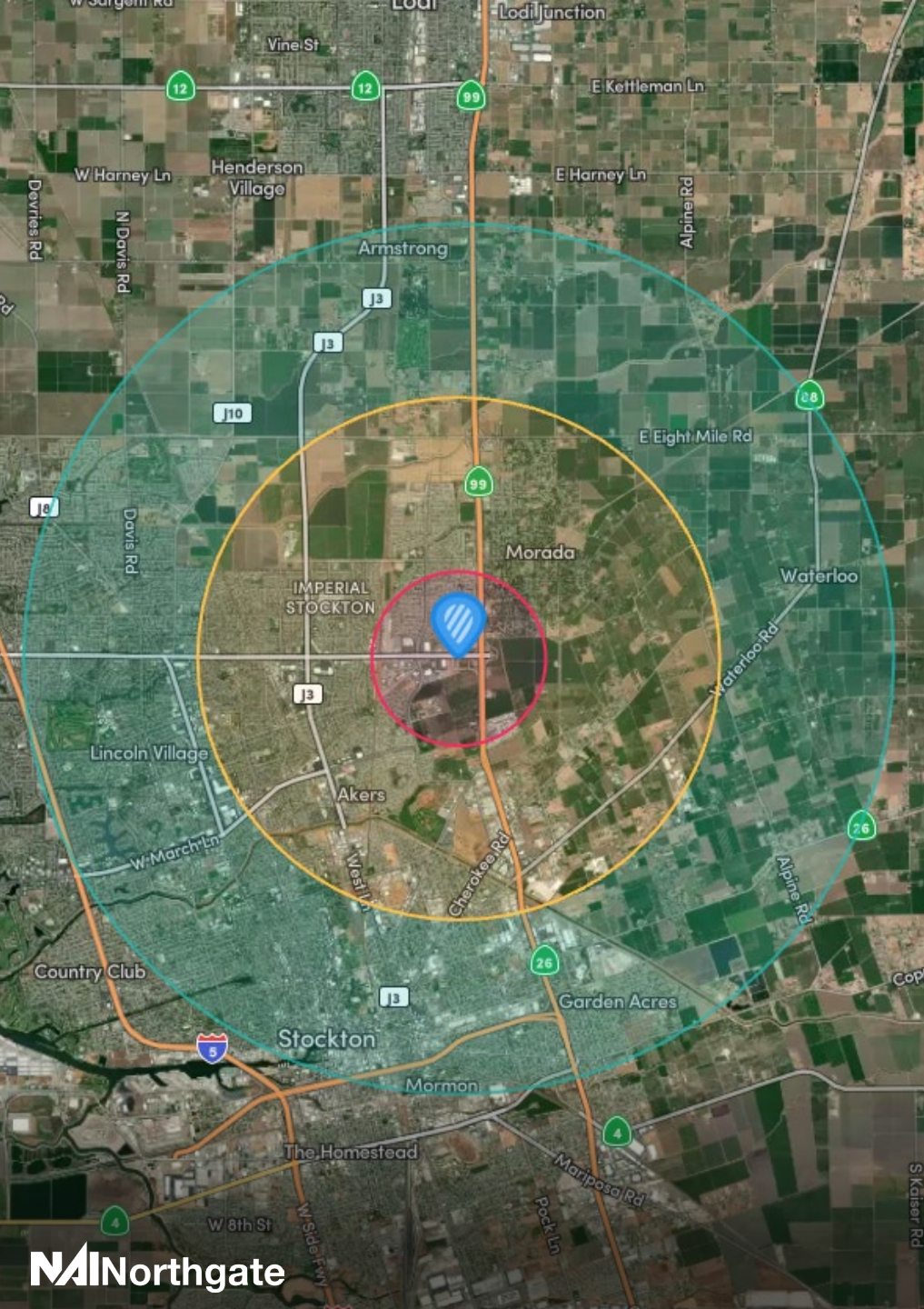


Stockton California is in the heart of the Central Valley and is the most populous city in San Joaquin County. With a population of 320,000+, it is the 11th most populous city in California and 58th most populous in the United States. Stockton has a rich history, diverse population, and a strategic location making it a prime hub for economic development. It's central location along with its proximity to the freeway system and lower land costs have encouraged many businesses to base their regional operations in the city.

The History of Stockton is diverse and is deeply rooted in transportation and agriculture which are still heavily prevalent sectors in the city today. The Gold Rush era in 1849 kickstarted the city due to its strategic location along the San Joaquin River and its inland port.

Stockton's economy has historically been dominated by agriculture due to the San Joaquin Valley having extremely fertile land. However, Stockton has since diversified to include many other sectors such as healthcare, manufacturing, and logistics. Much of the reason for the expansion of the economic base is due to the vast array of logistics options in and around the city. The Port of Stockton is a major deepwater port and facilitates an abundance of trade coming in from the San Francisco Bay. The city also has Interstate 5 and State Route 99 passing through the city along with connections to the nation's railways.

Stockton's offerings go beyond economic opportunities and include areas such as profound cultural diversity and educational opportunities. In 2020, Stockton was named America's most diverse city by *U.S News & World Report* and many of these cultures are showcased in the plethora of festivals hosted in the city. The city boasts a Hispanic community of over 40% of the population as well as thriving Asian community with around 20% of the population. The median age is also 33 making it lower than the national average and reflecting the young and hardworking workforce in the area. University of the Pacific has been in Stockton since 1924 and is California's first established university and first private university in the Central Valley. The campus features the iconic Burns Tower, rose gardens, and detailed architecture, making it a standout location in the City of Stockton. Stockton's diversity and pipeline of talent coming from University of the Pacific and surrounding community colleges are some of the many attributes that make the city unique.



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	12,396	101,044	234,530
Projected Growth (5 Yr)	13,610	106,065	242,348
Median Age	35	35	35
Households	3,269	29,387	73,506
White Population	1,477	15,598	49,480
Black Population	1,010	11,612	26,510
Am Indian Population	225	1,850	4,651
Asian Population	6,997	37,934	55,551
Other Population	3,903	39,071	106,156
Hispanic Population	30.01%	40.74%	49.47%
Average HH Income	\$113.5k	\$94.4k	\$92.9k
Median HH Income	\$100.6k	\$76.8k	\$73.4k
High School Graduates	6,437	48,490	113,433
College Graduates	3,039	16,535	37,820
Total Employees	5,307	40,447	94,817

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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