

# AVAILABLE FOR LEASE > ±3,000 SQ. FT. FREESTANDING BUILDING



1407 E. HAMMER LANE • STOCKTON, CA



## Property Information:

- **Address:** 1407 E. Hammer Lane, Stockton, CA
- **Cross Street:** West Lane
- **Available:** ±3,000 Square Feet
- **Traffic Counts:** Hammer Lane - 40,290 ADT (2015)  
West Lane - 28,584 ADT (2015)
- **Zoning:** C-2
- **Lease Rate:** \$2.00, NNN
- **NNN's:** \$0.28, PSF

## Property Highlights:

- Prominent signage visibility on Hammer Lane
- Centrally located between I-5 and Hwy 99
- Highest trafficked intersection in Stockton

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2016)	29,610	139,383	267,197
Avg. HH Income	\$53,075	\$63,736	\$68,313



## EXCLUSIVE BROKER:

### ERICA FREY

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