

# RETAIL FOR LEASE STOCKTON PLAZA



2309-2415 W. HAMMER LANE, STOCKTON, CA

## LISTING DATA

**LOCATION:** 2339 W. Hammer Lane,  
Stockton, CA

**AVAILABLE SPACE:** 3,703± SF  
Former Medical Office  
AVAILABLE NOW!

### FEATURES:

- Dominant neighborhood grocery anchored shopping center in North Stockton, California
- The center is located directly across the street from Sutter Gould's Stockton Medical Plaza, a 70,000sf 3-story medical facility, which generates additional foot traffic in the shopping center.
- The center offers exceptional parking, access and visibility to Hammer Lane, a primary thoroughfare in Stockton!
- Successful national tenants include: Rancho San Miguel, Auto Zone, Great Clips, and McDonalds



## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	21,442	81,531	135,819
Average HH Income:	\$102,352	\$97,529	\$102,404

### TRAFFIC COUNTS:

Hammer Lane:	47,306±	Cars ADT
Don Avenue:	15,878±	Cars ADT



## ECONOMIC DATA

**LEASE RATE:** Call for lease rate

## CONTACT

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D 209.983.6837

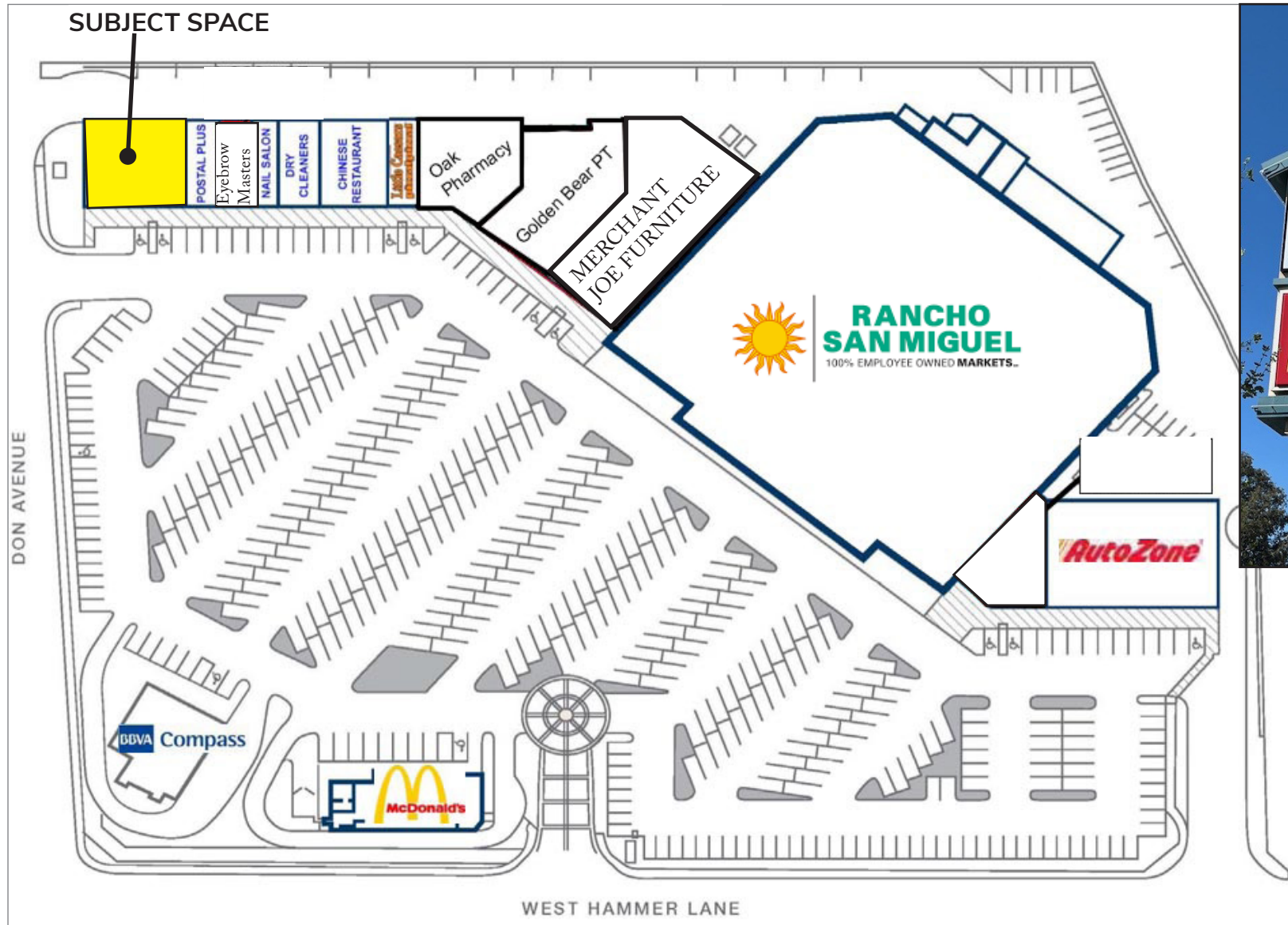
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COMMERCIAL REAL ESTATE SERVICES



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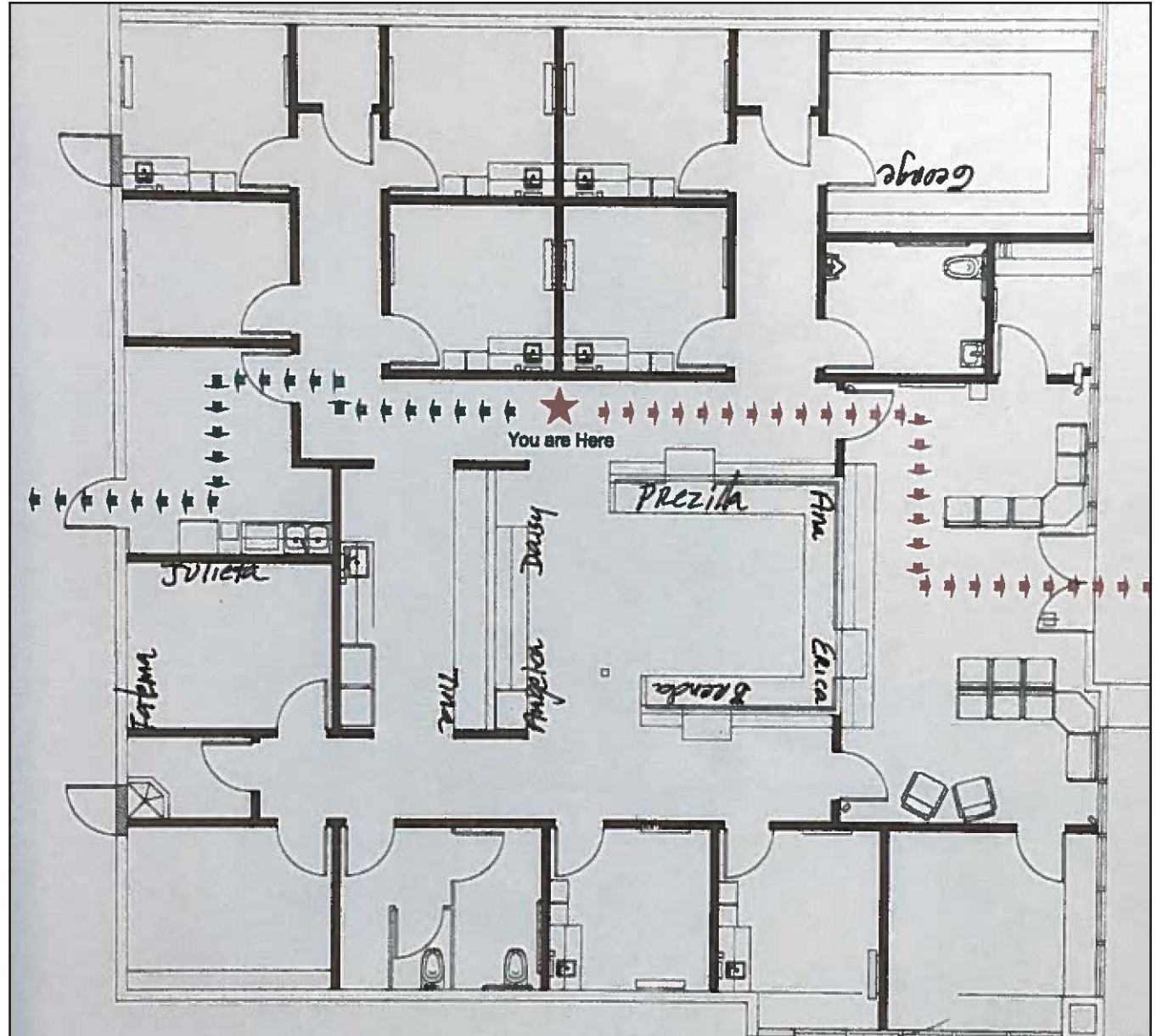


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## FLOOR PLAN

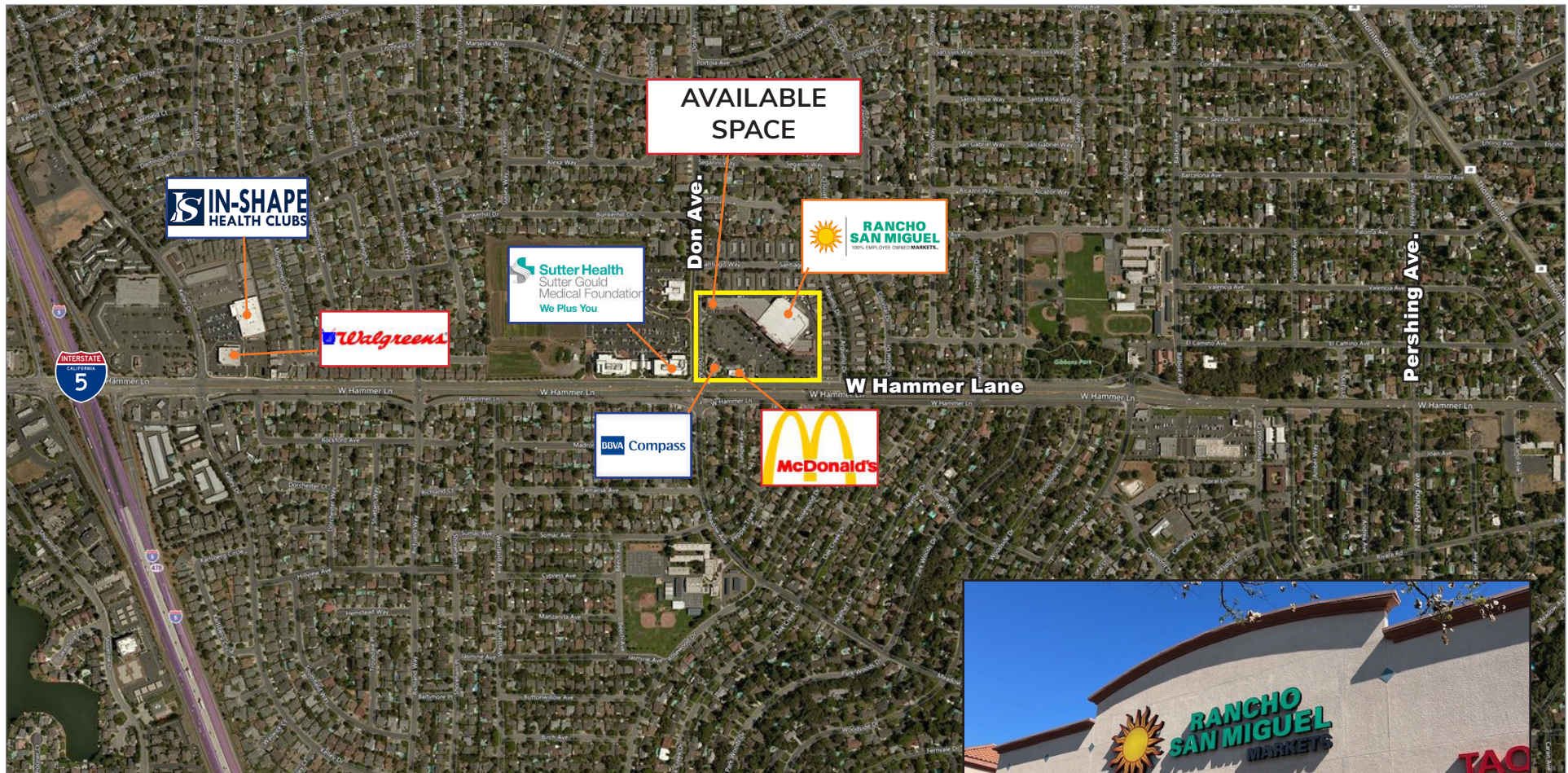


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