# 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		

#### **<u>Property Highlights</u>:**

- 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 Associate

(209) 475-5127 Direct erica.frey@colliers.com CA License No. 01870735



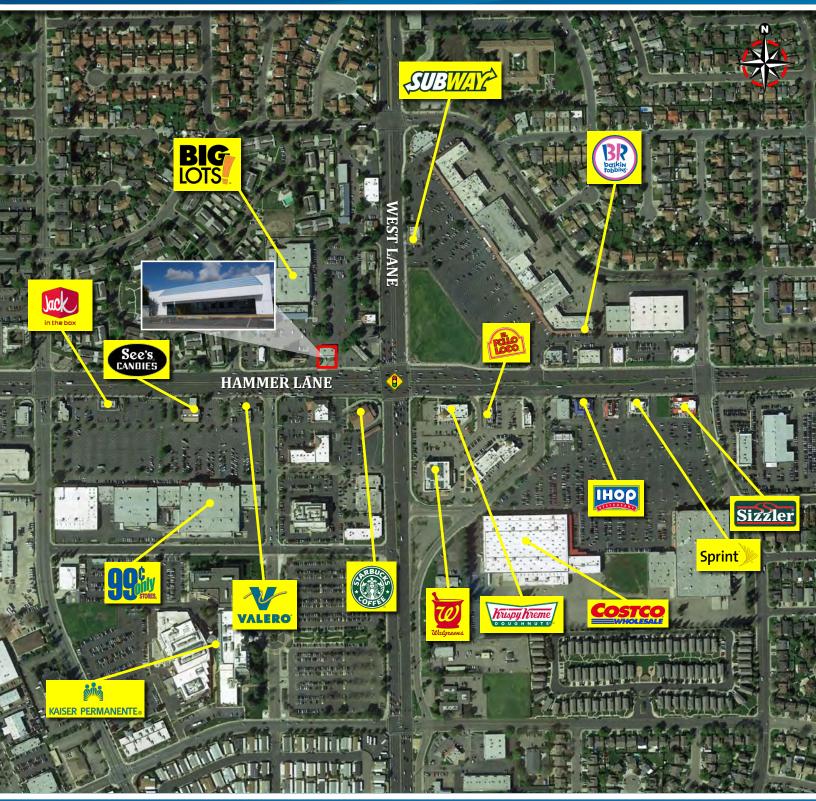
#### **COLLIERS INTERNATIONAL** 3439 Brookside Road, Suite 108 Stockton, CA USA 95219 www.colliers.com

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