

Hammer Lane

AVAILABLE

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FOR LEASE: 7604 & 7610 PACIFIC AVENUE

Stockton, CA 95207

BEN RISHWAIN

209.461.6400 | ben@fcrai.com
CalDRE #01729449

ANDY LE

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CalDRE #02110117

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



LOCATION DESCRIPTION

Position your business in the heart of Stockton's most active retail corridor at Hammer Ranch Shopping Center. With unbeatable visibility at the intersection of Pacific Avenue and Hammer Lane, this location sits alongside powerhouse brands like Save Mart, Dollar Tree, Starbucks, Panda Express, Walgreens, and the United States Post Office – driving consistent foot traffic and daily exposure. Surrounded by dense residential neighborhoods and major commuter routes, this location offers the kind of visibility, accessibility, and co-tenancy that sets up your business for long-term success.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	690	2,027	8,345
Total Population	2,163	6,044	25,603
Average HH Income	\$78,835	\$82,503	\$89,807

OFFERING HIGHLIGHTS

- **NNN Lease Structure** – Tenant pays pro-rata share of operating expenses.
- **Prominent Signage Opportunities** – High visibility along Pacific Ave & Hammer Ln.
- **Ample Parking** – Shared lot with convenient access for customers and employees.
- **Versatile Use** – Ideal for retail, medical, salon, fitness, office (historically allowed) or service-based businesses.
- **7610 Pacific Ave – Suite B6:** ±1,500 SF | Built-out with range hood, kitchen, private rooms, reception.
- **7604 Pacific Ave:** ±6,436 SF | Two-story layout with open ground floor, built-in offices, kitchenette.

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7610 PACIFIC AVE. - ADDITIONAL PHOTOS



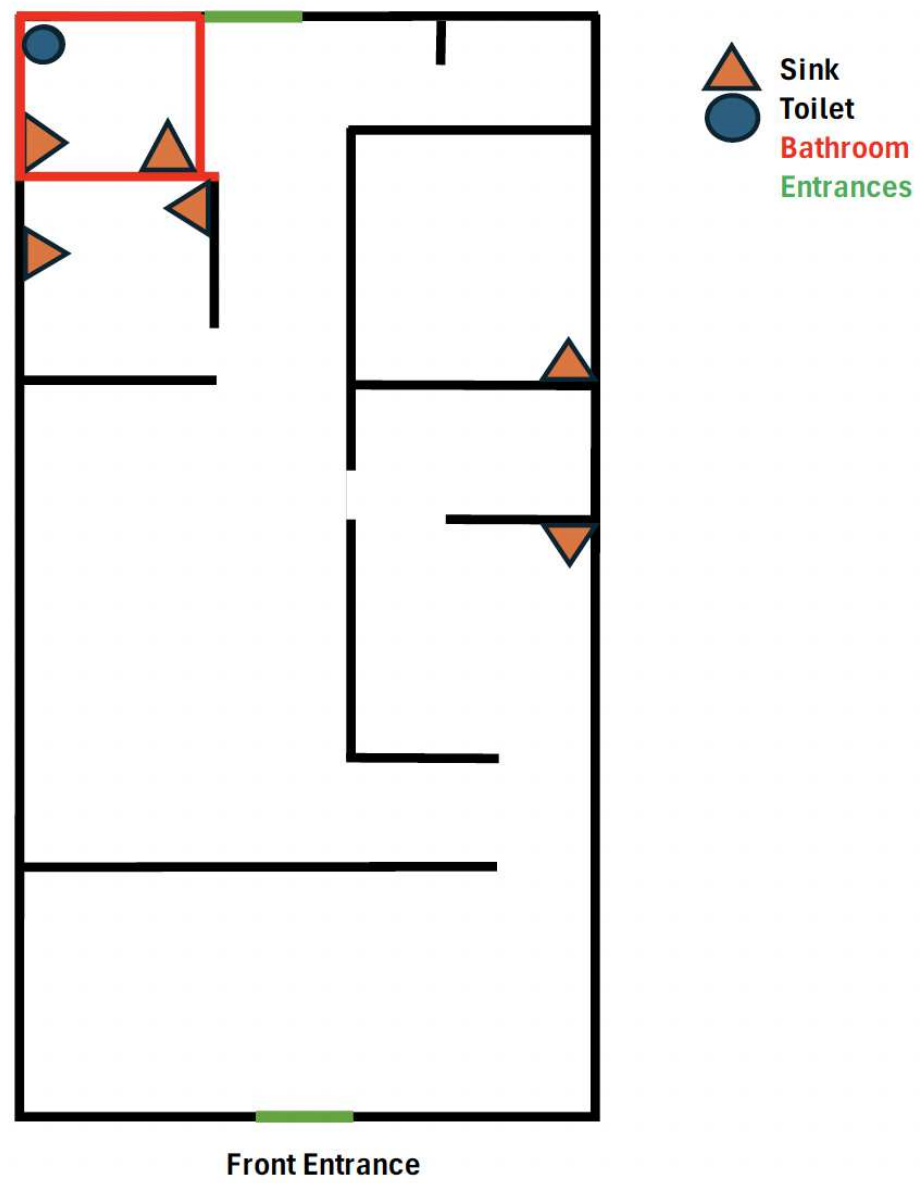
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7610 PACIFIC AVE, STE. B6 - FLOOR PLAN



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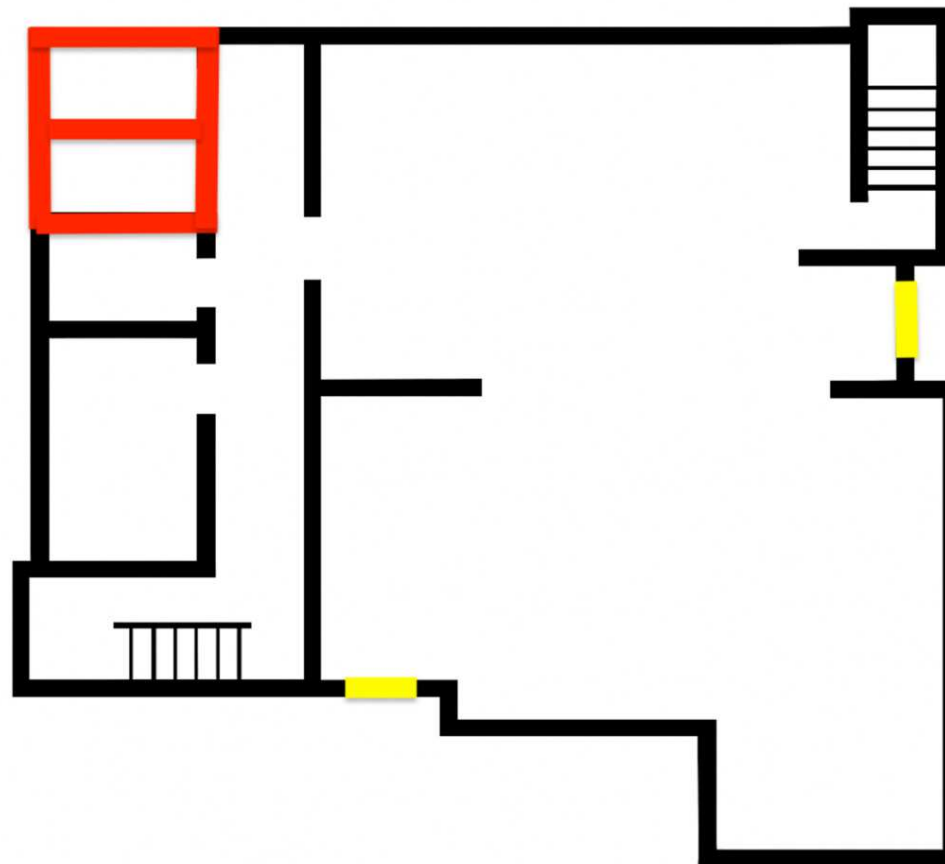
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7604 PACIFIC AVE, GROUND FLOOR - FLOOR PLAN



Entrances
Bathrooms

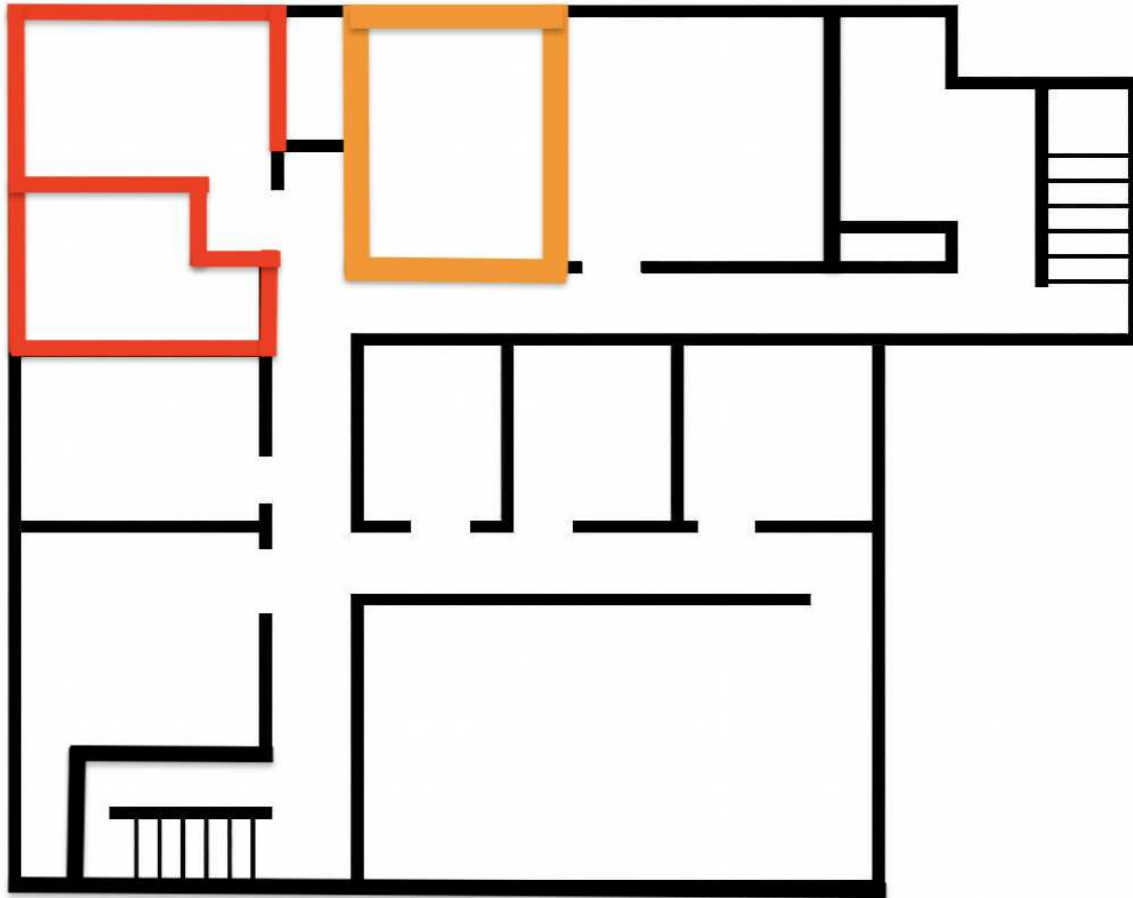
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7604 PACIFIC AVE, 2ND FLOOR - FLOOR PLAN



Bathrooms
Kitchenette

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RETAILER MAP



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EXCLUSIVELY LISTED BY:

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