

LISTING DATA

AVAILABLE SF: 4,484± SF
1,138± SF

- Prime Retail Shop location with exceptional street exposure and signage opportunity!
- Located directly across the street from Costco, Floor and Decor and Walgreens.
- Wide open retail space with 12' ceilings and exceptional natural lighting.
- Nearby National retailers include 99¢ Only, WSS, DD's Discounts, Chipotle, Starbucks, El Pollo Loco, and Sizzler.
- Ample on-site and overflow parking available.
- Corner location at signalized intersection.



ECONOMIC DATA: CALL BROKER FOR LEASE RATE

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	27,925	141,669	280,872
Income:	\$72,373	\$87,141	\$92,108

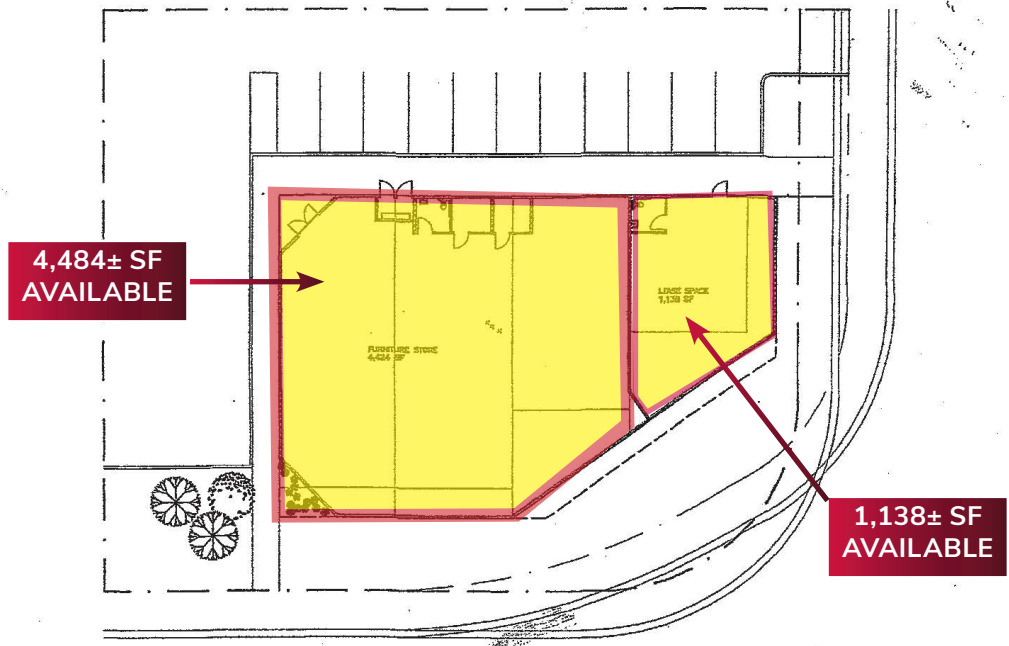
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1821 EAST HAMMER LANE | STOCKTON | CA

HIGH PROFILE RETAIL SPACES FOR LEASE



FLOOR PLAN

SCALE: 1" = 30'-0"

* SUBJECT TO FIELD VERIFICATION



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1821 EAST HAMMER LANE | STOCKTON | CA

HIGH PROFILE RETAIL SPACES FOR LEASE



TRAFFIC COUNTS:

Hammer Lane:	30,212± cars ADT
Montauban Lane:	9,653± cars ADT
West Ln:	22,992± cars ADT

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