

# **THE LANDING SHOPPING CENTER**

**EXCELLENT LOCATION AT INTERSTATE 5 & HAMMER LANE**



**3410 WEST HAMMER LANE | STOCKTON, CA 95207**

# PROPERTY HIGHLIGHTS

- Available for sublease January 1, 2026
- Sublease expiration date is January 31, 2028
- Asking rate is \$1.50/SF/Month NNN ( $\pm$ \$.80/SF/Month)
- Rate negotiable depending on the terms & conditions
- Each unit can be leased separately
- Discount for subleasing both spaces
- Unit E  $\pm$ 2,040 SF
- Unit F  $\pm$ 3,060 SF

**Unit E is adjacent to Unit F and can be combined for  $\pm$ 5,100 SF space**





# UNIT E

±2,040 SF (±35' W X 60' D)

- Large open shell for light warehouse/office set up
- 2 Private office or storage rooms with 1 private restroom
- Store front glass at front of the building
- Double door at rear of space for small forklift or pallet jack access
- Drop ceiling can be removed for great ceiling clear height
- Large amount of parking in the front and rear of the building/space
- 16' Building height with HVAC, drop ceiling with recessed lighting & concrete floor
- Existing equipment will be removed by the current tenant
- Great I-5 freeway location & visibility
- Good for retail, office & light industrial storage uses





# UNIT F

±3,060 SF (±50' W X 60' D)

- Large corner building office space with front and rear access
- Store front glass at front of the building & main door at the rear
- Large entry reception area with private office & conference room
- 7 Private office, breakroom/kitchen, 2 private restrooms, janitor area with sink
- Large bull pen work area in the rear of the space with multiple work stations
- 16' Building height with HVAC, drop ceiling with recessed lighting & carpet flooring
- Large amount of parking in the front and rear of the building/space
- Office furniture maybe available to use for plug & play solutions
- Great I-5 freeway location & visibility
- Good for retail, office & light industrial storage uses





# AERIAL MAP







## CONTACT

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