

FOR LEASE

Normandy Village Shopping Center

NEC of East Hammer Lane @ West Lane | Stockton, CA



±950 - 1,505 SF
Asking Price: Contact Broker

Property Highlights

- Retail shop space in grocery anchored shopping center
- Monument signage on Hammer Lane available
- Site is located at one of the most trafficked corners with traffic counts in excess of 60,000 vehicles
- Strong ingress and egress throughout the center
- Proposed retail development in planning phase for corner parcel
- Area co-tenants include SF Supermarket, Costco, 99C Only, Big Lots, Walgreens, Kaiser Permanente, and more
- Center services approximately 135,000 people within a 3 mile radius

NICOLE KEY Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

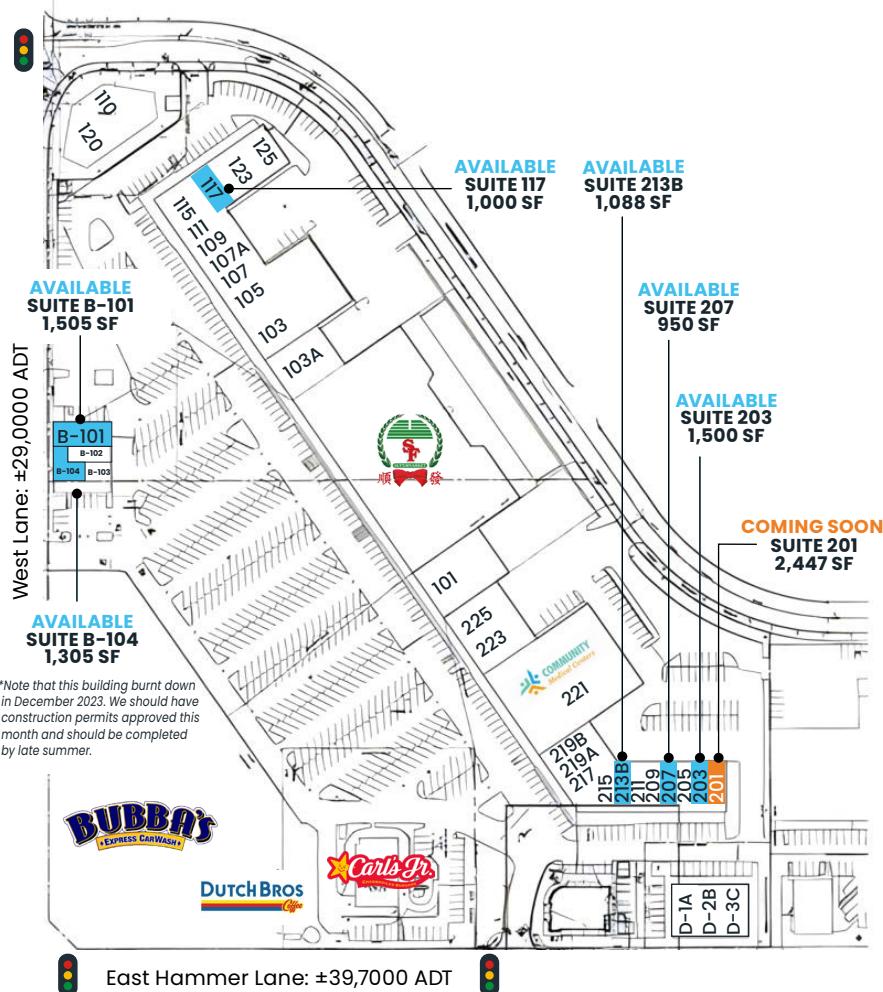
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SITE PLAN

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Suite	Tenant	Size	Suite	Tenant	Size
101	T-Shirt Outlet	7,000	219A	Dominos	1,988
101A	NazishHussain KS Jewelry	1,300	219B	GK Mongolian BBQ	2,794
103	TL Noodles	5,500	221	Community Medical Center	20,000
103A	Ebony Beauty Supply	3,475	223	Twins Aquarium	4,800
105	Gogi Korean BBQ	8,000	225	Suschi Super Buffet	4,800
107	West Lane Dental Center	1,851	A-100	Leased	937
107A	Hair Salon	1,400	A-110-120	KANC Wealth Solutions & Insurance	2,060
109	Kim's Washtime	1,750	A-130	Liquor Mart #2	1,212
115-116	P-2000 Super Store	2,400	A-140	Liquor Mart #1	1,382
117	AVAILABLE	1000	A-150	Hometown Barber	678
111-123	AJ Market	6,556	B-101	AVAILABLE	1,505
125	AJ Market	1,800	B-102	Capitol Pure Water	916
201	COMING SOON	2,447	B-103	Cambodian Restaurant	1,200
203	AVAILABLE	1,500	B-104	AVAILABLE	1,305
205	M&N Imports	985	C-100	PCS Store	1,215
207	AVAILABLE	950	C-110	Philly Cheese Steak	1,137
209	Gentle Nails	909	C-120-130	Pampanga Bakery	1,734
211	Rose Salon	1,105	D-1A	Discount Cigarette 2	1,798
213B	AVAILABLE	1,088	D-2B	Kia Craft Ramen	1,602
215	Empire Cellphone Accessories	1,669	D-3C	Angel Relax Center	3,300
217	Baskin Robbins Store	1,000			

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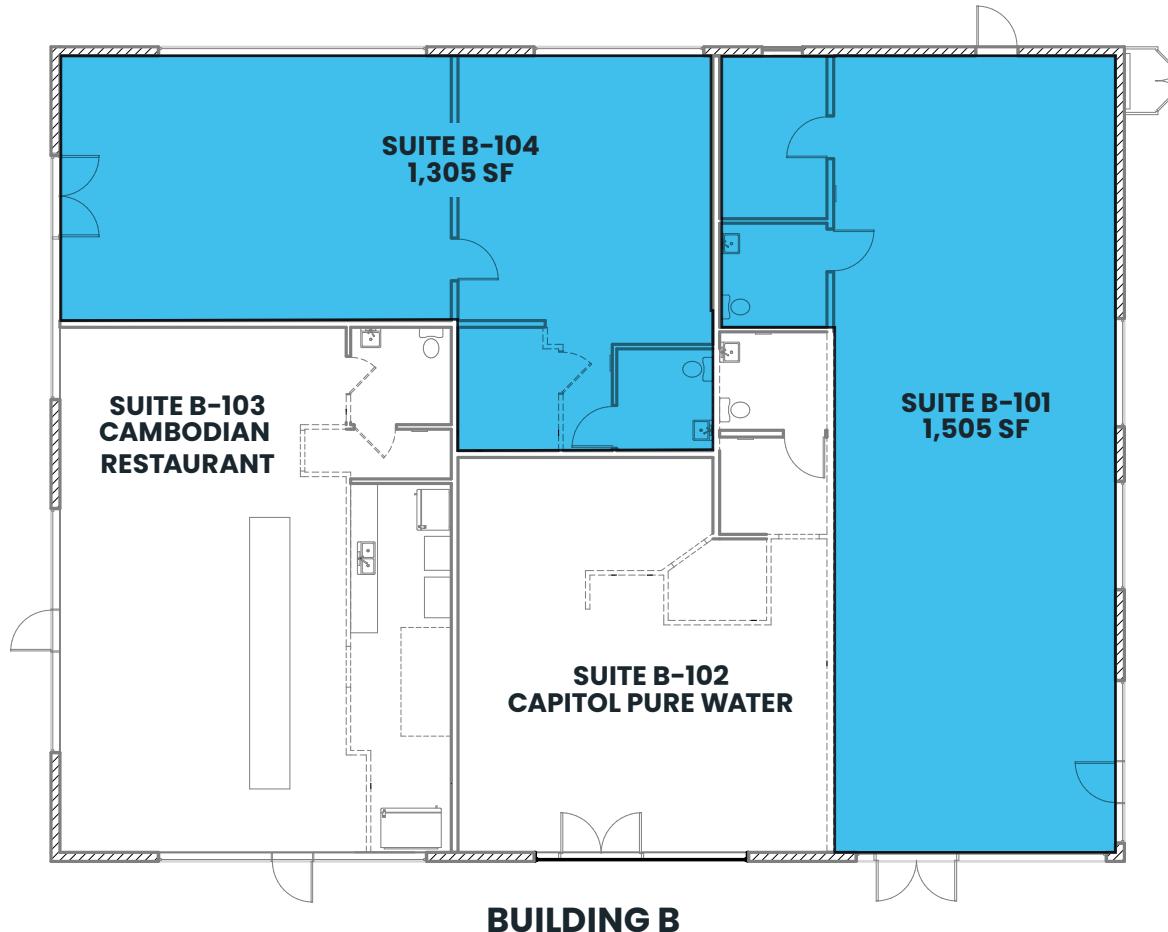
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FLOOR PLAN

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MARKET AERIAL

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DEMOGRAPHICS

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TOTAL POPULATION

1 Mile	30,606
3 Miles	146,426
5 Miles	275,459



AVG. HOUSEHOLD INCOME

1 Mile	\$79,666
3 Miles	\$99,136
5 Miles	\$102,065

Source: 2024 Esri.



DAYTIME POPULATION

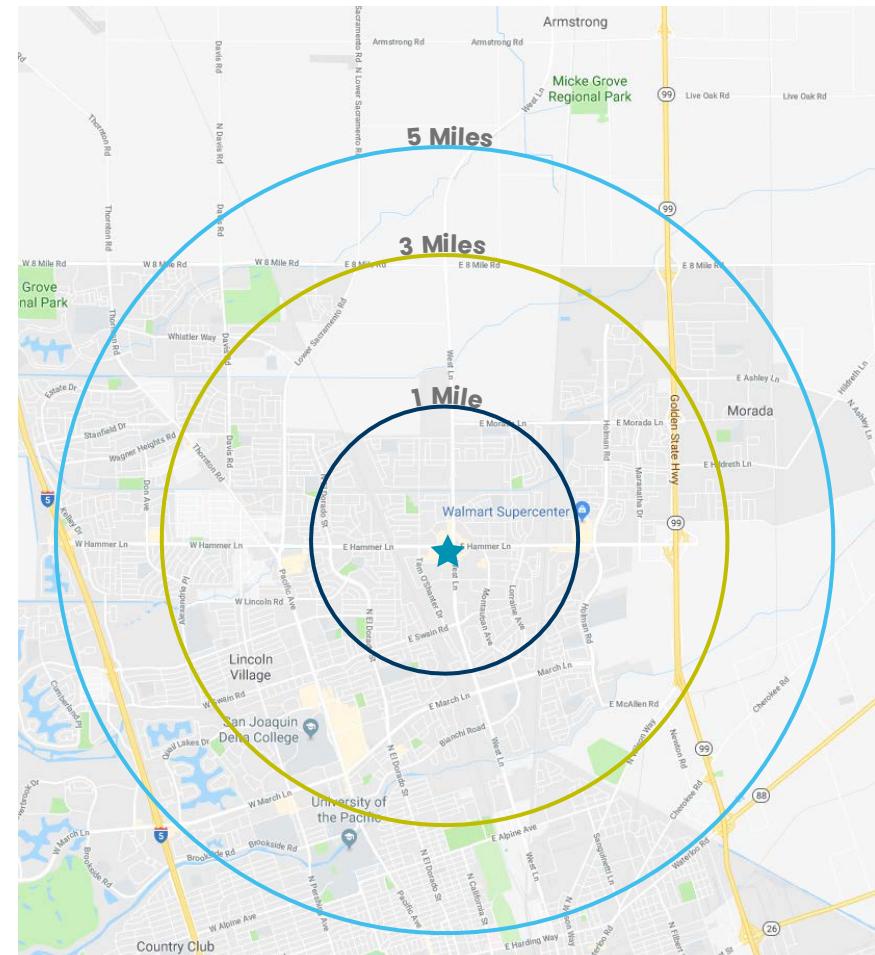
1 Mile	24,194
3 Miles	125,962
5 Miles	275,177

INCOME

	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$79,666	\$99,136	\$102,065
2024 Median Household Income	\$62,477	\$76,820	\$76,949
2024 Per Capita Income	\$23,564	\$30,718	\$33,211

BUSINESS

2024 Total Businesses	502	3,866	8,760
2024 Total Employees	4,178	34,292	102,078



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