## 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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## **Property Highlights**

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

#### Unit 8: ±1,200 SF

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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











## Demographics

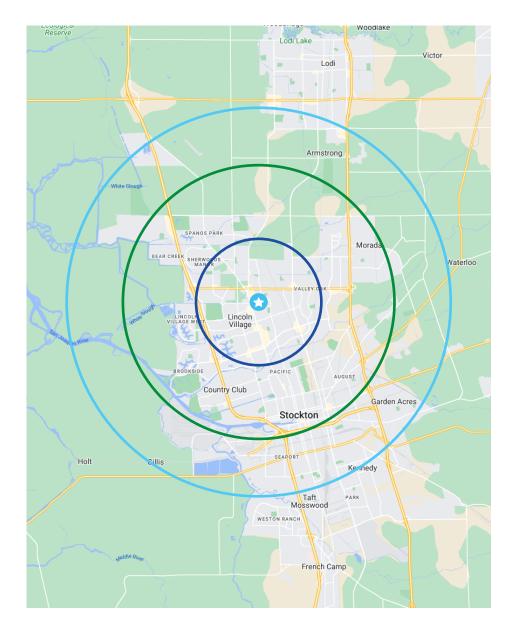
	1 MILE	3 MILES	5 MILES
Population	23,735	172,858	274,307
Daytime Population	21,309	151,725	264,504
Average Household Income	\$91,527	\$100,913	\$104,694

#### **TRAFFIC COUNTS**

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

Source: 2024 Esri.









## Site Plan



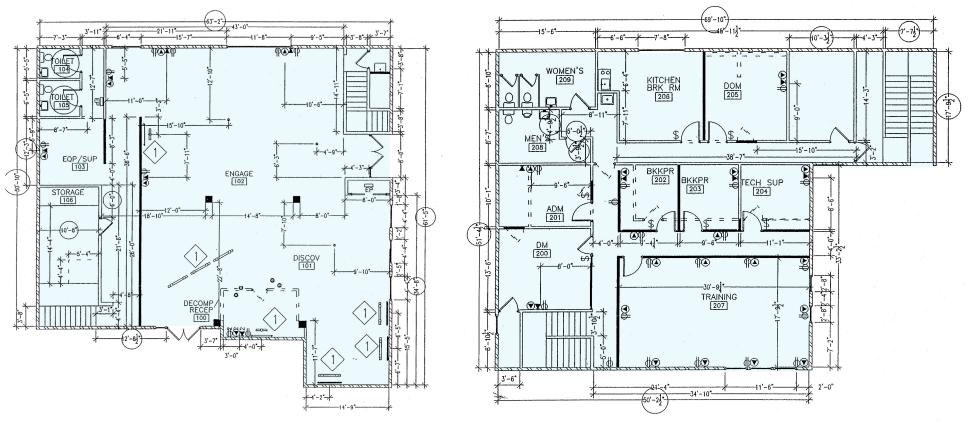
SUITE	TENANT	SF
Unit 3	Royal India	3,800
Unit 4	Cap Dental	2,400
Unit 5	United Cerebral Palsy	6,420
Unit 6	Vicky's Nail	2,100
Unit 7	Shogun	2,100
Unit 8	Available	1,500
Unit 9	VVS Stylez	2,000
Unit 10A	Freeway Insurance	1,300
Unit 10B	Luv Brows	900
Unit 11	Barking Lot	900
Unit 12	VVS Kutz	1,500
Unit 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

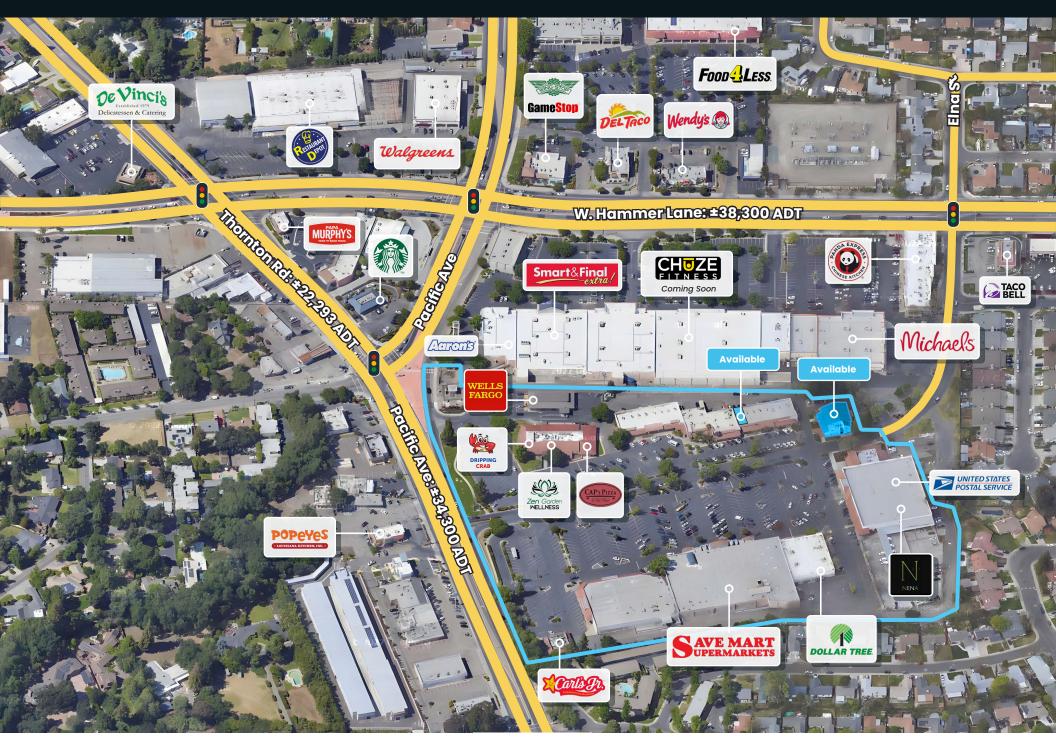


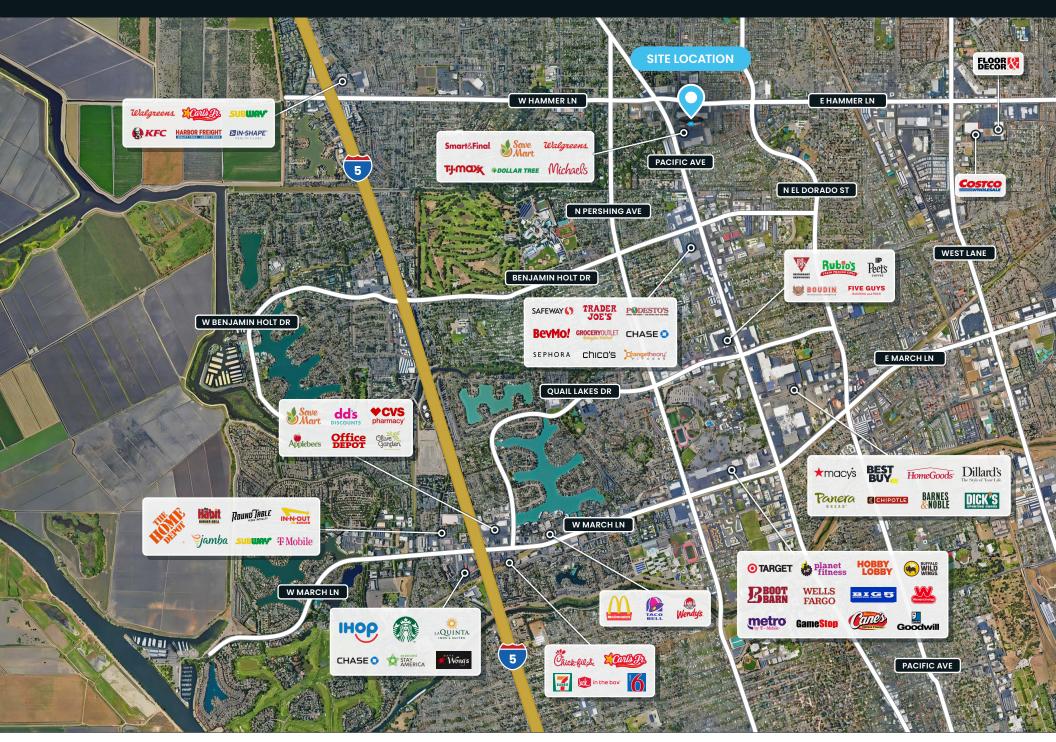
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### Unit 13 Floor Plan



**±3,492 SF** First Floor **±3,050 SF** Second Floor





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