

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

theeconiccompany.com

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

Available Space ±15,317 SF

Building Size ±40,451 SF

Parcel Size ±2.23 Acres

Parking 5:1,000 SF

Zoning General Commercial



TRAFFIC COUNTS

E. Hammer Ln
West Ln

±39,689 ADT
±33,735 ADT



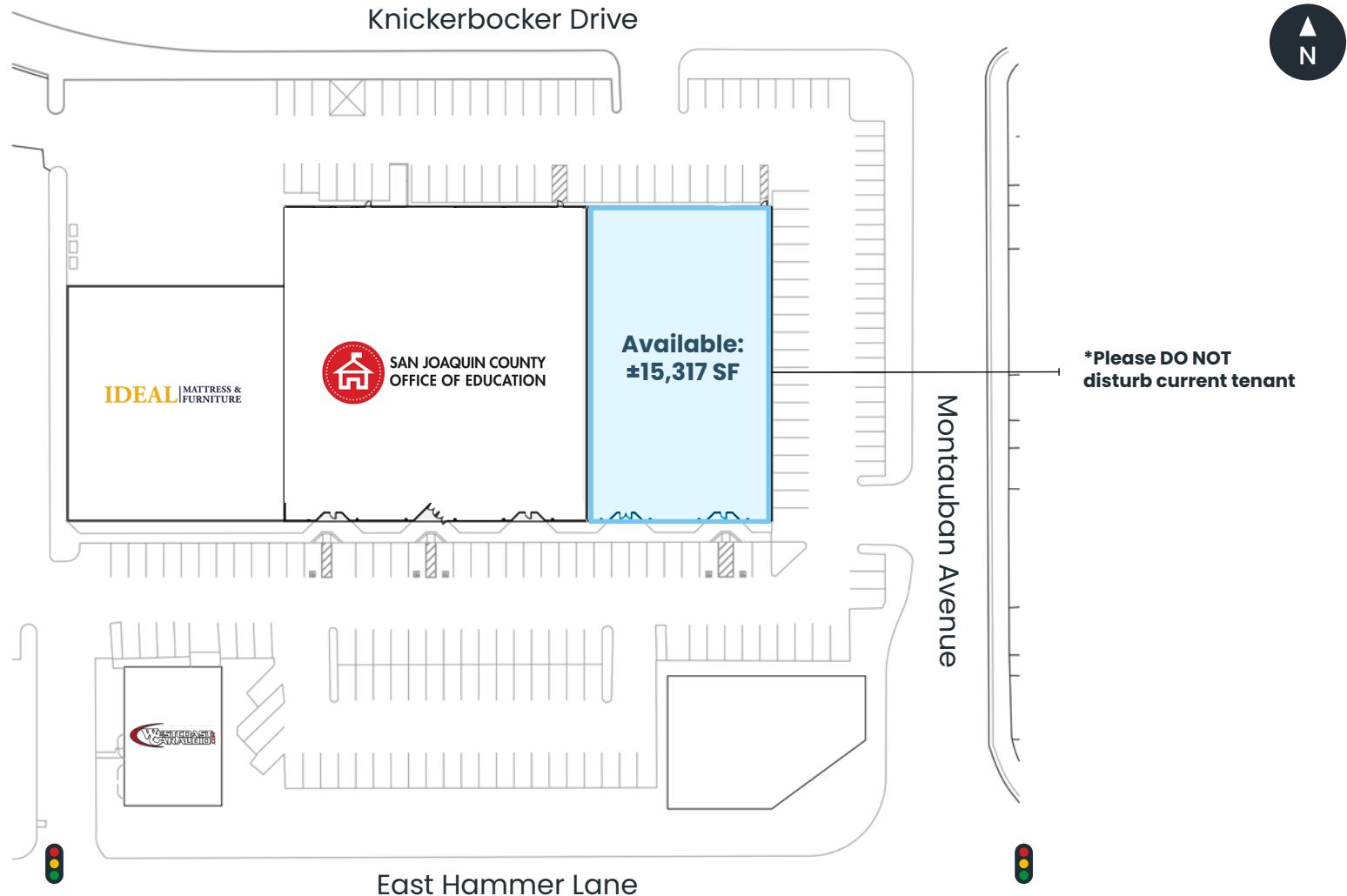
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SITE PLAN

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Knickerbocker Drive



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MARKET AERIAL

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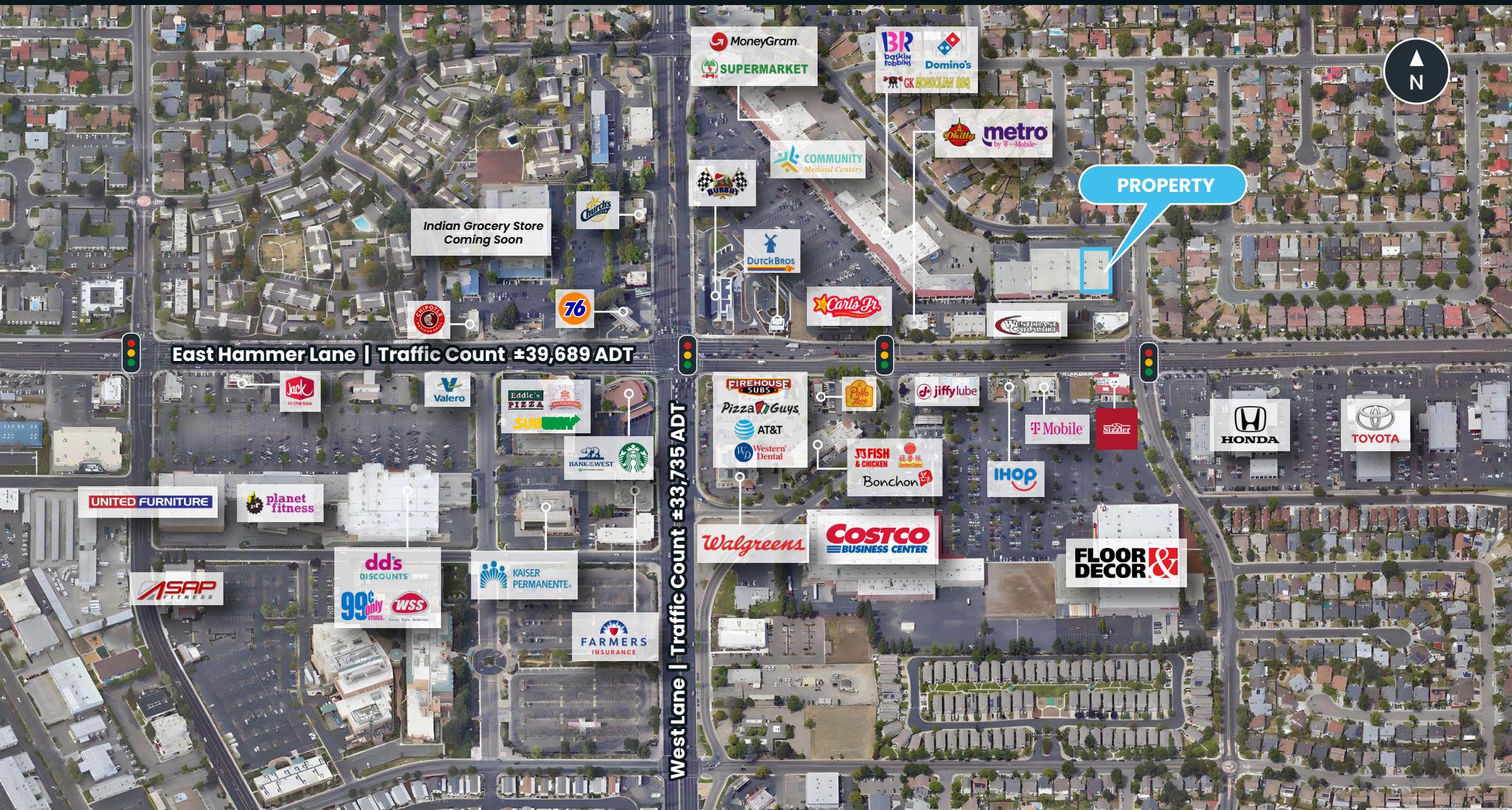
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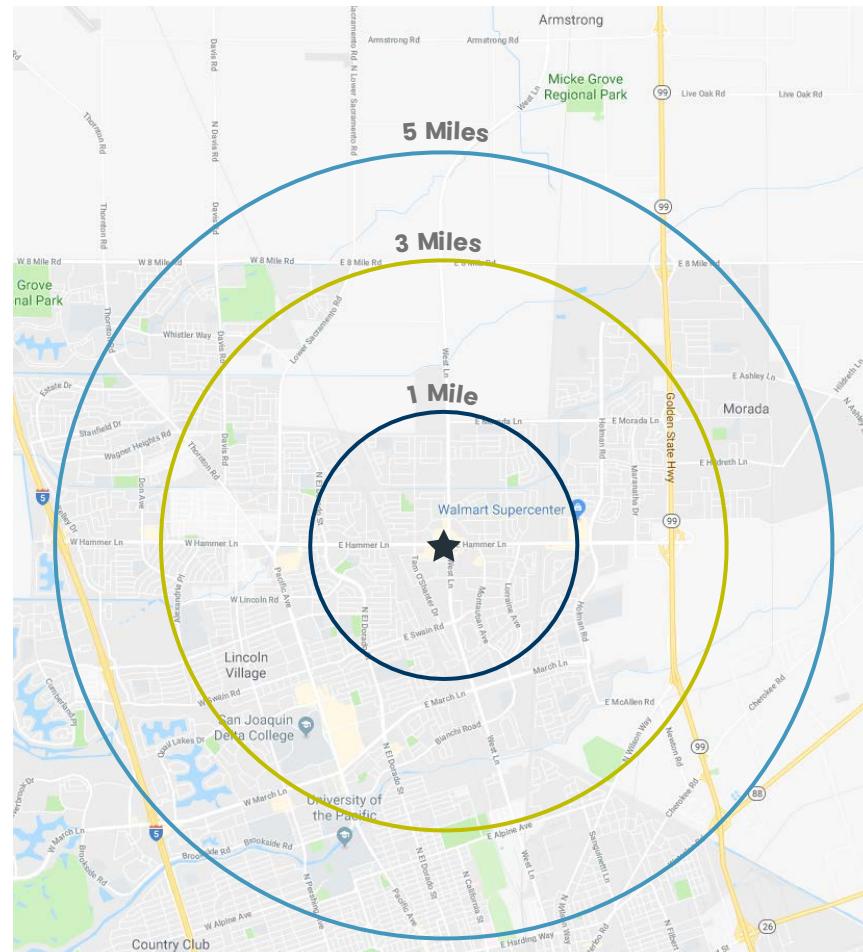
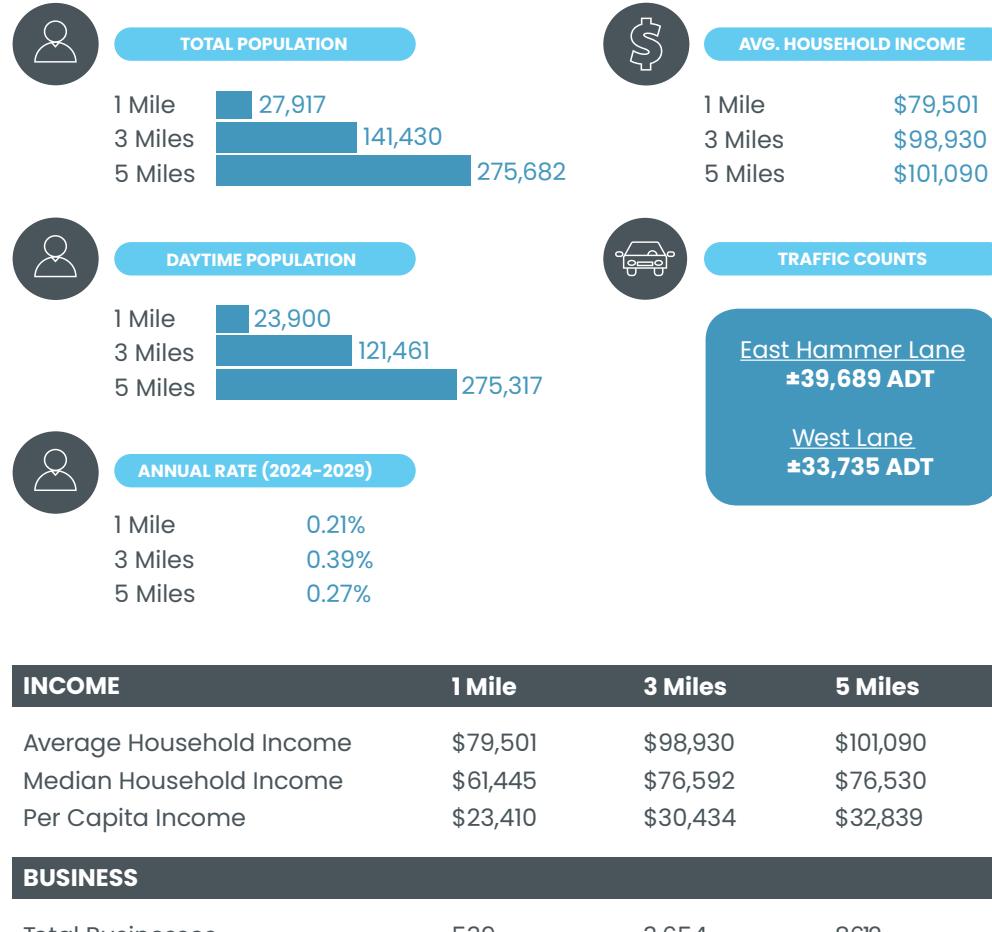
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DEMOGRAPHICS

1789 East Hammer Lane

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Source: 2025 Esri.

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