

FOR SALE

7301 STATE RT
99 W FRONTAGE RD
STOCKTON, CA

- For Sale
- 2.45 Acres



3D TOUR **CLICK HERE**



2.45
ACRES

STOCKTON, CA

NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

NAINorthgate
INVESTMENTS TEAM

TABLE OF CONTENTS

PG03

**PROPERTY
SUMMARY**

PG04

**SITE PLAN /
MARKET AERIALS**

PG07

**CITY
PROFILE**

PG08

**DEMOGRAPHIC
OVERVIEW**

PROPERTY SUMMARY



AVAILABLE SPACE
±2.45 AC



SALE PRICE
Contact Broker



PROPERTY TYPE
Commercial Land



PROPERTY HIGHLIGHTS

- Located near Highway 99, a North-South state highway, extending throughout the Central Valley
- Highly trafficked area with daily traffic counts of ± 32,000 along East Hammer Lane
- Favorable General Commercial Zoning
- Site is located on Hammer Lane at the signalized intersection of Hammer Lane and Marantha Drive, which services the residential community of West Morada
- Area tenants include Walmart, Lowe's, Kelly-Moore Paint Company, Home Depot, O'Reilly Auto Parts, McDonalds, Office Max, America's Tires, & many more

PROPERTY INFO

SALES PRICE:	Contact Broker
APN:	130-030-180
PARCEL SIZE:	± 2.45 Acres
TRAFFIC COUNTS:	E Hammer Lane: ±27K AADT

SITE PLAN



3D TOUR [CLICK HERE](#)

NANorthgate

7301 N STATE ROUTE 99 W FRONTAGE RD
STOCKON, CA

MARKET AERIALS



MARKET AERIALS



2.45
ACRES
STOCKTON, CA

MARKET AERIALS

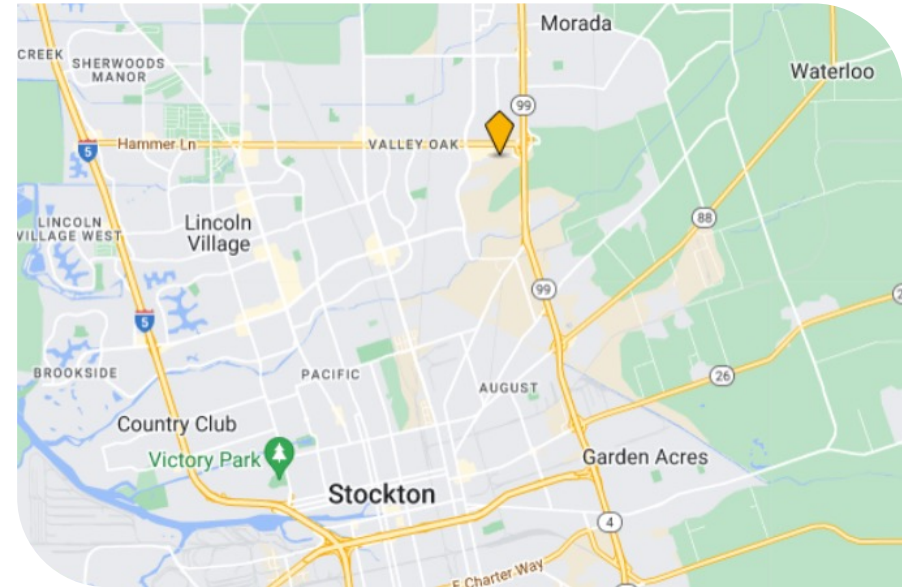


CITY PROFILE

■ STOCKTON, CALIFORNIA

Stockton can be a good area for land development for several reasons:

- **Strategic location:** Stockton is located in California's Central Valley, which is an area that is experiencing rapid growth and development. It is also situated near major highways and transportation hubs, which can make it easier to transport goods and services to and from the area.
- **Affordable land prices:** Compared to other parts of California, land prices in Stockton can be relatively affordable. This can make it easier for developers to acquire large tracts of land and undertake ambitious development projects.
- **Growing population:** Stockton has a growing population, which can create demand for new housing, commercial developments, and other infrastructure. This can make it easier for developers to attract tenants and buyers for their projects.
- **Diverse economy:** Stockton has a diverse economy, with a mix of industries including agriculture, manufacturing, logistics, and healthcare. This can create opportunities for developers to build projects that cater to the needs of different businesses and industries.
- **Government support:** The city of Stockton has shown a willingness to work with developers to promote economic growth and development. This can include offering tax incentives, streamlining permitting processes, and providing other forms of support to encourage development in the area.



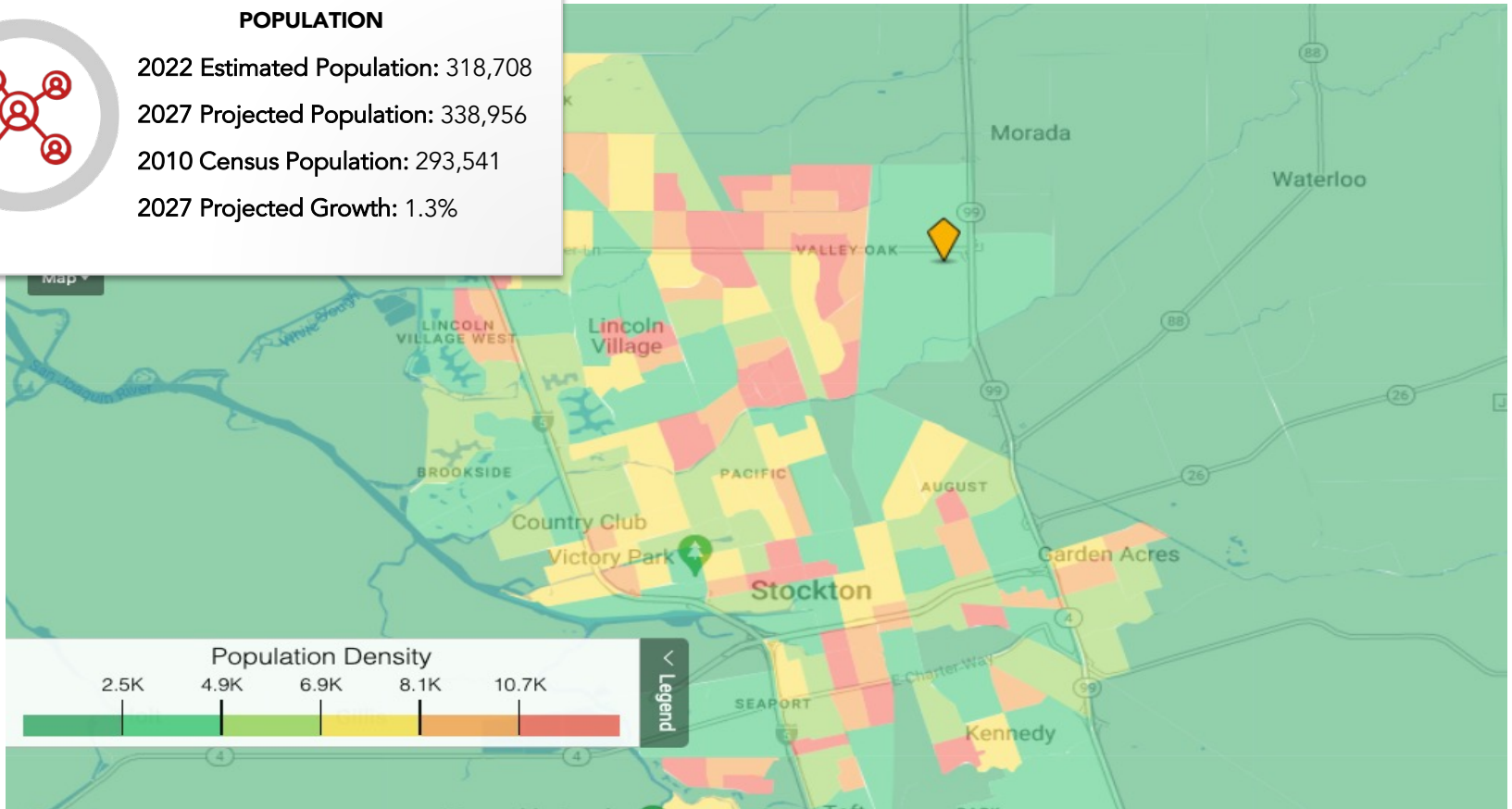
POPULATION DENSITY

■ Stockton, CALIFORNIA



POPULATION

2022 Estimated Population: 318,708
2027 Projected Population: 338,956
2010 Census Population: 293,541
2027 Projected Growth: 1.3%



DEMOGRAPHICS- 5 MILE RADIUS



HOUSEHOLDS

2022 Estimated Households: 318,708
 2027 Projected Households: 338,708
 2010 Census Households: 293,541
 2027 Projected Growth: 1.3%



BUSINESSES

2022 Estimated Total Businesses: 11,169
 2022 Estimated Total Employees: 106,766



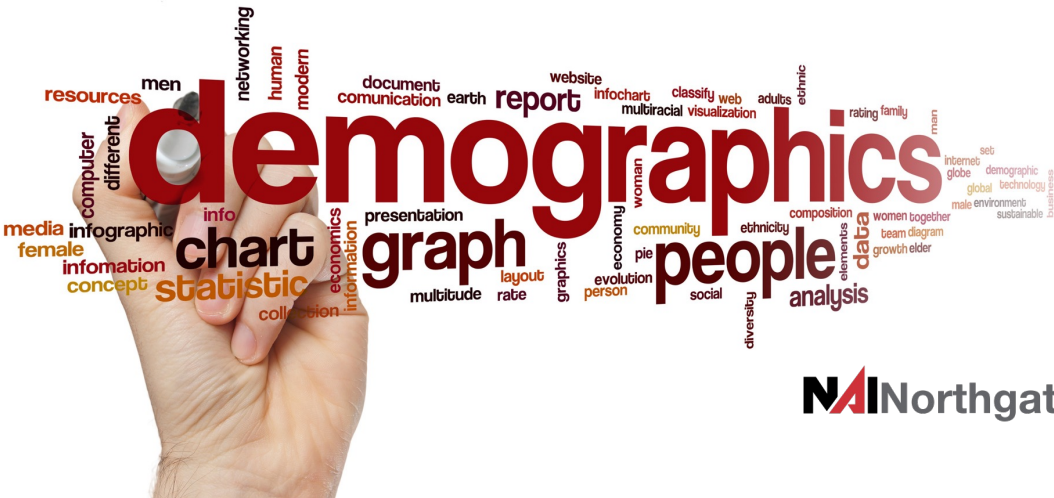
INCOME

2022 Estimated Average HHI: \$78,061



RACE & ETHNICITY

2022 Estimated White: 57.9%
 2022 Estimated Black/African American: 10.7%
 2022 Estimated Asian/Pacific Islander: 23.1%
 2022 Estimated American Indian/
 Native Alaskan: 2.5%
 2022 Estimated Hispanic: 45.6%
 2022 Estimated Other Races: 5.7%



NAINorthgate

**7301 N STATE ROUTE 99 W FRONTAGE RD
STOCKTON, CA**



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394