

FOR LEASE

Normandy Village Shopping Center

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



±950 - 2,447 SF

Asking Price: Contact Broker

Property Highlights

- Retail shop space in grocery anchored shopping center
- Monument signage on Hammer Lane available
- Site is located at one of the most trafficked corners with traffic counts in excess of 60,000 vehicles
- Strong ingress and egress throughout the center
- Proposed retail development in planning phase for corner parcel
- Area co-tenants include SF Supermarket, Costco, 99C Only, Big Lots, Walgreens, Kaiser Permanente, and more
- Center services approximately 135,000 people within a 3 mile radius

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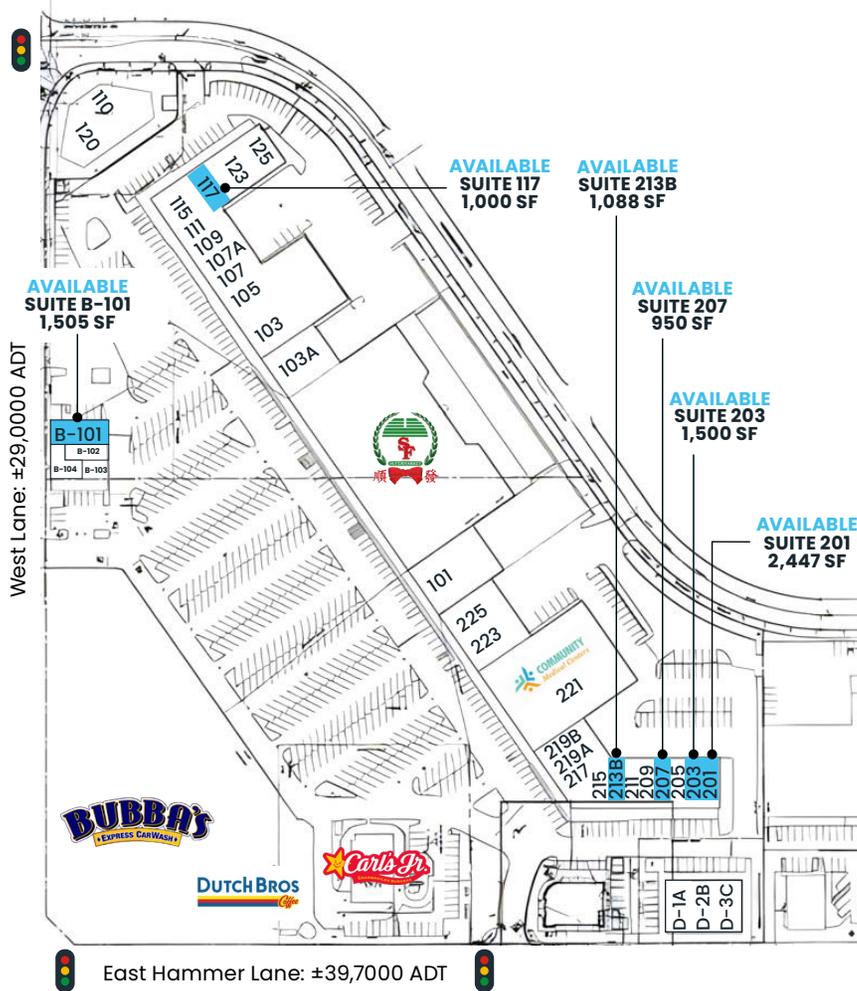
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SITE PLAN

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Suite	Tenant	Size
101	T-Shirt Outlet	7,000
101A	Nazish Hussain KS Jewelry	1,300
103	TL Noodles	5,500
103A	Ebony Beauty Supply	3,475
105	Gogi Korean BBQ	8,000
107	West Lane Dental Center	1,851
107A	Hair Salon	1,400
109	Kim's Washtime	1,750
115-116	P-2000 Super Store	2,400
117	AVAILABLE	1000
111-123	AJ Market	6,556
125	AJ Market	1,800
201	AVAILABLE	2,447
203	AVAILABLE	1,500
205	M&N Imports	985
207	AVAILABLE	950
209	Gentle Nails	909
211	Rose Salon	1,105
213B	AVAILABLE	1,088
215	Empire Cellphone Accessories	1,669
217	Baskin Robbins Store	1,000

Suite	Tenant	Size
219A	Dominos	1,988
219B	GK Mongolian BBQ	2,794
221	Community Medical Center	20,000
223	Twins Aquarium	4,800
225	Suschi Super Buffet	4,800
A-100	Leased	937
A-110-120	KANC Wealth Solutions & Insurance	2,060
A-130	Liquor Mart #2	1,212
A-140	Liquor Mart #1	1,382
A-150	Hometown Barber	678
B-101	AVAILABLE	1,505
B-102	Capitol Pure Water	916
B-103	Cambodian Restaurant	1,200
B-104	Cane Corner	1,305
C-100	PCS Store	1,215
C-110	Philly Cheese Steak	1,137
C-120-130	Pampanga Bakery	1,734
D-1A	Discount Cigarette 2	1,798
D-2B	ArteaSG	1,602
D-3C	Angel Relax Center	3,300

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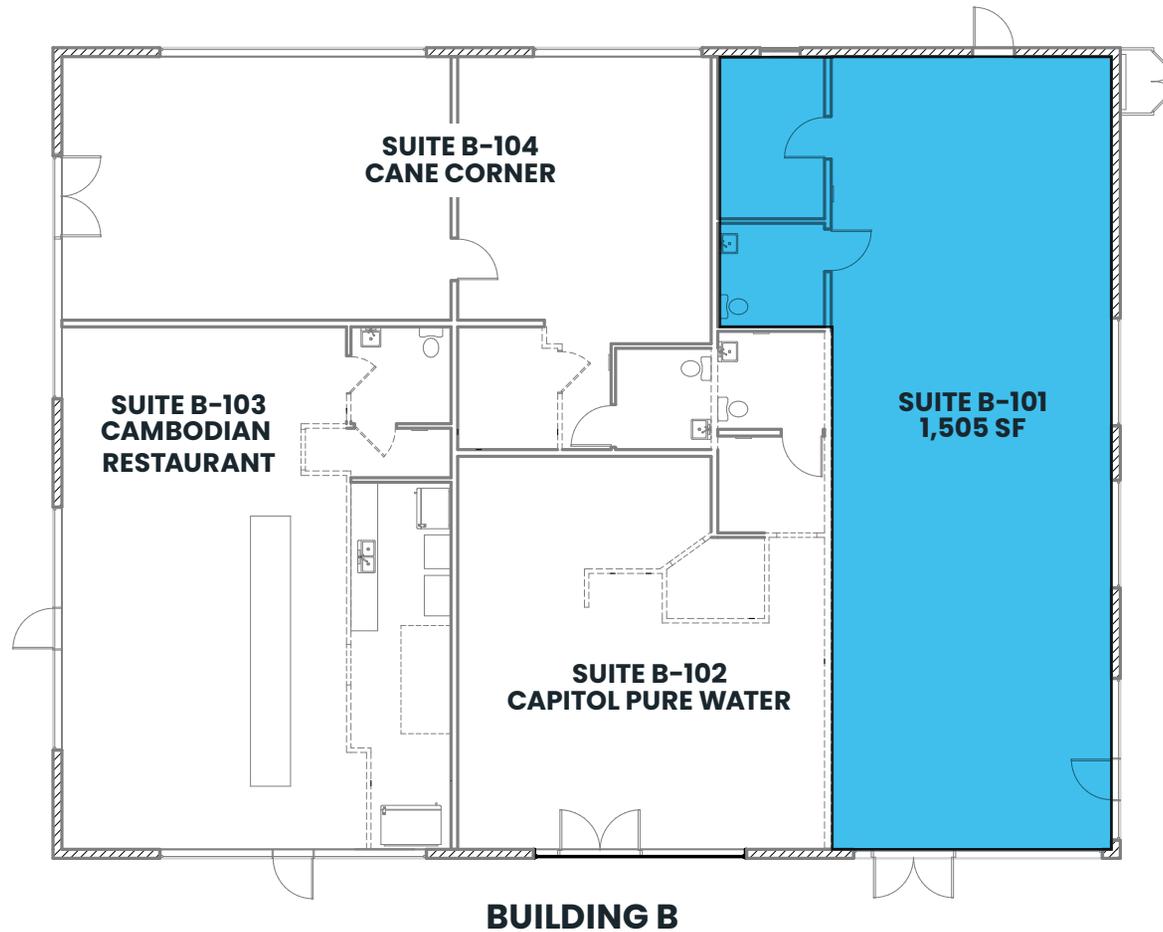
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FLOOR PLAN

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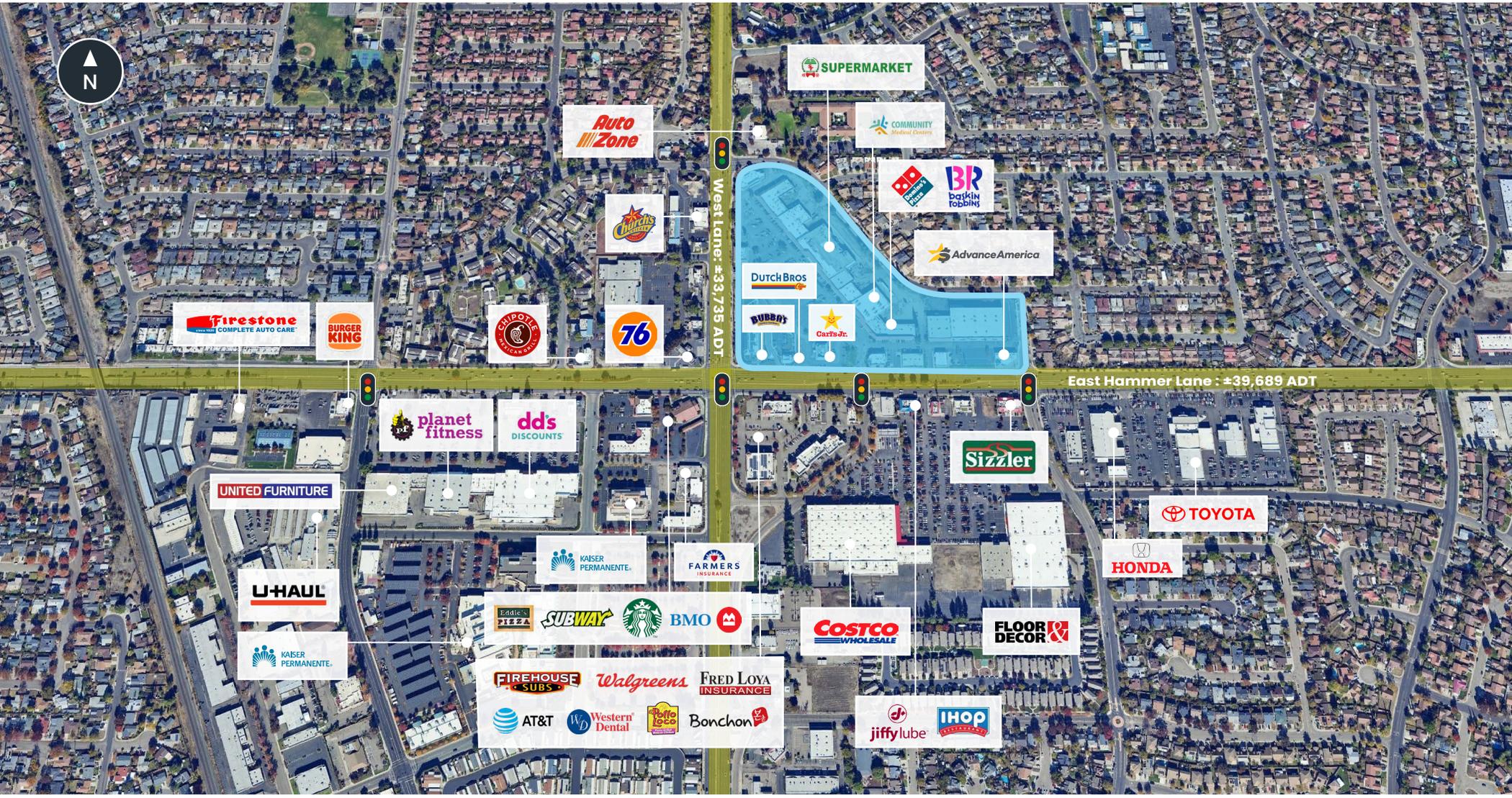
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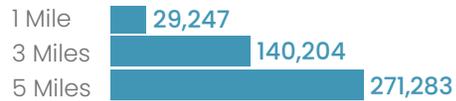
DEMOGRAPHICS

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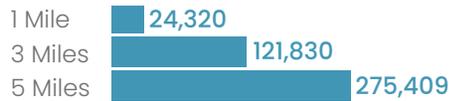
TOTAL POPULATION



HOUSEHOLD INCOME BASE



DAYTIME POPULATION



AVG. HOUSEHOLD INCOME

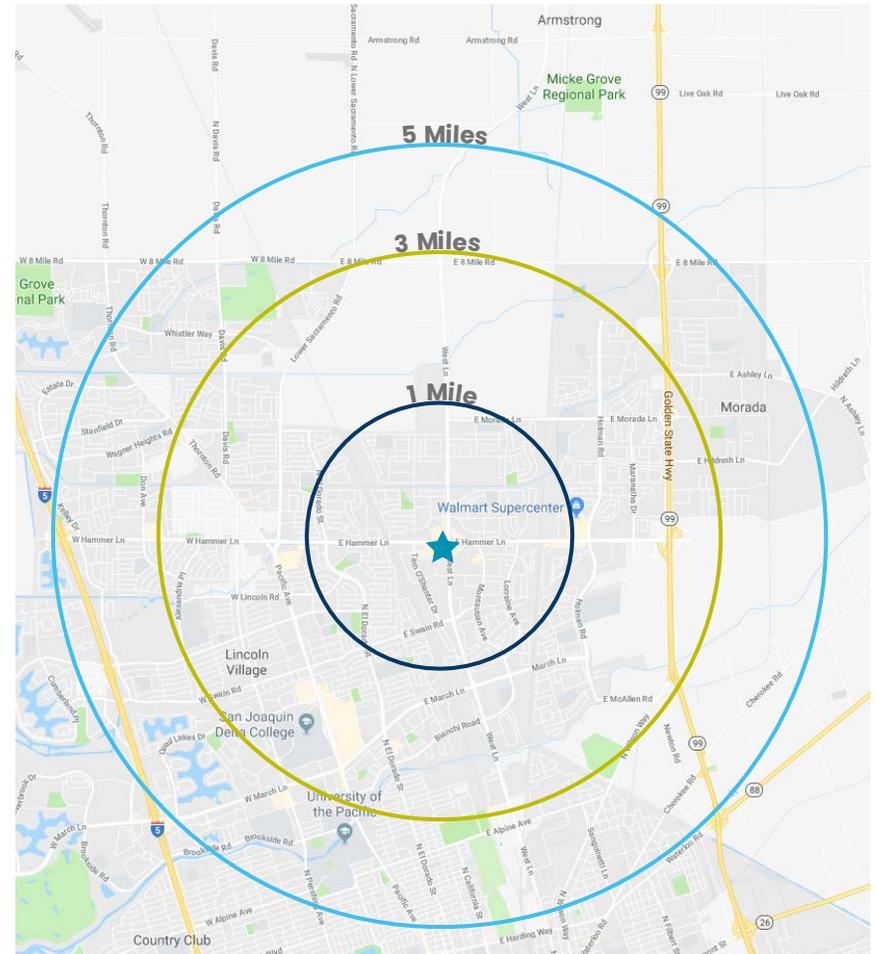


	1 Mile	3 Miles	5 Miles
2025 Average Household Size	3.37	3.18	2.98
2025 Median Household Income	\$66,077	\$78,243	\$76,949
2025 Per Capita Income	\$23,564	\$30,718	\$33,211

TRAFFIC COUNTS

Source: 2025 Esri.

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



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