



For Sale
Vacant Retail Space

1578 Hammertown Dr | Stockton, CA 95210

 **NORTHGATE**
Investment Sales | Leasing | Asset Management



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Property Information

Sales Price: **\$1,125,000**

APN: **094-040-170-000**

Zoning: **General Commercial (CG)**

Building Size: **± 10,766 Sq Ft**

Parcel Size: **± 23,217 Sq Ft**

Traffic Counts: **West Lane - 33,000 ADT**

- Property is located in one of Stockton's prime retail corridors with high traffic counts on West Lane
- Building has 15FT by 8FT roll up door
- Close proximity to area shopping centers and Stockton Kaiser Permanente Medical Office
- Area tenants include: Wal-Mart, Costco, Walgreens, Regal Cinema, SF Market, Kaiser Permanente, Quikstop, Meinke, El Pollo Loco, Starbucks, Big Lots, + more

Site Plan



Market View



Market View





Demographics

Population

	1 mi	3 mi	5 mi
2020 Estimated Population:	27,881	143,609	279,466
2025 Projected Population:	29,804	152,812	298,651
2010 Census Population:	26,635	133,606	262,388
2025 Projected Growth:	1.4%	1.3%	1.4%

Households

	1 mi	3 mi	5 mi
2020 Estimated Households:	8,451	45,874	93,055
2025 Projected Households:	8,772	47,468	96,735
2010 Census Households:	7,987	42,318	86,517
Projected Growth:	0.8%	0.7%	0.8%

Businesses

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	837	4,697	10,207
2020 Estimated Total Employees:	6,592	36,121	98,017

Income

	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$68,612	\$77,581	\$80,862
2020 Estimated Median Household Income:	\$49,221	\$58,802	\$61,197
2020 Estimated Per Capita Income:	\$20,899	\$24,959	\$27,089

Race & Ethnicity

	1 mi	3 mi	5 mi
2020 Estimated White:	23.5%	34.3%	39.2%
2020 Estimated Black/African American:	13.2%	11.4%	10.9%
2020 Estimated Asian/Pacific Islander:	38%	29.5%	23.2%
2020 Estimated American Indian/Native Alaskan:	0.7%	1%	1.1%
2020 Estimated Hispanic:	33.9%	34.4%	39%
2020 Estimated Other Races:	24.6%	23.7%	25.5%



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