

FOR LEASE

1789 East Hammer Lane

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



Available Space: ±15,317 SF
Building Size: ±40,451 SF
Parking: 5:1,000 SF
Asking Rate: Contact Broker



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Front and rear entry points with ample parking
- High identity junior anchor box at the intersection of Hammer and West Lanes
- Ceiling heights are in excess of 20 feet
- Prominent pylon signage opportunity fronting Hammer Lane
- Property is surrounded by a base population of over ±275,682 people with an average Household income of over \$101,090 within a 3 mile radius
- Area tenants include: Costco, Walgreens, AutoZone, 99 Cent Only, SF Market, El Pollo Loco, Carl's Jr., Sizzler, Kaiser Permanente and more

Asking Rate	Contact Broker	Parcel Size	±2.23 Acres
Available Space	±15,317 SF	Parking	5:1,000 SF
Building Size	±40,451 SF	Zoning	General Commercial



TRAFFIC COUNTS

E. Hammer Ln	±39,689 ADT
West Ln	±33,735 ADT



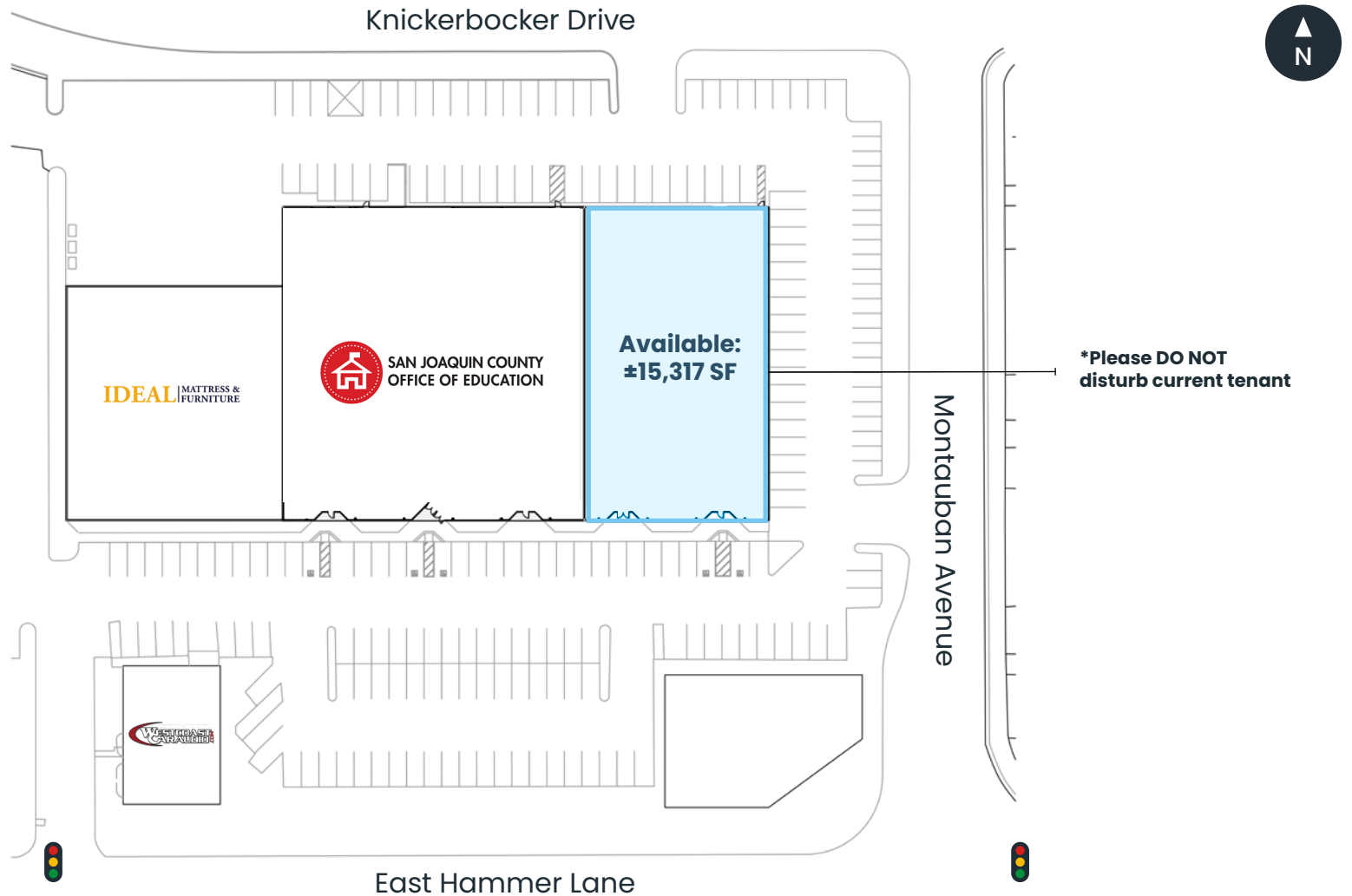
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SITE PLAN

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MARKET AERIAL

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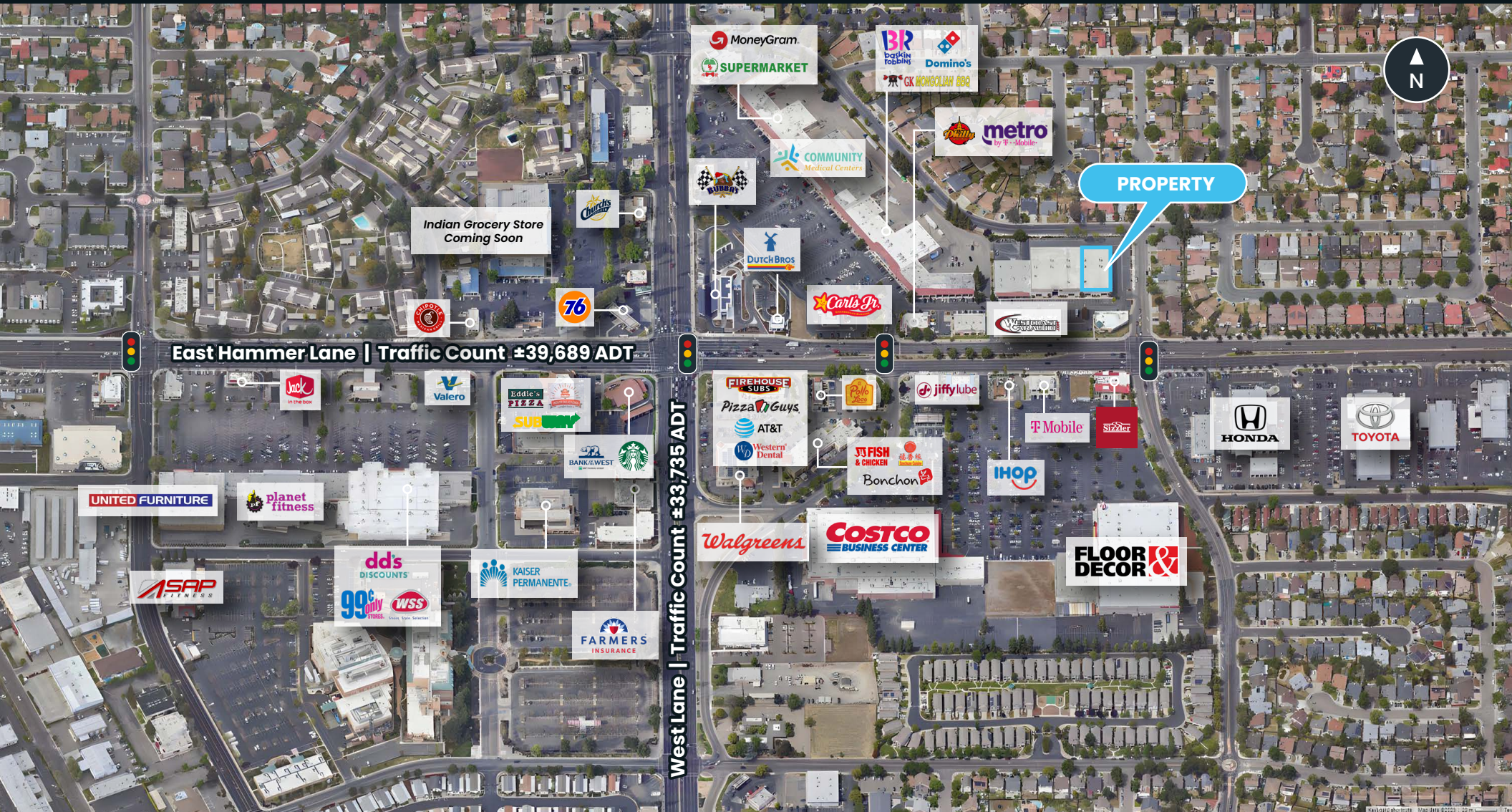
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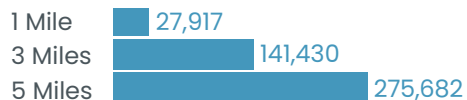
DEMOGRAPHICS

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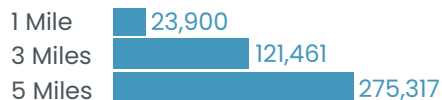
TOTAL POPULATION



AVG. HOUSEHOLD INCOME



DAYTIME POPULATION



TRAFFIC COUNTS

East Hammer Lane
±39,689 ADT

West Lane
±33,735 ADT



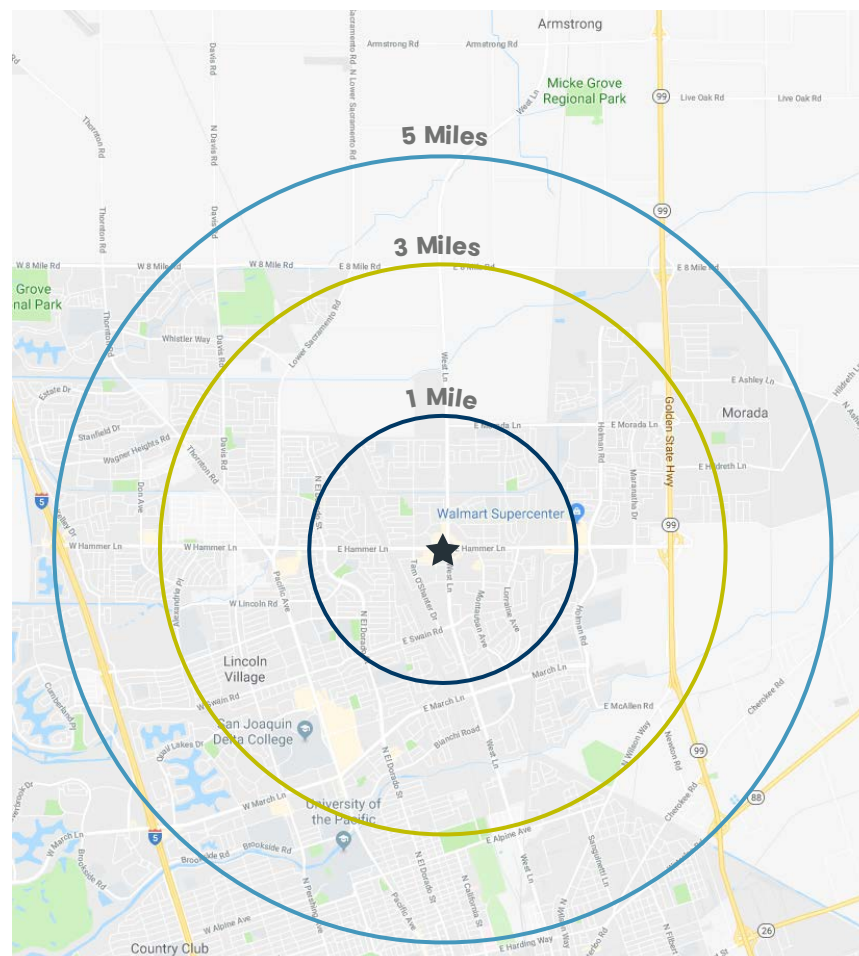
ANNUAL RATE (2024-2029)



INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$79,501	\$98,930	\$101,090
Median Household Income	\$61,445	\$76,592	\$76,530
Per Capita Income	\$23,410	\$30,434	\$32,839

BUSINESS

Total Businesses	539	3,654	8,612
Total Employees	5,468	30,533	95,684



Source: 2025 Esri.

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