

BUILD TO SUIT / GROUND LEASE

Retail Pad Development

3702 East Hammer Lane | Stockton, CA



Property Summary



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RETAIL SPACE

±2,000 – 14,075 SF

LEASE RATE

Contact Broker

PARKING

903 Parking Stalls

TRAFFIC COUNTS

E. Hammer Ln. | ±40,500 ADT

Holman Rd. | ±16,600 ADT

Highway 99 | ±87,000 ADT




PROPERTY HIGHLIGHTS

Strong national co-tenancy including Burlington Coat Factory, Ross Dress for Less, Dollar Tree, Home Depot, Taco Bell, and more

PROPERTY HIGHLIGHTS

- New pad opportunity at the entrance to the shopping center
- Pad has the ability to include a drive thru
- Monument signage available along Hammer Lane, a main artery to Highway 99 Located just off the corner of a signalized intersection of East Hammer
- Lane and Holman Road, and adjacent to Stockton Auto Mall
- Strong demographics in densely populated North Stockton neighborhood that surrounds the shopping center



NEIGHBORHOOD DEMOGRAPHICS		1 Mi	3 Mi	5 Mi
	POPULATION	16,428	106,019	252,914
	MEDIAN HOUSEHOLD INCOME	\$54,592	\$45,376	\$47,673
	DAYTIME POPULATION	13,531	91,800	245,013

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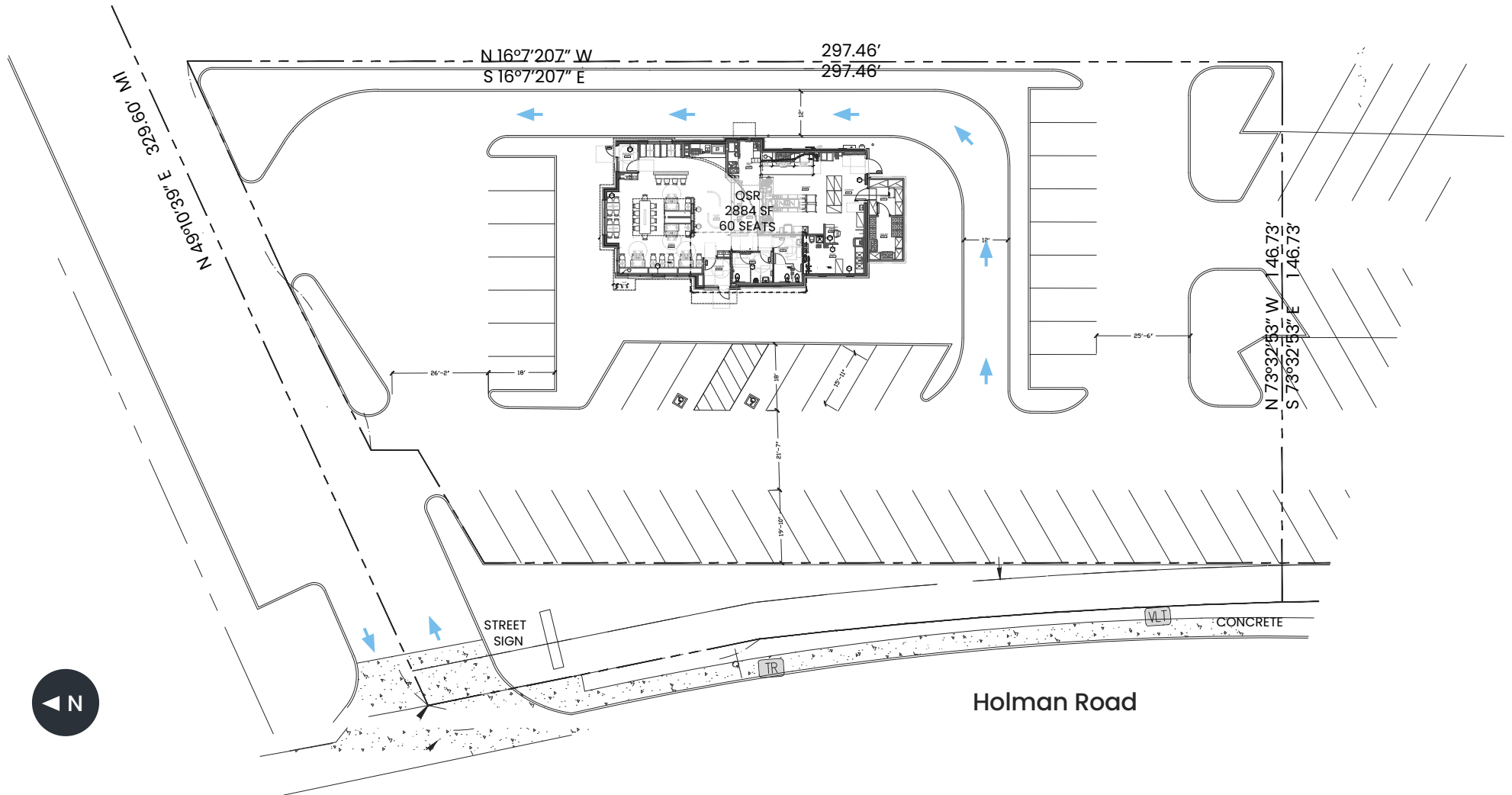
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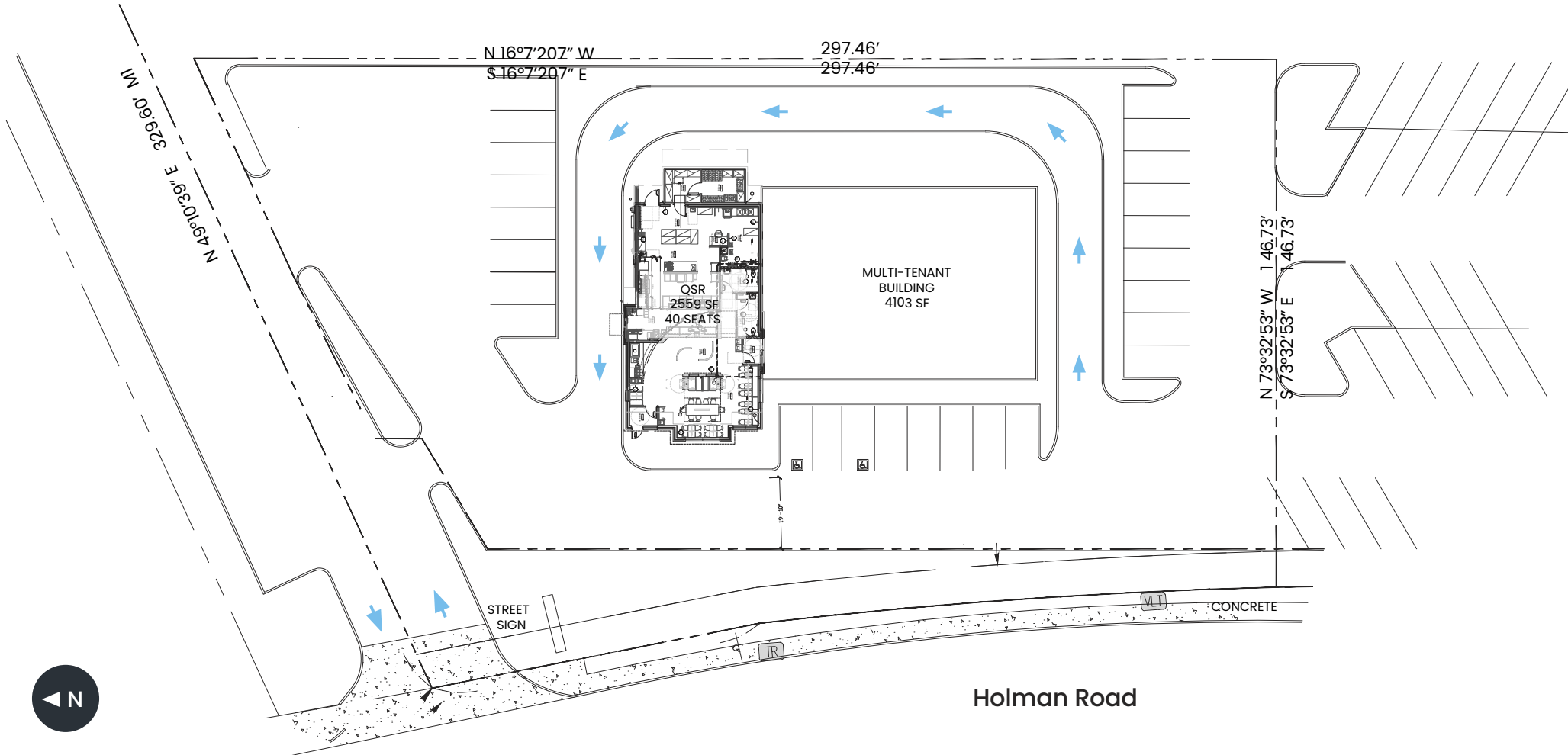
Site Plan - Option 1



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Site Plan - Option 2



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Market Aerial



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