

HAMMERTOWN SHOPPING CENTER

1120 EAST HAMMER LANE

STOCKTON, CA

FOR LEASE

37,149 SF RETAIL SPACE

ETHAN CONRAD

PROPERTIES INC.

AVAILABLE

NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

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www.ethanconradprop.com

FEATURES:

- 67,716 SF former 99¢ Only Store space located on heavily traveled E Hammer Lane
- Space includes a loading dock, two (2) walk-in coolers, one (1) walk-in freezer and mezzanine area (not included in total SF)
- Center is co-anchored by Planet Fitness
- Minutes from Hwy 99
- Abundant parking
- Surrounded by dense residential population



PROPERTY DETAILS:

Hammertown Shopping Center is located at one of Stockton’s most heavily trafficked intersections at E Hammer Lane and West Lane. The property is one of three bustling centers within the intersection.

Major neighboring national tenants include Costco, Planet Fitness, Kaiser Permanente, Walmart Supercenter, Home Depot, Lowe’s, Stockton Honda, Toyota Town of Stockton, Acura of Stockton and The Stockton Auto Center.

Strong Hispanic population with an average of 40% within a 1 to 5 mile radius.

LEASE RATE:

37,149 SF \$40,492.00 (\$1.09 PSF, NNN)

NNN costs are approximately \$0.28 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	30,784	155,050	282,255
2023 Average HH Income:	\$73,582	\$92,363	\$94,472
Traffic Count @ E Hammer Lane:		±73,000	

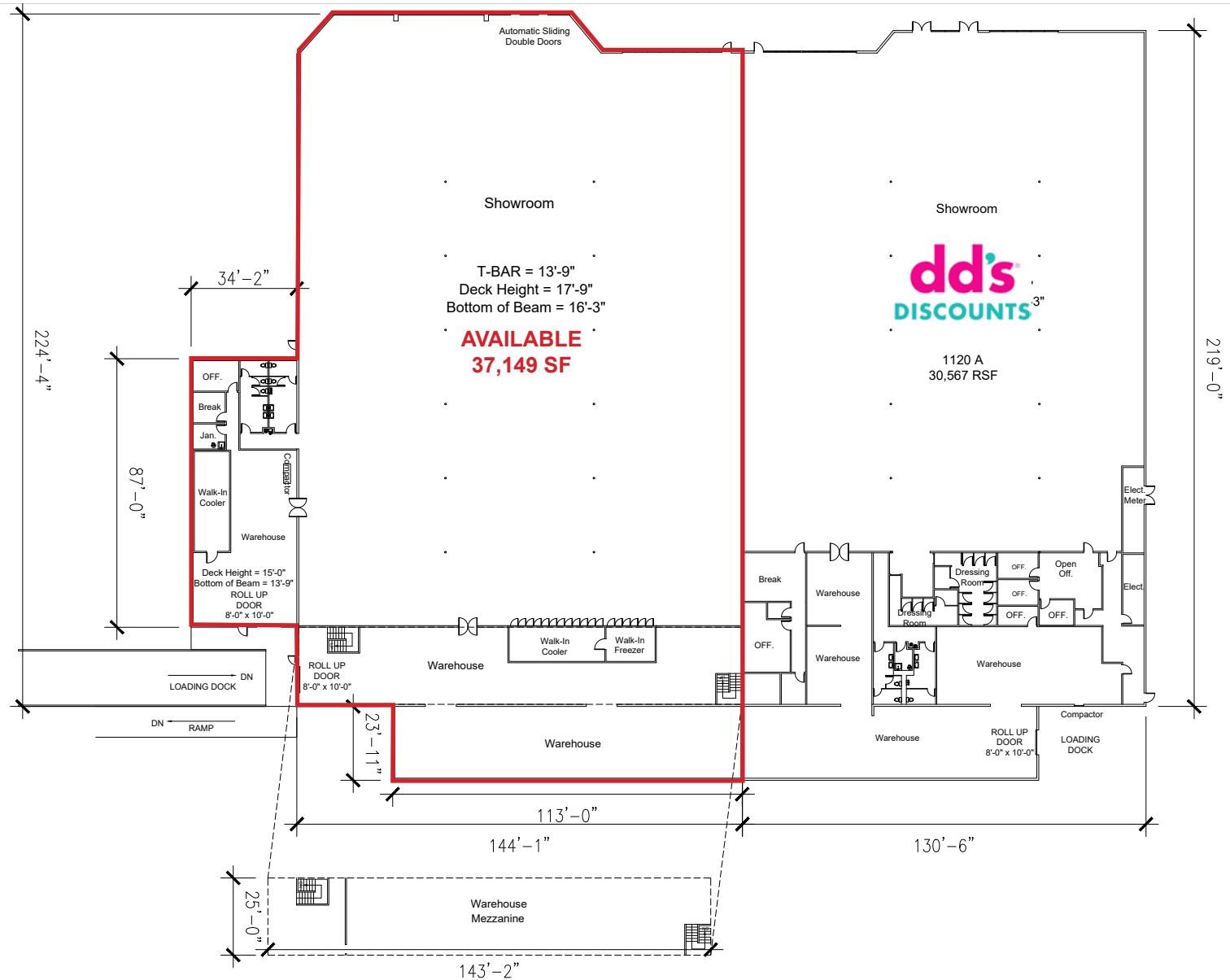
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



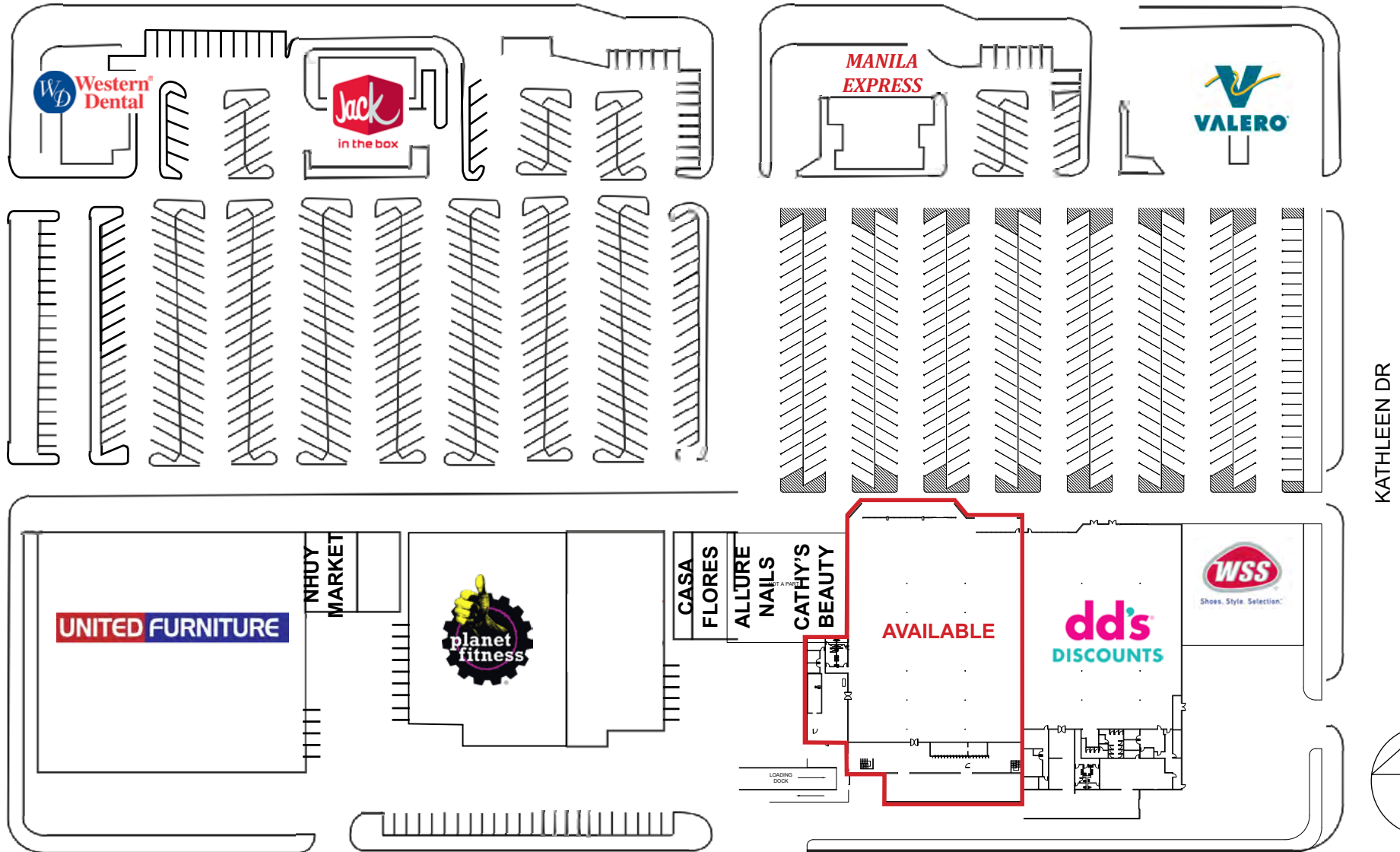
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SITE PLAN

HAMMER LANE



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