

Hammer Ranch

SHOPPING CENTER

FOR LEASE:
UNIT 13: ±6,542 SF AVAILABLE
UNIT 8: ±1,500 SF AVAILABLE



7604 - 7610 PACIFIC AVENUE | STOCKTON, CA

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 the **conic** company®

Property Highlights



Unit 13: 2-story building
 First Floor: ±3,492 SF
 Second Floor: ±3,050 SF



Unit 8: ±1,200 SF



Retail shop space ideal for general retail sales, educational uses, and office space



Hammer Ranch is conveniently located at the southeast corner of W. Hammer Lane & Pacific Ave



Strong demographics in densely populated North Stockton neighborhood



Center co-tenants include Dollar Tree, SaveMart Supermarket, U.S. Post Office and more

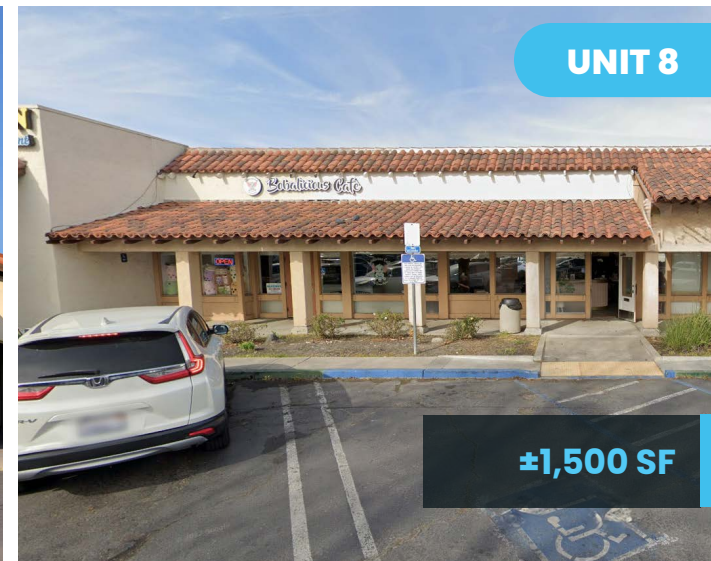


Area tenants include Smart & Final Extra!, Michael's, TJ Maxx, Dollar Tree, Starbucks, Carl's Jr., Wells Fargo and more



UNIT 13

**2-Story Office
 ±6,542 SF**



UNIT 8

±1,500 SF

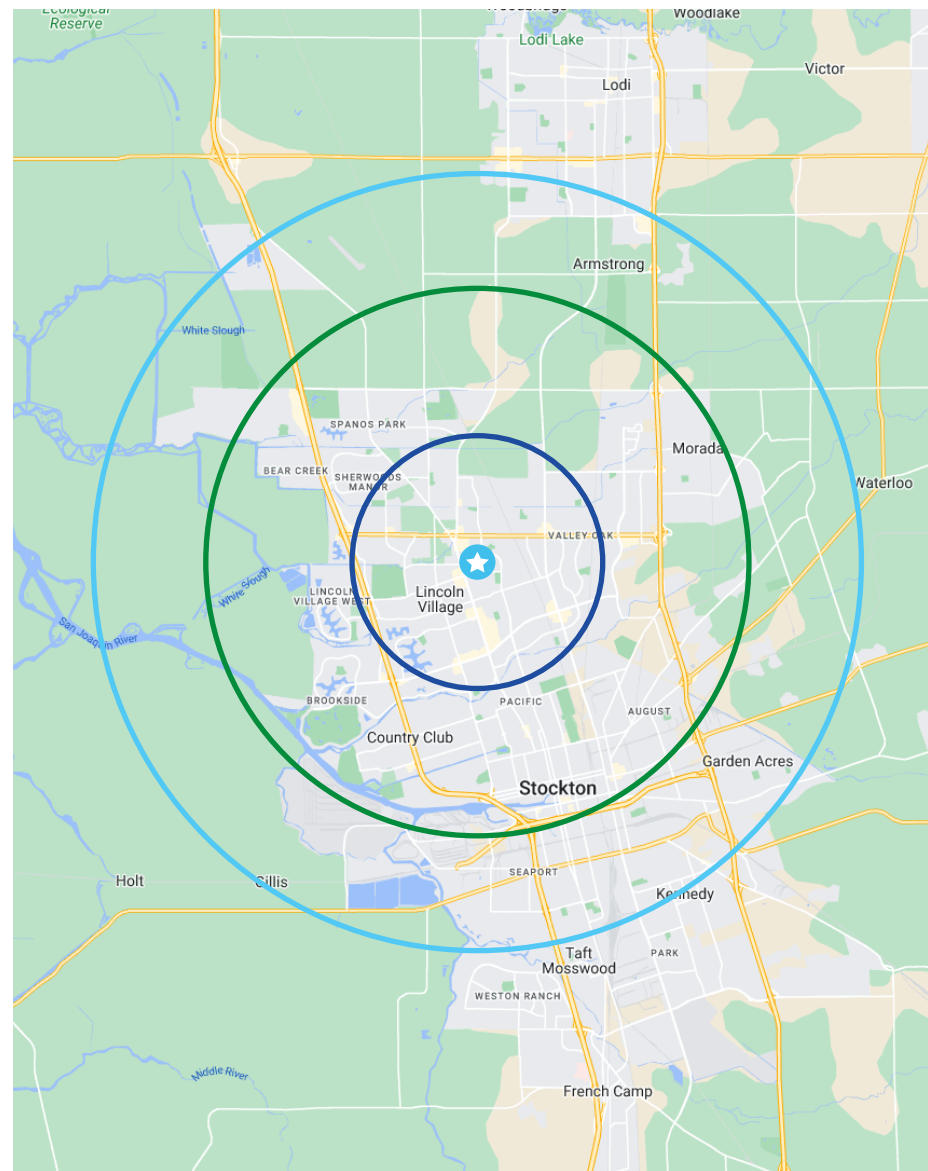
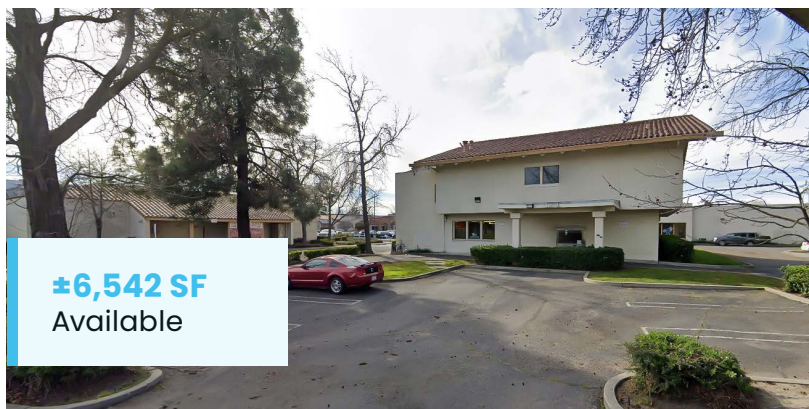
Demographics

	1 MILE	3 MILES	5 MILES
Population	23,735	172,858	274,307
Daytime Population	21,309	151,725	264,504
Average Household Income	\$91,527	\$100,913	\$104,694

TRAFFIC COUNTS

Pacific Avenue	34,300 ADT
W Hammer Lane	38,000 ADT
Thornton Road	22,293 ADT

Source: 2024 Esri.



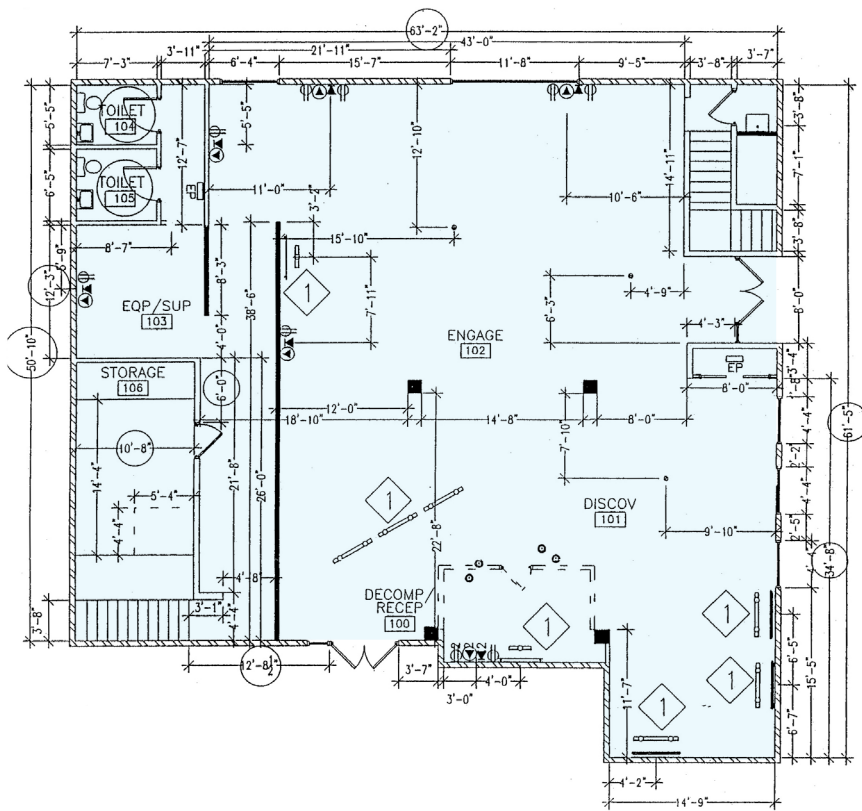
Site Plan



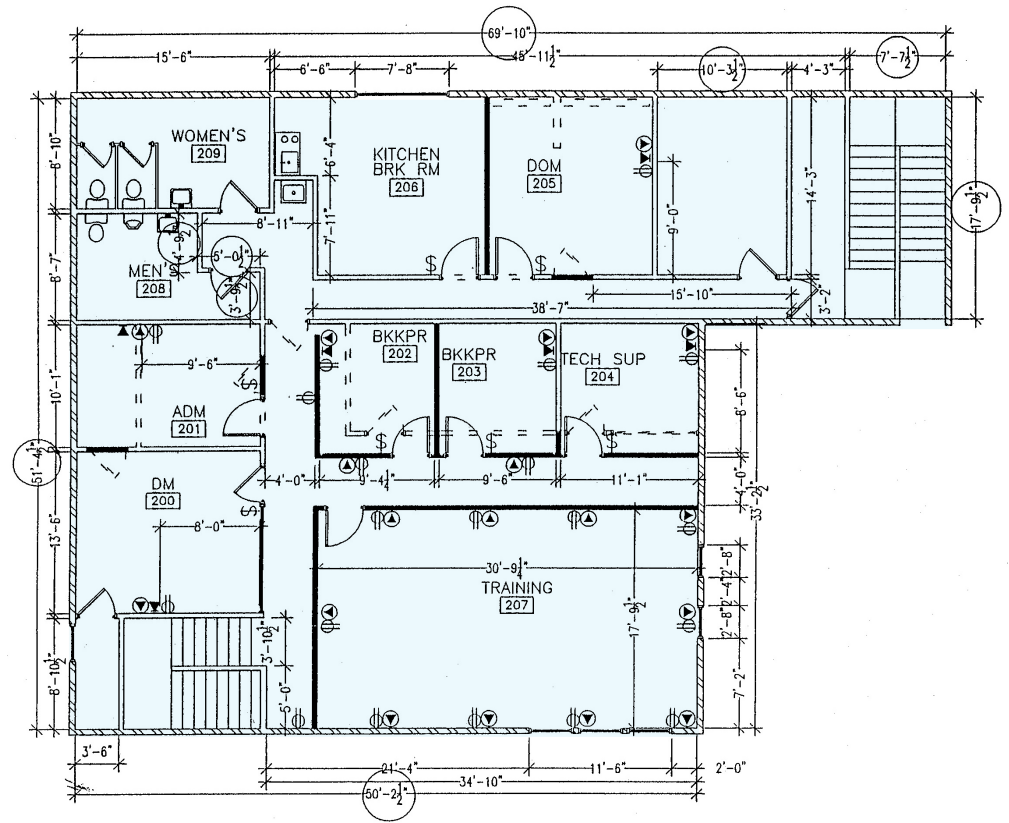
SUITE	TENANT	SF
Unit 3	Royal India	3,800
Unit 4	Cap Dental	2,400
Unit 5	United Cerebral Palsy	6,420
Unit 6	Vicky's Nail	2,100
Unit 7	Shogun	2,100
Unit 8	Available	1,500
Unit 9	VVS Stylez	2,000
Unit 10A	Freeway Insurance	1,300
Unit 10B	Luv Brows	900
Unit 11	Barking Lot	900
Unit 12	VVS Kutz	1,500
Unit 13	Available	6,542
Unit 14	Oriental Chief	2,925
Unit 15	Smokey Joe's	1,575
Unit 19	Dollar Tree	12,000

Available ■
 Occupied but Available ■

Unit 13 Floor Plan



±3,492 SF
First Floor



±3,050 SF
Second Floor





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