

PACIFIC TOWN CENTER

616 - 760 HAMMER LANE, STOCKTON, CA



+/-30,207 SF
AVAILABLE

SUBJECT PROPERTY
Smart & Final
extra!

58,000 CPD
- INTERSECTION -

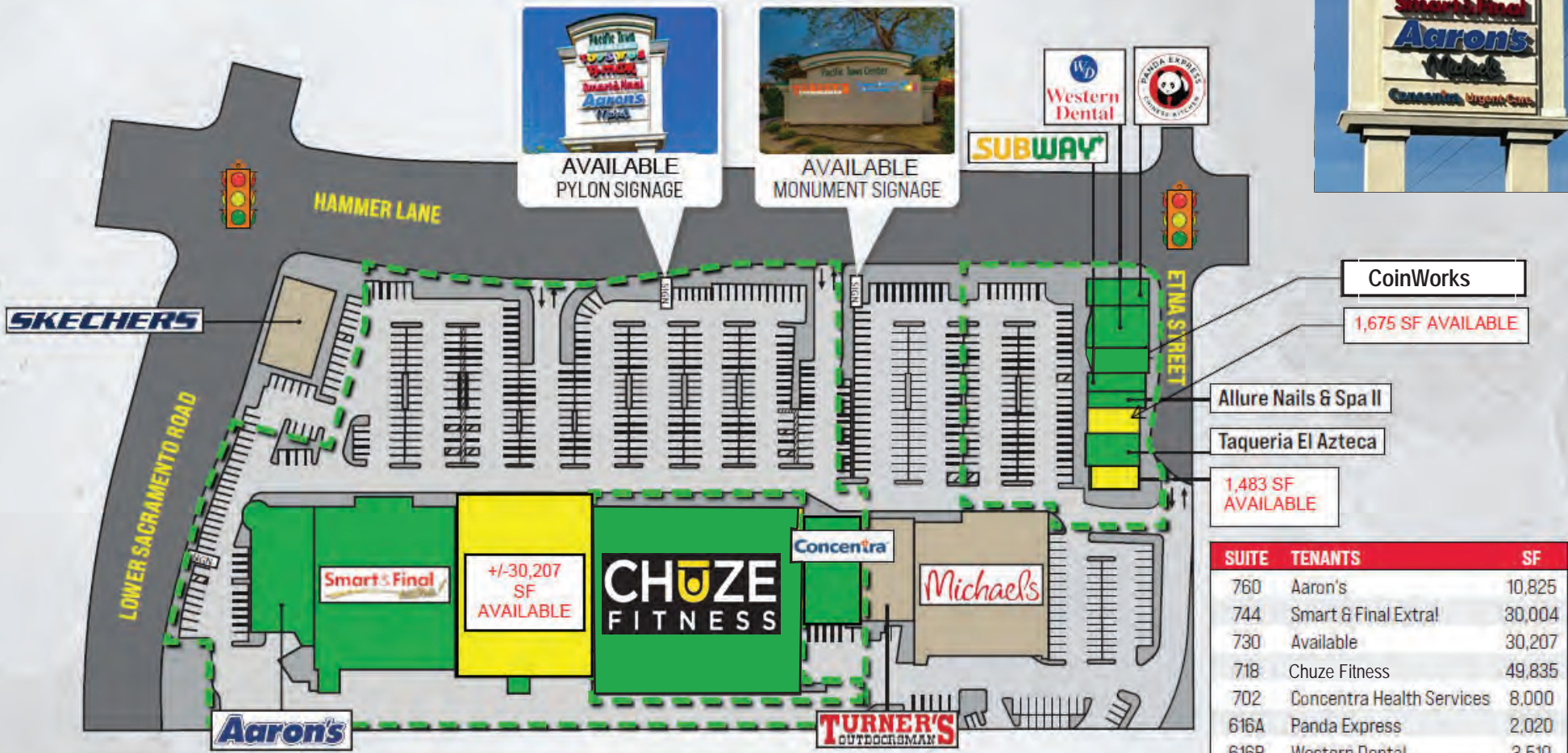
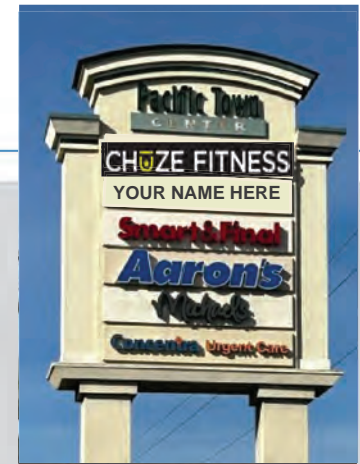
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OWNED & MANAGED BY:

BRIXTON

SITE PLAN / PARCEL MAP 616-760 West Hammer Lane Stockton, CA 95210



- SUBJECT PROPERTY
- AVAILABLE
- NOT A PART
- PROPERTY PARCEL

CoinWorks
1,675 SF AVAILABLE

Allure Nails & Spa II

Taqueria El Azteca
1,483 SF AVAILABLE

SUITE	TENANTS	SF
760	Aaron's	10,825
744	Smart & Final Extra!	30,004
730	Available	30,207
718	Chuze Fitness	49,835
702	Concentra Health Services	8,000
616A	Panda Express	2,020
616B	Western Dental	3,510
616C	CoinWorks	1,201
616D	Subway	1,069
616E	Allure Nails	1,292
616F	Available	1,675
616G2	Taqueria El Azteca	2,096
616H	Available	1,483
NAP	Michaels/Turner's	30,000
NAP	Skechers	6,000





+/-30,207 SF AVAILABLE

Pacific Town Center is one of Stockton's most attractive retail destinations exceedingly well located in the heart of North Stockton. The project is at the southeast corner of Pacific Avenue and Lower Sacramento Road at one of Stockton's most trafficked intersections receiving over 75,000 cars ADT. The site offers a 360° trade area, completely surrounded by residential with over 178,269 customers in a 3 mile radius. The trade area has attracted many national retailers including Food 4 Less, Smart and Final, Starbucks, Restaurant Depot, Walgreens, Dollar Tree and Savemart Foods!



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,232	178,269	276,479
AVERAGE HH INCOME	\$83,718	\$92,139	\$94,686
TOTAL EMPLOYEES	9,025	38,029	69,827

