

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

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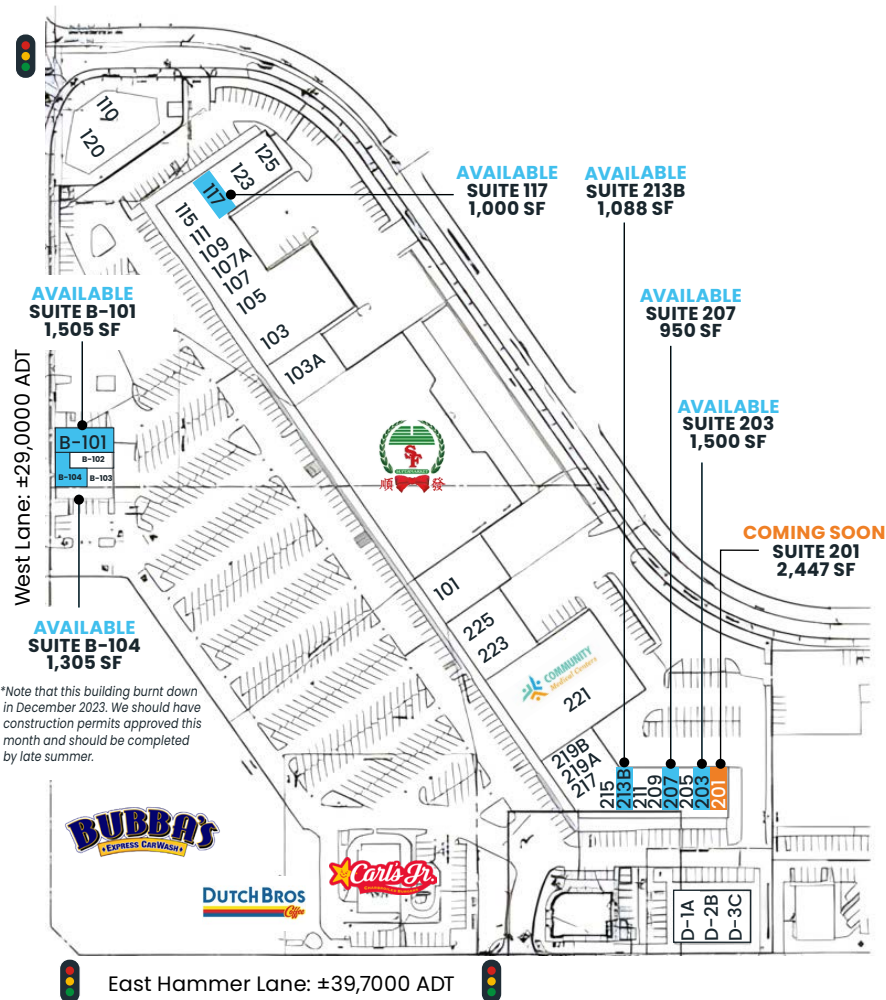
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## SITE PLAN

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Suite	Tenant	Size
101	T-Shirt Outlet	7,000
101A	Nazish Hussain KS Jewelry	1,300
103	TL Noodles	5,500
103A	Ebony Beauty Supply	3,475
105	Gogi Korean BBQ	8,000
107	West Lane Dental Center	1,851
107A	Hair Salon	1,400
109	Kim's Washtime	1,750
115-116	P-2000 Super Store	2,400
117	AVAILABLE	1000
111-123	AJ Market	6,556
125	AJ Market	1,800
201	COMING SOON	2,447
203	AVAILABLE	1,500
205	M&N Imports	985
207	AVAILABLE	950
209	Gentle Nails	909
211	Rose Salon	1,105
213B	AVAILABLE	1,088
215	Empire Cellphone Accessories	1,669
217	Baskin Robbins Store	1,000

Suite	Tenant	Size
219A	Dominos	1,988
219B	GK Mongolian BBQ	2,794
221	Community Medical Center	20,000
223	Twins Aquarium	4,800
225	Suschi Super Buffet	4,800
A-100	Leased	937
A-110-120	KANC Wealth Solutions & Insurance	2,060
A-130	Liquor Mart #2	1,212
A-140	Liquor Mart #1	1,382
A-150	Hometown Barber	678
B-101	AVAILABLE	1,505
B-102	Capitol Pure Water	916
B-103	Cambodian Restaurant	1,200
B-104	AVAILABLE	1,305
C-100	PCS Store	1,215
C-110	Philly Cheese Steak	1,137
C-120-130	Pampanga Bakery	1,734
D-1A	Discount Cigarette 2	1,798
D-2B	Kia Craft Ramen	1,602
D-3C	Angel Relax Center	3,300

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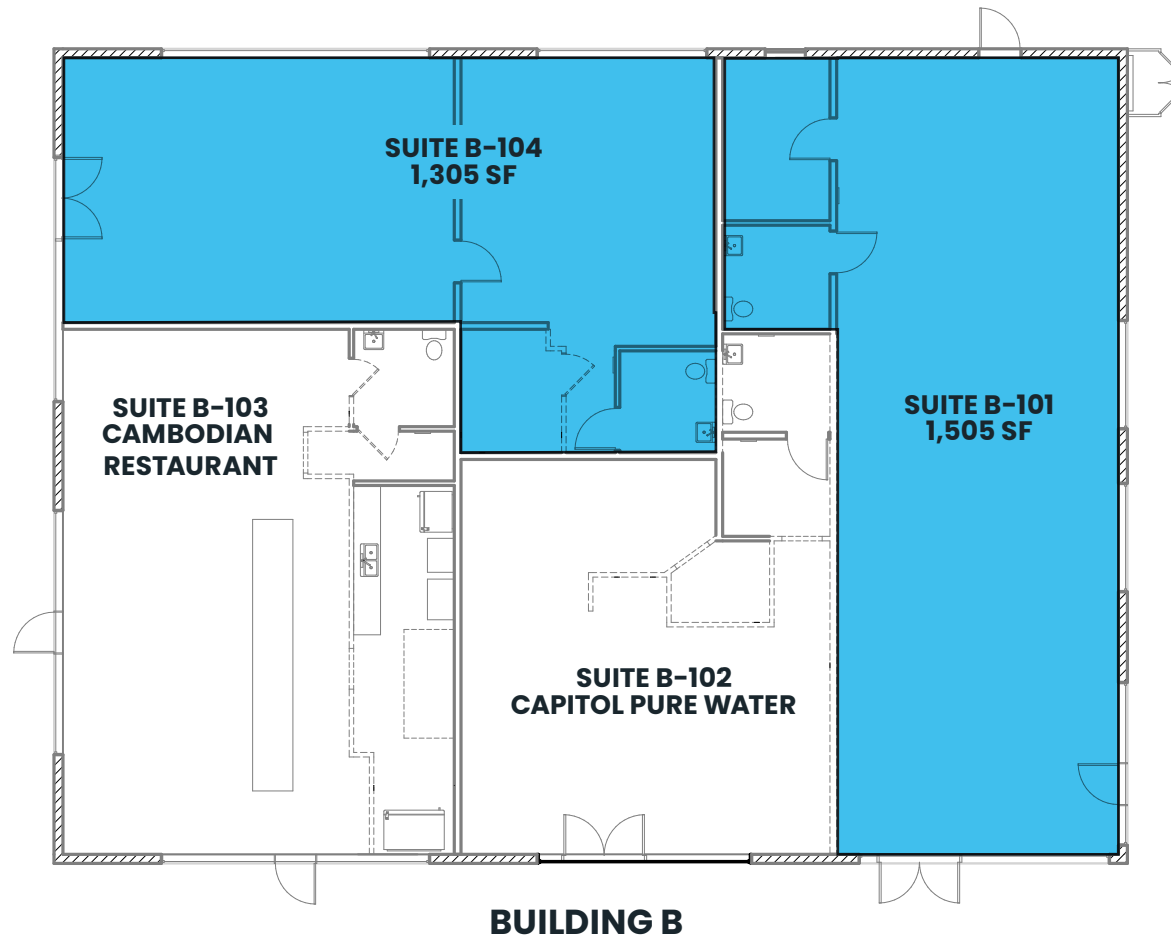
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## FLOOR PLAN

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## GALLERY

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## MARKET AERIAL

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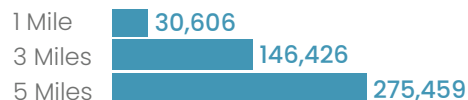
## DEMOGRAPHICS

# Normandy Village Shopping Center

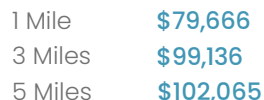
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### TOTAL POPULATION



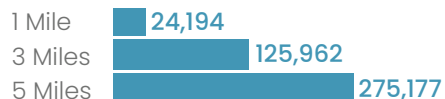
### AVG. HOUSEHOLD INCOME



Source: 2024 Esri.



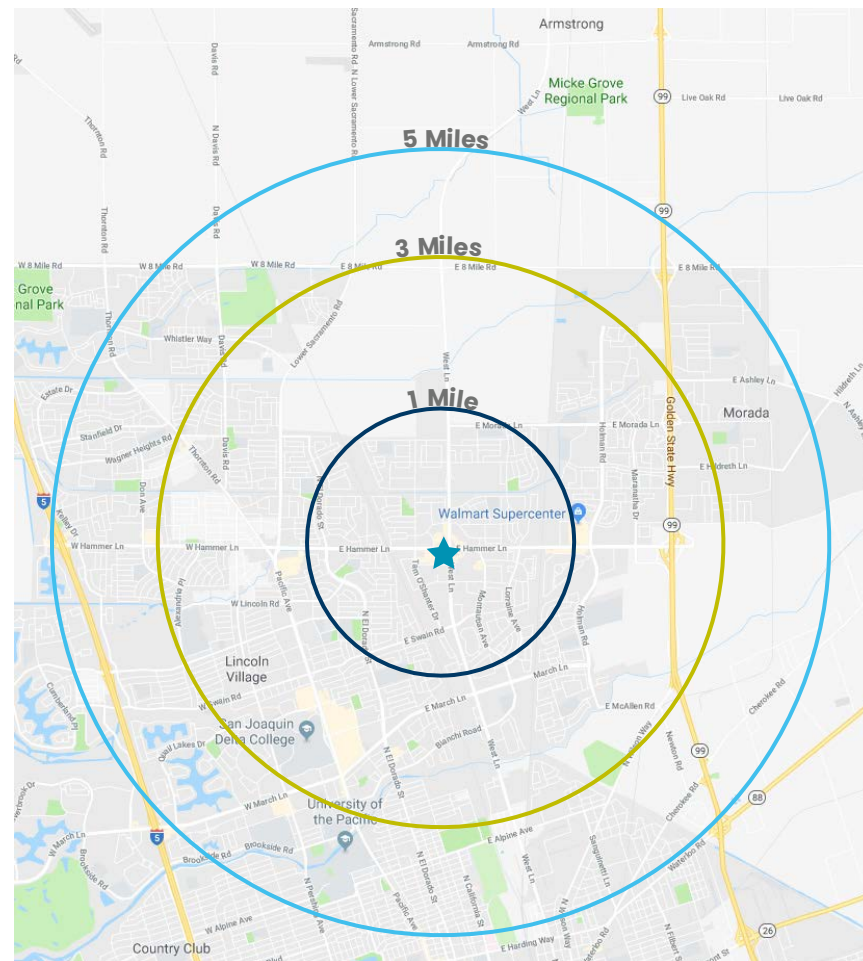
### DAYTIME POPULATION



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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