

Drive-Thru Retail Opportunity

SEC of W Hammer Ln + Alexandria Pl | Stockton, CA

For Ground Lease



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

[theconiccompany.com](https://www.theconiccompany.com)

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Property Information

LEASE PRICE

Contact Broker

PAD SIZE

±0.25 Acres

PARKING RATIO

4.5 stalls/1,000 SF

ZONING

General Commercial (CG)

CROSS STREETS

W Hammer Lane +
Alexandria Place

TRAFFIC COUNTS

W Hammer Lane | 36,204 ADT

NEIGHBORHOOD CO-TENANTS

GymStars Gymnastics, David's Pizza, Shell, Pacific Urgent Care, Parkwoods Cleaners, McDonald's, Sutter Health, Food Source, Auto Zone + more

PROPERTY HIGHLIGHTS

- ±0.25 Acre retail pad for approximately ±1,500 SF building with drive-thru
- Prime location with great visibility along Hammer Lane
- Access to I-5 and major thoroughfares of Stockton (Pacific Ave, Thornton Rd, and Lower Sacramento Rd)
- Property surrounded by dense residential to the North and South
- Within close proximity to major retail hub of North Stockton



| NEIGHBORHOOD DEMOGRAPHICS | 1 Mi | 3 Mi | 5 Mi |
|---------------------------|----------|----------|----------|
| POPULATION | 19,081 | 155,592 | 257,005 |
| MEDIAN HOUSEHOLD INCOME | \$80,251 | \$67,420 | \$67,506 |
| DAYTIME POPULATION | 4,635 | 37,686 | 72,063 |

Source: 2022 Esri.

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Aerial View



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