

For Lease

Stand Alone Retail Space

3939 E Hammer Lane | Stockton, CA 95212



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NAI Northgate

Lease

Lease Rates:

Space Available:	±10,000-23,500 Sq Ft
Parcel Size:	±2.48 Acres
APN's:	126-100-4 126-180-15 *Additional parcel
Parking Stalls	±75 Stalls
Zoning:	Commercial Large Scale (CL)
Traffic Counts:	E Hammer Lane - ±32,000 ADT

Contact Broker



- Rare property in one of Stockton's strongest trade areas
- Stand-alone retail building located along one of Stockton's main thoroughfares, Hammer Lane
- Strong visibility along Hammer Lane, with high daily traffic counts in excess of 32,000 cars daily
- Located in close proximity to Highway 99
- Surrounding area tenants consist of Home Depot, Lowes, Super Walmart, Burlington Coat Factory, Dollar Tree, Wendy's, Taco Bell, McDonalds, variety of car dealerships, Chevron, and much more
- Within a 5-mile radius there is a population of ± 239,665 with an average household income of \$75,791



Market View

Facing West



Site Plan



Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	14,374	100,714	239,665
2025 Projected Population:	15,142	107,334	256,143
2010 Census Population:	13,575	94,234	224,986
2025 Projected Growth:	1.1%	1.3%	1.4%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	3,741	30,295	77,946
2025 Projected Households:	3,822	31,379	81,057
2010 Census Households:	3,488	28,092	72,376
Projected Growth:	0.4%	0.7%	0.8%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	314	2,563	8,816
2020 Estimated Total Employees:	3,458	22,004	83,472

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	\$96,791	\$78,057	\$75,791

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	21.5%	29.2%	38.6%
2020 Estimated Black/African American:	8.8%	11.1%	10.6%
2020 Estimated Asian/Pacific Islander:	48%	34.1%	23.2%
2020 Estimated American Indian/Native Alaskan:	0.7%	0.9%	1.2%
2020 Estimated Hispanic:	27.9%	35.3%	40.5%
2020 Estimated Other Races:	21.2%	24.6%	26.4%

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