



SAVE MART
SUPERMARKETS

POPEYES



WELLS FARGO

7 ELEVEN

Michaels Where Creativity Happens
TURNER'S OUTDOORSMAN
T.J. MAXX
Smart & Final
Aaron's

Pershing-Fellowship

SITE

GLOBAL
AUTO PARTS

Stockton Urgent Care

First Fil Am
Christian Church

STARBUCKS

T

SAN JOAQUIN
RITE AID

Papa Murphy's
MAKE 'N BAKE PIZZA

WEST HAMMER LANE [38,000 ADT]

S
SKECHERS

Fivemile Creek

Wendy's

DEL TACO

GameStop

FOOD 4 LESS

Walgreens

Where Restaurants
Drop

DeVinci's
Deli-cassens & Catering

ROBBYS
SCHOOLBOP

CORNER PARCEL

1120 West Hammer Lane | Stockton, CA

GROUND LEASE or BTS / 21,941 SF
Retail, QSR, or Medical Space

Desirable Land Pad on Signalized Corner!



COMMERCIAL RETAIL ASSOCIATES

PROPERTY SUMMARY

LOCATION

1120 West Hammer Lane, Stockton CA – is located on a signalized corner along Hammer Lane which runs East and West, connecting Interstate 5 and Highway 99. It is also located along Thornton Road which transitions into Pacific Avenue going south, a major retail corridor within Stockton. Other retailers within close proximity includes: Stockton Urgent Care, Global Auto Parts, Walgreens, Restaurant Depot, Starbucks, Papa Murphy's, 7Eleven, Aarons, Smart and Final, Michaels, TJMaxx and more. Additionally, the site is situated in a high density household area with over 28,000 households in a 2-mile radius with an average household income of over \$83,000 annually.

LAND INFORMATION

- Lot Size: 21,941 SF / .5 Acres
- APN: 077-490-270-000
- Commercial Vacant Land for Ground Lease or Build-To-Suit

STREET FRONTAGE & ACCESS

- Fronts both Thornton Road and West Hammer Lane, both high traffic arterials within Stockton
- Hammer Lane has daily traffic counts of 38,000
- Thornton Road has daily traffic counts of 16,000
- Can create an entry points along Hammer Lane or Thornton

LAND PARCEL

Stockton, CA

PARCEL SIZE

21,941 SF / .5 Acres

RENTAL RATE

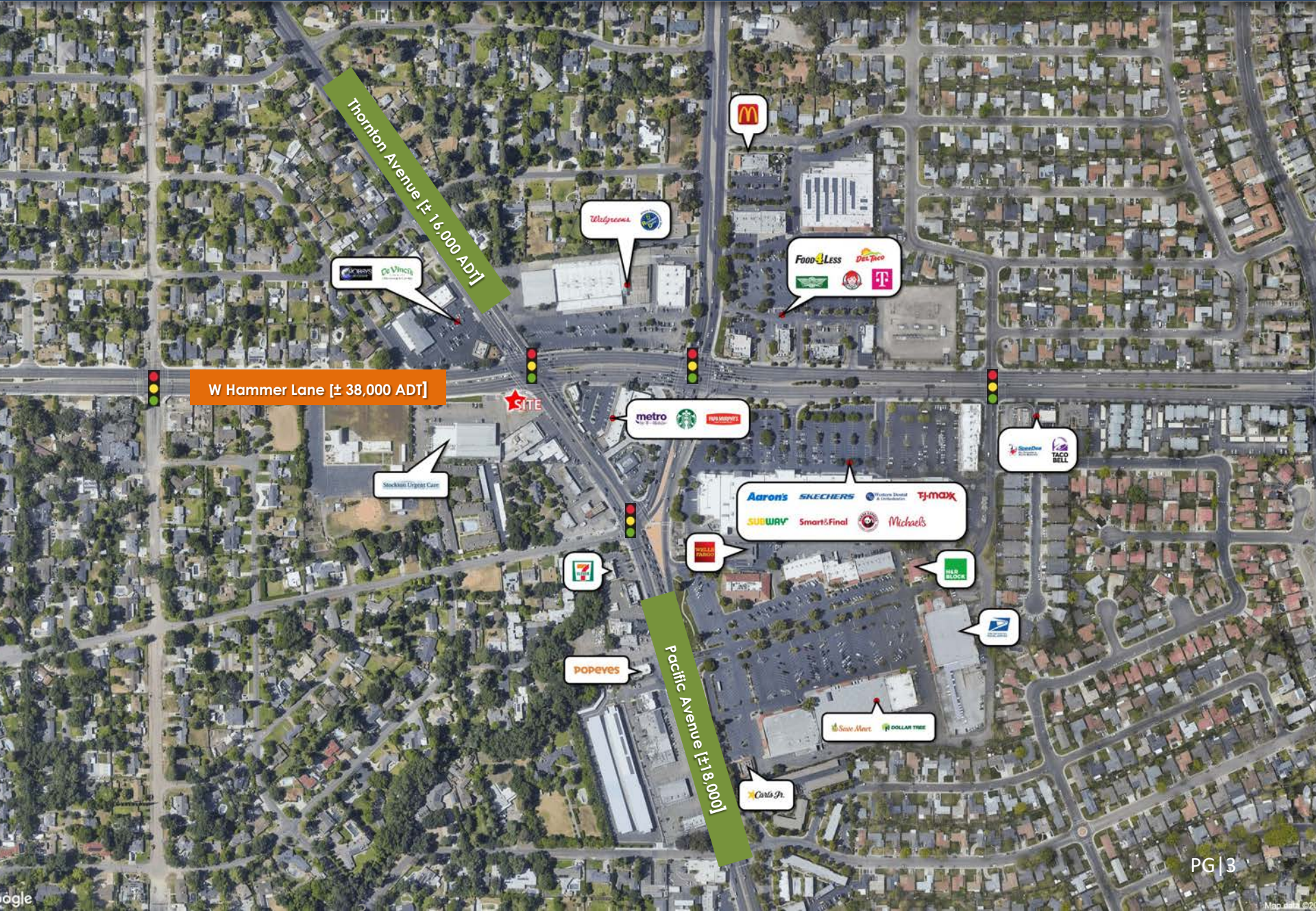
Contact Broker

ZONING

General Commercial (CG)



MARKET AERIAL



Thornton Avenue [± 16,000 ADT]

W Hammer Lane [± 38,000 ADT]

Pacific Avenue [± 18,000 ADT]

SITE

De Vinco's

Wegmans

Food 4 Less
Del Taco

Stockton Direct Care

metro
Starbucks
Walgreens

Aaron's
SKECHERS
Victoria Brand & Accessories
TJ-MAXX
SUBWAY
Smart & Final
Michaels

7-Eleven

CVS

Popeyes

Save Mart
DOLLAR TREE

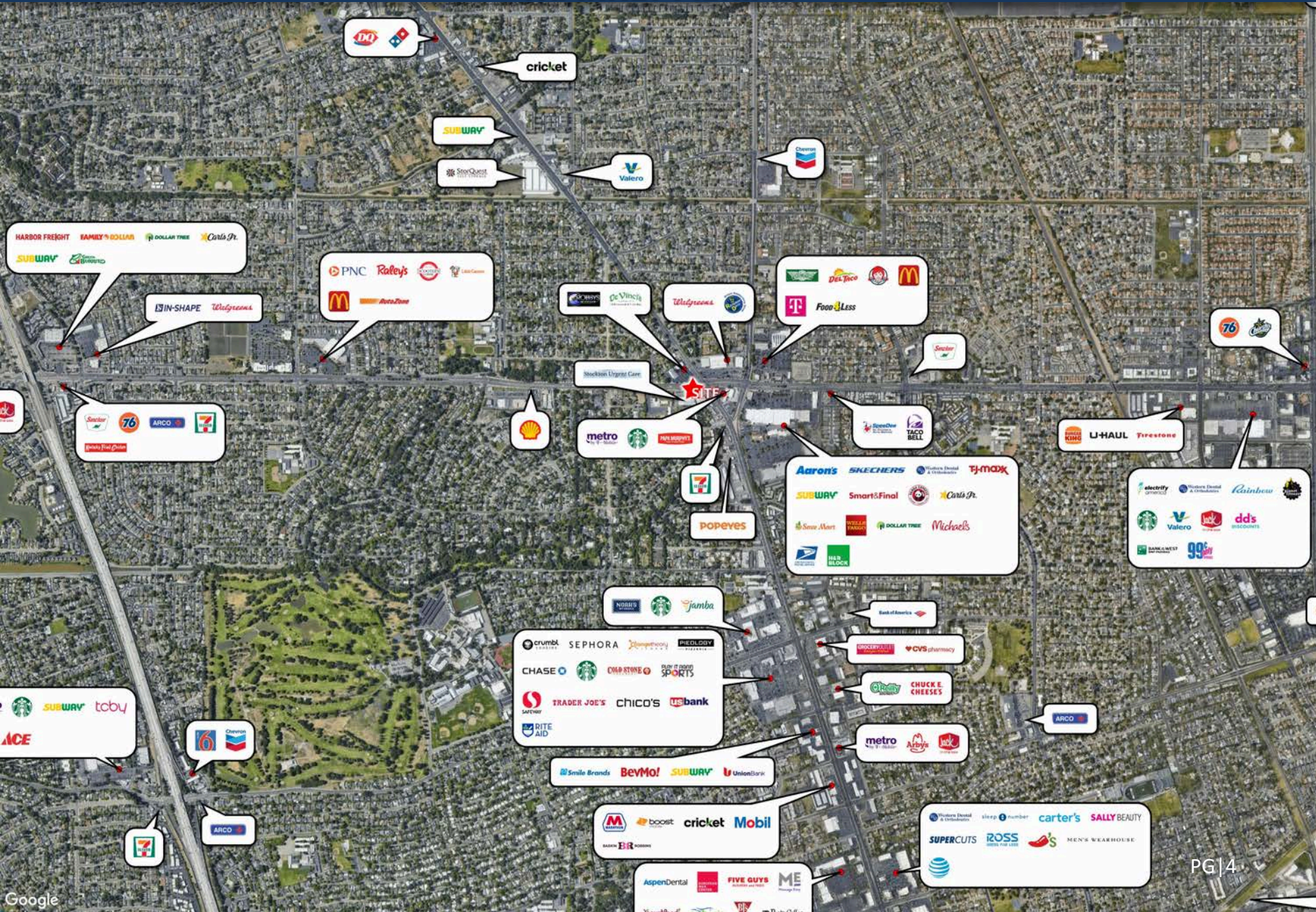
CVS

Starbucks
TACO BELL

WAL-BLOCK

USPS

MARKET AERIAL



DQ

cricket

SUBWAY

StarQuest

Valero

Chevron

HARBOR FREIGHT FAMILY DOLLAR DOLLAR TREE Carls Jr.

SUBWAY

PNC Raley's AutoZone

IN-SHAPE Walgreens

DeVinci

Verizon

Del Taco McDonald's Food 4 Less

76

7-Eleven 76 ARCO 7-Eleven

metro Starbucks

SpeedStar TACO BELL

U-HAUL Firestone

Aaron's SKECHERS TJ-maxx SUBWAY Smart&Final Carls Jr. Smart Mart DOLLAR TREE Michaels

electricity Western Dental Rainbow Starbucks Valero Jack dds BANKWEST 99%

7-Eleven

POPEYES

Starbucks Jamba

crumbl SEPHORA PHEODOLOGY

CHASE Starbucks COMP STONE play it good SPORTS

TRADER JOE'S chico's usbank

RITE AID

Bank of America

CVS pharmacy

CHUCK E CHEESES

ARCO

Smile Brands BevMo! SUBWAY UnionBank

metro Arby's Jack

M boost cricket Mobil

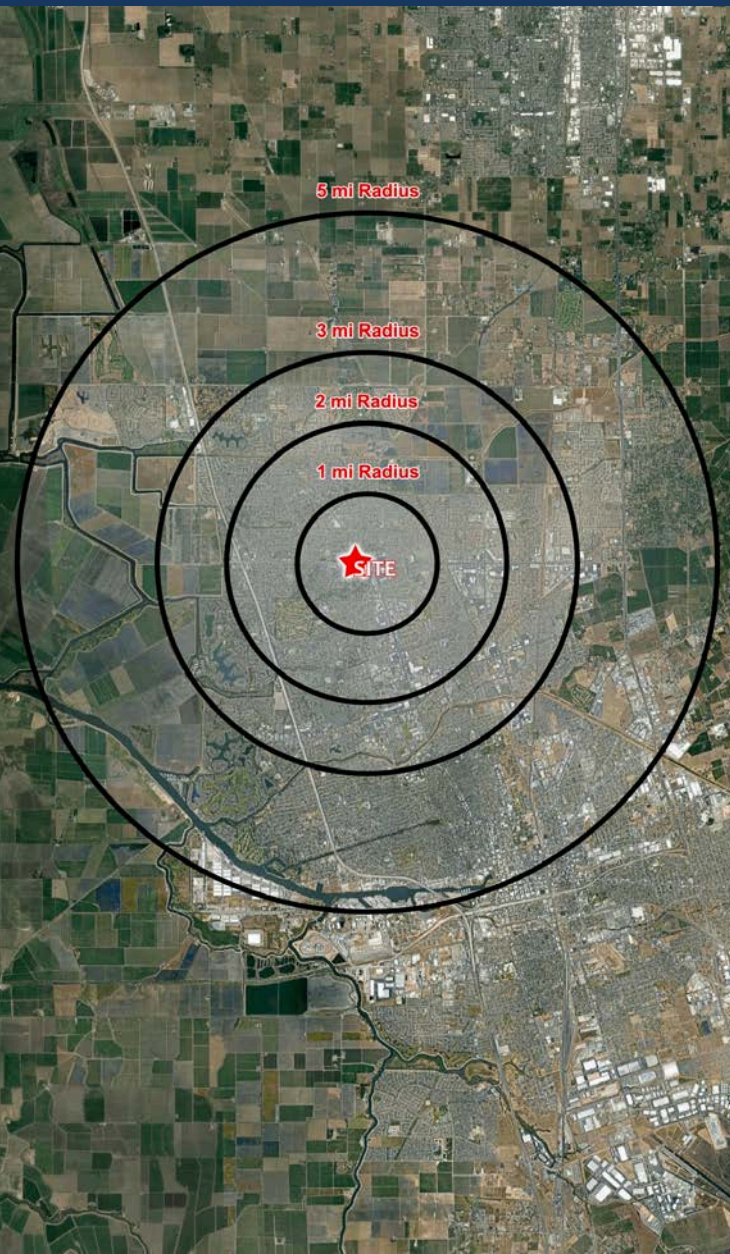
Western Dental sleep number carter's SALLY BEAUTY

SUPERCUTS ROSS MEN'S WEARHOUSE

AspenDental FIVE GUYS ME

AT&T

DEMOGRAPHICS



POPULATION	1 Mi	2 Mi	3 Mi	5 Mi
2022 Estimated Population	23,063	85,596	171,068	270,840
2027 Projected Population	23,815	88,396	176,212	278,730
2020 Census Population	22,693	83,794	167,650	265,636

HOUSEHOLDS	1 Mi	2 Mi	3 Mi	5 Mi
2022 Estimated Households	8,094	28,869	56,460	89,395
2027 Projected Households	8,711	31,103	60,700	96,040
2020 Census Households	7,901	28,014	54,888	86,927

AVERAGE HOUSEHOLD INCOME	1 Mi	2 Mi	3 Mi	5 Mi
2022 Est Avg HH Income	\$84,561	\$83,395	\$83,488	\$85,779
2022 Est Median HH Income	\$64,148	\$66,065	\$69,701	\$71,686

DAYTIME DEMOGRAPHICS	1 Mi	2 Mi	3 Mi	5 Mi
2022 Est Total Businesses	680	2,180	4,429	7,367
2022 Est Total Employees	5,015	19,905	42,026	76,035

BROKER CONTACT INFORMATION

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COMMERCIAL | RETAIL
ASSOCIATES

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