



FOR SALE

Commercial Land Available

7301 N State Route 99 W Frontage Road | Stockton, CA 95212

NAI Northgate

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PROPERTY INFORMATION

Sales Price

Contact Broker

APN:

130-030-180

Parcel Size:

± 2.45 Acres

Traffic
Counts:

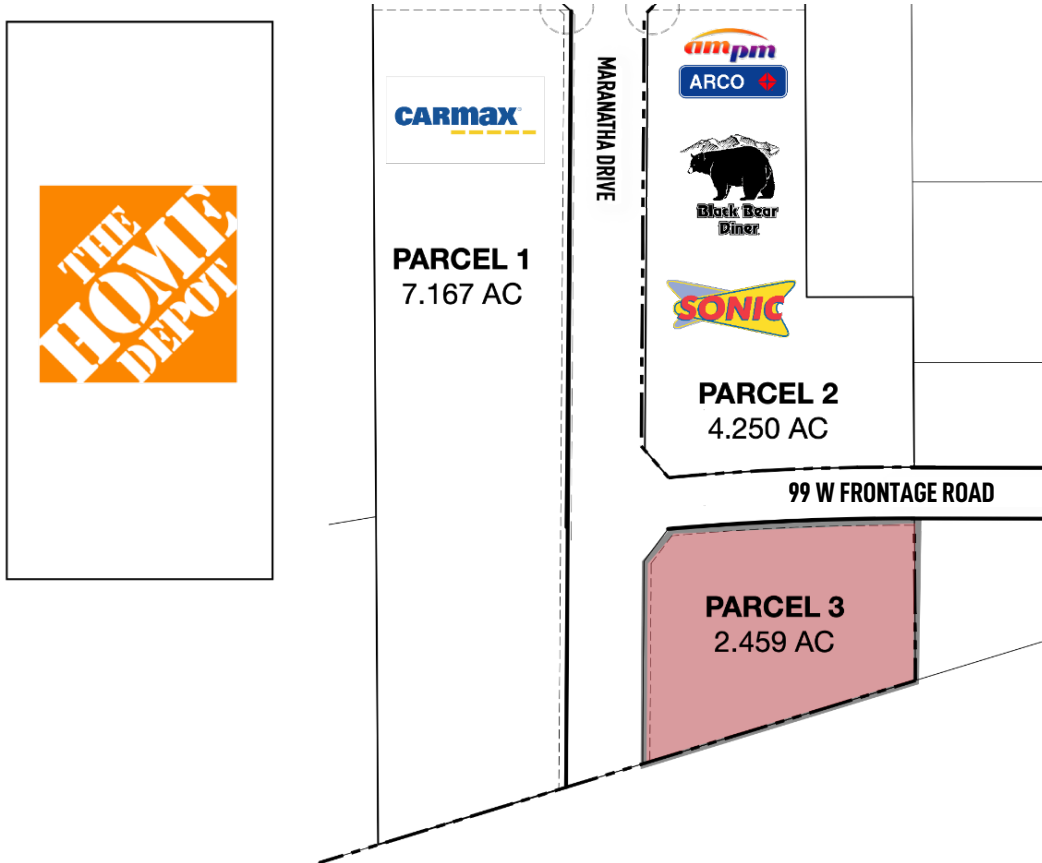
East Hammer Lane ± 27K
ADT

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, Lowes, Kelly-Moore Paint Company, Home Depot, O'Reilly Auto Parts, McDonalds, Office Max, America's Tires, & many more

SITE PLAN

EAST HAMMER LANE (± 27K ATD)



MARKET VIEW

West View



SITE
± 2.45 Acres
Available

enterprise Hertz KIA
BUICK Cadillac HYUNDAI
CHEVROLET Ford DODGE

CARPETLAND
KELLY-MOORE
PAINTS
SHERWIN
WILLIAMS
Batteries
+ Bulbs

NISSAN

Walmart

McDonald's

Round Table
DISHES

LOWE'S

Burlington

DOLLAR TREE

TACO BELL
Wendy's

CARmax
COMING SOON

KFC

AMERICA'S
TIRE

FLOORING
LIQUIDATORS

THE HOME
DEPOT

MARANATHA DRIVE

EAST HAMMER LANE (± 27K ADT)

99 W FRONTAGE ROAD

MARKET VIEW

East View



SITE
± 2.45 Acres
Available

EAST HAMMER LANE (± 27K ADT)



POPULATION

	1 mi	3 mi	5 mi
2021 Estimated Population:	11,156	102,328	242,331
2026 Projected Population:	12,041	108,996	245,557
2020 Census Population:	11,914	102,535	240,418
2026 Projected Growth:	1.6%	1.3%	1.0%



HOUSEHOLDS

	1 mi	3 mi	5 mi
2021 Estimated Households:	2,889	29,951	76,852
2026 Projected Households:	3,036	31,151	78,834
2020 Census Households:	3,088	29,966	76,236
2026 Projected Growth:	1.0%	0.8%	0.5%



INCOME

	1 mi	3 mi	5 mi
2021 Estimated Average HHI	\$97,130	\$77,654	\$77,801
2021 Estimated Median HHI	\$86,491	\$65,200	\$62,188
2021 Estimated Per Capita	\$25,209	\$22,862	\$24,884



RACE & ETHNICITY

	1 mi	3 mi	5 mi
2021 Estimated White	16.6%	21.4%	28.5%
2021 Estimated Black/African American	7.8%	9.8%	9.5%
2021 Estimated Asian/Pacific Islander	48.4%	34.8%	23.6%
2021 Estimated American Indian/Native Alaskan	1.3%	1.5%	1.7%
2021 Estimated Hispanic	27.5%	37.0%	42.8%
2021 Estimated Other Races	25.9%	32.5%	36.8%



BUSINESSES

	1 mi	3 mi	5 mi
2021 Estimated Total Businesses:	265	2,074	6,856
2021 Estimated Total Employees:	2,820	20,231	75,065

DEMOGRAPHICS



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