

FORMER FAMILY DOLLAR LOCATION

3233 W HAMMER LN, STOCKTON, CA

FOR LEASE



TIM BETTENCOURT
DRE#00864765
(209) 521-1591
tbettencourt@cosol.net

JACOB FRIEDRICH
DRE#02017662
(209) 481-5438
jfriedrich@cosol.net

PROPERTY OVERVIEW

Address: 3233 W Hammer Ln, Stockton, CA

Highlights:

National Credit Tenants: Colonial Plaza hosts three national brand-recognized tenants, ensuring a stable income stream.

Attractive Demographics: The average household income in the surrounding area is \$92,946, contributing to a strong consumer base.

Recently Renovated: Built in 1999 and exterior renovation in 2020, the exterior of the building has been updated, increasing its overall curb appeal.

Excellent Freeway Visibility: Located near I-5, the property benefits from high traffic exposure, attracting a wide range of potential customers.

Ample Parking: The property offers 320 parking spaces (7.39 per 1,000 SF leased), providing convenience for visitors and enhancing tenant appeal.

National Credit Tenants: Located within the Colonial Plaza, this suite is situated between Harbor Freight and Dollar Tree.

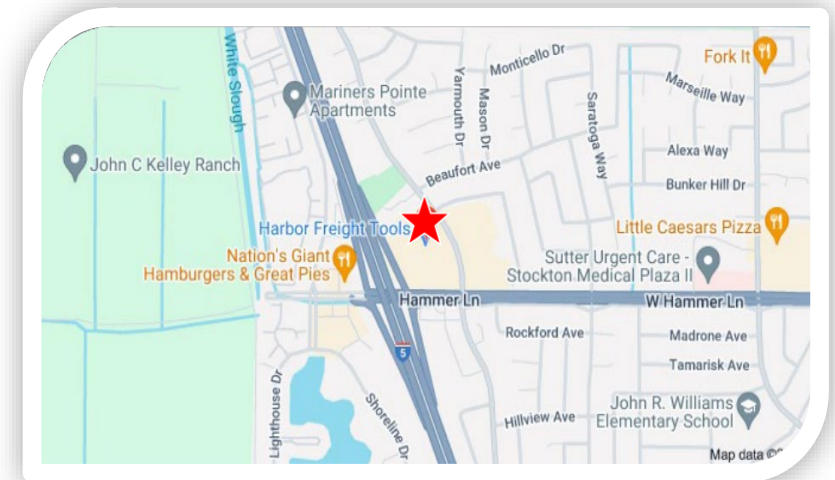
PROPERTY PROFILE

Building Size: 10,875 SF Lease

Rate: \$1.00 PSF GROSS

Location: Colonial Plaza, 3233 W Hammer Ln,
Stockton, CA 95209

Zoning: C-1 (Neighborhood Commercial)







AERIAL



2020 Standiford Ave, Bldg. A
Modesto, CA 95350
www.CoSol.net
CoSol Commercial Real Estate License: 00713735

TIM BETTENCOURT
DRE#00864765
(209) 521-1591
tbettencourt@cosol.net

JACOB FRIEDRICH
DRE#02017662
(209) 481-5438
jfriedrich@cosol.net