

# For Sale

## Vacant Retail Space

1578 Hammertown Dr | Stockton, CA 95210



Investment Sales | Leasing | Asset Management



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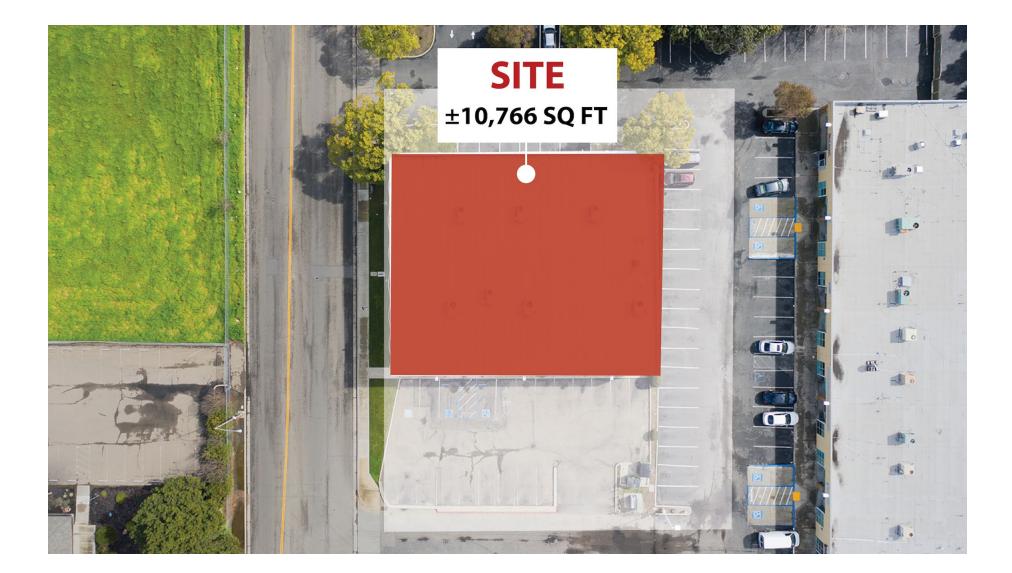
# **Property Information**

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

### NORTHGATE

### 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%

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

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	

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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