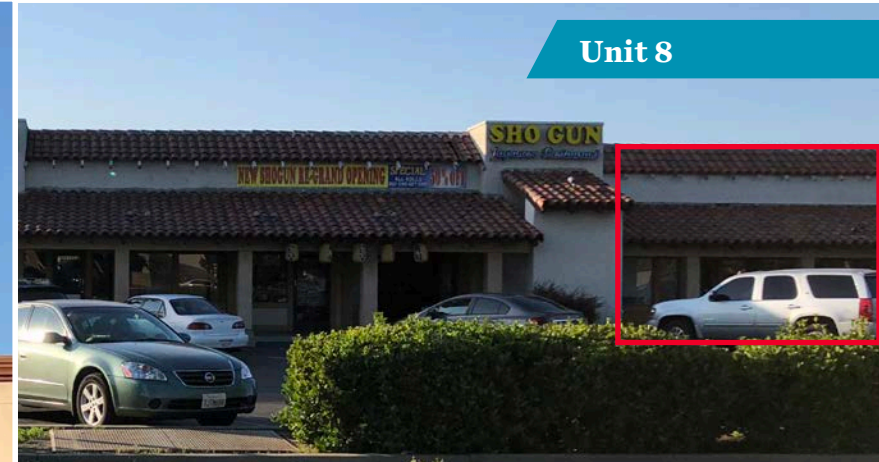


**FOR LEASE**

# Hammer Ranch Shopping Center

SEC of Hammer Lane & Pacific Avenue STOCKTON, CA



**Tyler Murdaca**

Director  
+1 209 425 3893  
tyler.murdaca@cushwake.com  
DRE Lic #01973380

**Nicole Key**

Managing Director  
+1 209 425 3894  
nicole.key@cushwake.com  
DRE Lic #01907567

3255 West March Lane Suite 230  
Stockton, CA 95219  
[cushmanwakefield.com](http://cushmanwakefield.com)

FOR LEASE

## Hammer Ranch Shopping Center

STOCKTON, CA

Property Summary

### Property Highlights

- Partially improved restaurant space available
- Hammer Ranch is conveniently located at the southeast corner of W. Hammer Lane and Pacific Ave
- Strong demographics in densely populated North Stockton neighborhood
- Center co-tenants include SaveMart Supermarket, Dollar Tree, H&R Block, U.S. Post Office and more
- Area tenants include Smart & Final Extra!, Michael's, TJ Maxx, Dollar Tree, Starbucks, Carl's Jr., Wells Fargo and more

**Lease Rate** Contact Broker

**Available Space** Unit 8 ±1,315 SF

Unit 10 ±2,200 SF (Available January 2019)

**GLA** 47,906 SF



#### TRAFFIC COUNTS

W Hammer Ln ±38,000

Pacific Ave ±27,000

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# Hammer Ranch Shopping Center

STOCKTON, CA

## Site Plan



Suite	Tenant	Sq. Ft
Unit 3	Royal India	3,850
Unit 4	Cal Dental	2,400
Unit 5	UCP	6,420
Unit 6	Vicky's Nails	2,100
Unit 7	Shogun	2,100
Unit 8	Available	1,315
Unit 9	Indulgence	2,182
Unit 10	Coming Soon!	2,200
Unit 11	Karate	1,500
Unit 13	H&R Block	6,436
Unit 14	Oriental Chef	2,925
Unit 15	Smokey Joe's	1,575
Unit 19	Dollar Tree	12,000

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# Hammer Ranch Shopping Center

STOCKTON, CA

Close Up Market Aerial



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FOR LEASE

# Hammer Ranch Shopping Center

STOCKTON, CA

Market Aerial



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**FOR LEASE**

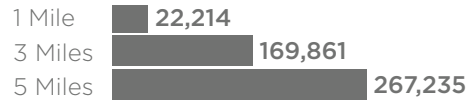
**Hammer Ranch Shopping Center**

STOCKTON, CA

**2018 Demographics**



**TOTAL POPULATION**



**AVG. HOUSEHOLD INCOME**

1 Mile	\$64,878
3 Miles	\$74,945
5 Miles	\$75,997



**DAYTIME POPULATION**



**TRAFFIC COUNTS**

W. Hammer Lane	±38,000
Pacific Ave	±27,000



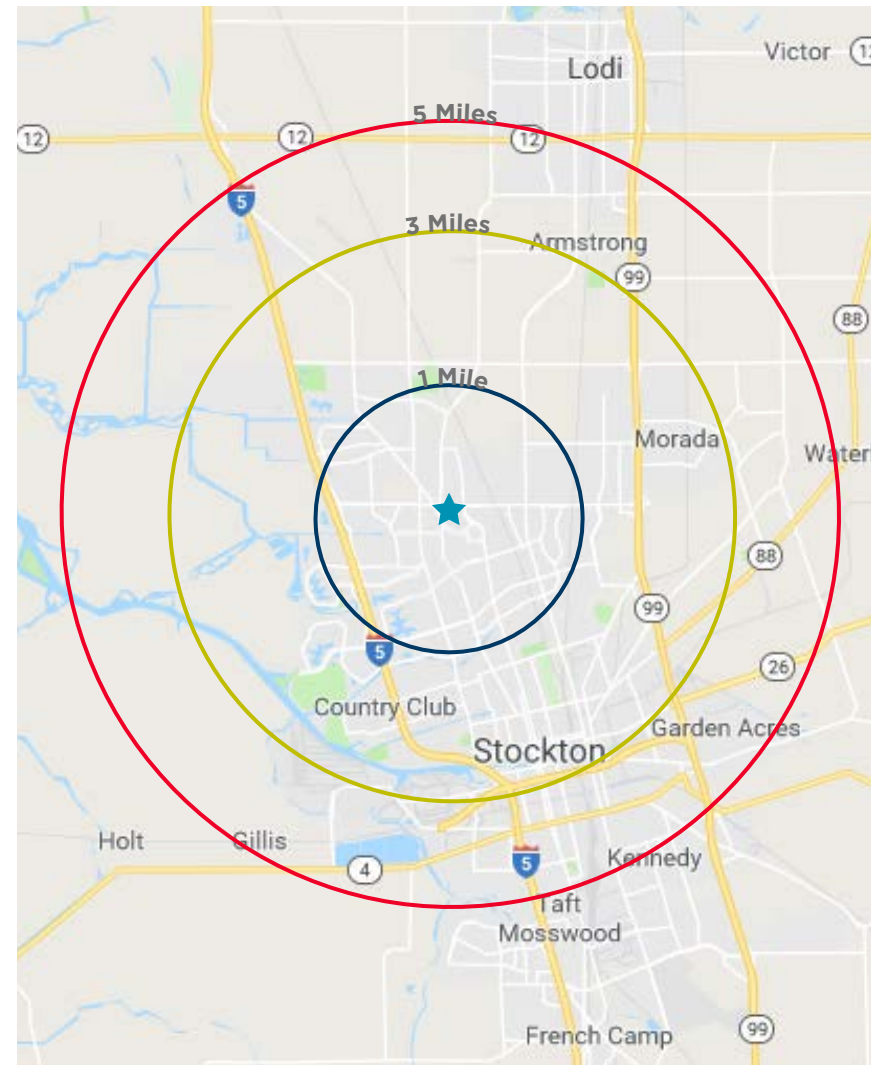
**GROWTH RATES FOR TOTAL POPULATION**

1 Mile	4.60%
3 Miles	5.00%
5 Miles	5.30%

INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$64,878	\$74,945	\$75,997
2018 Median Household Income	\$48,438	\$53,214	\$52,267
2018 Per Capita Income	\$23,414	\$25,339	\$25,555

BUSINESS	1 Mile	3 Miles	5 Miles
2018 Total Businesses	698	4,113	7,391
2018 Total Employees	6,128	40,778	85,076



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