



For Sale

Commercial Land Available

3928 E Hammer Lane | Stockton, CA 95212

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



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Xavier Santana

CEO, Broker

925 226 2455

xavier@ngcip.com

Lic. # 01317296

Bill Johnson

Investments Partner

209 546 6051

bill.johnson@ngcip.com

Lic. # 01992175

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Property Information

Sales Price: **\$535,000**

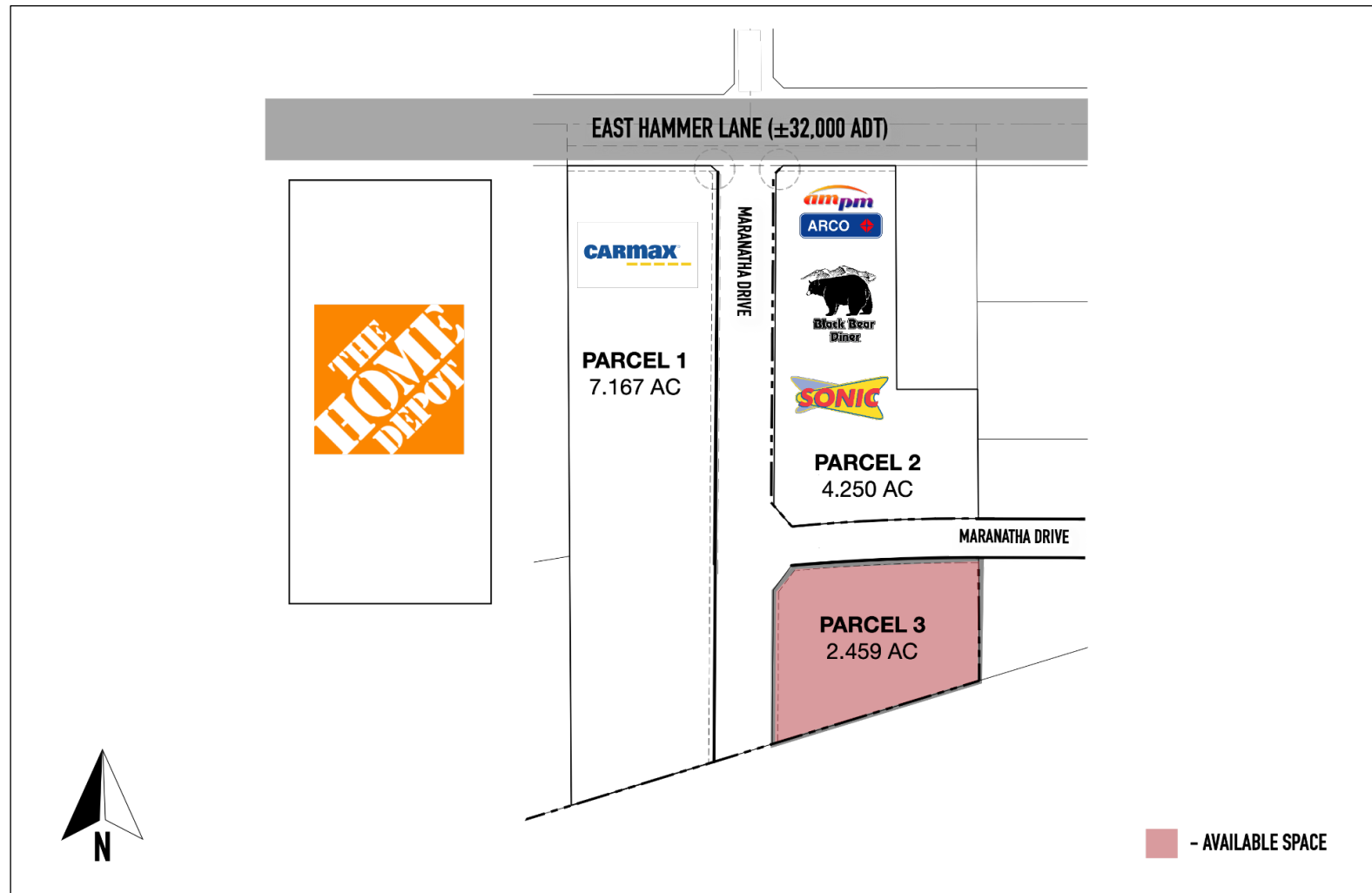
APN: 130-030-180

Parcel Size: ± 2.45 Acres

Traffic Counts: East Hammer Lane ± 30,000 ADT

- 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
- Property is within the Sphere of Influence with the City of Stockton and is set for Annexation by the 2035 General Plan
- 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, and many more

Site Map



Market View

West View



Market View





Demographics

Population

	1 mi	3 mi	5 mi
2020 Estimated Population:	13,057	100,660	242,395
2025 Projected Population:	13,777	107,425	259,717
2010 Census Population:	12,236	94,061	227,060
2025 Projected Growth:	1.1%	1.3%	1.4%

Households

	1 mi	3 mi	5 mi
2020 Estimated Households:	3,370	29,829	77,628
2025 Projected Households:	3,490	31,308	81,910
2010 Census Households:	3,164	28,040	72,986
Projected Growth:	0.7%	1.0%	1.1%

Businesses

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	307	2,140	6,814
2020 Estimated Total Employees:	3,016	21,107	73,216

Income

	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$106,628	\$81,762	\$78,876
2020 Estimated Median Household Income:	\$77,778	\$63,284	\$61,882
2020 Estimated Per Capita Income:	\$27,564	\$24,335	\$25,420

Race & Ethnicity

	1 mi	3 mi	5 mi
2020 Estimated White:	22.0%	28.9%	38.2%
2020 Estimated Black/African American:	8.6%	10.9%	10.4%
2020 Estimated Asian/Pacific Islander:	47.9%	34.5%	23.3%
2020 Estimated American Indian/Native Alaskan:	0.7%	0.9%	1.2%
2020 Estimated Hispanic:	27.6%	35.4%	41.0%
2020 Estimated Other Races:	20.9%	24.7%	26.7%



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