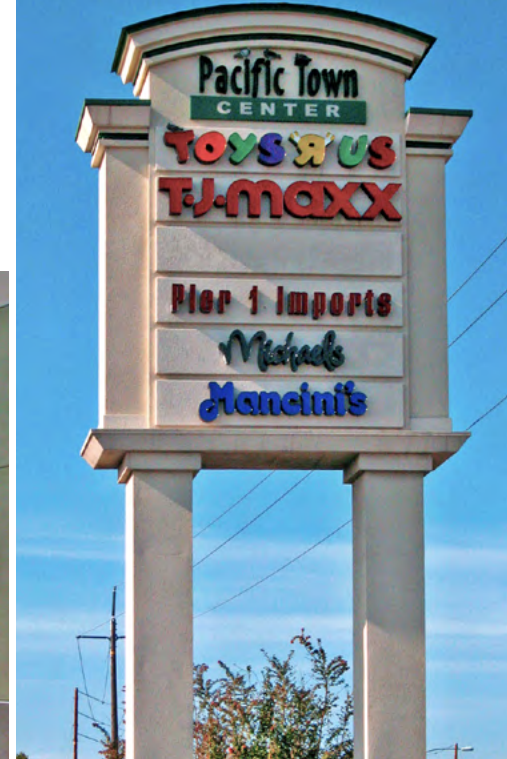


Pacific Town Center

718-760 West Hammer Lane

Stockton, CA 95210



FOR LEASE: 2 SPACES

- ±1,675 SF
- ±49,835 SF (former Toys R Us)
- One of the Busiest Intersections in the Area:
Hammer and Pacific
- Join Pier 1 Imports, Smart & Final Extra,
TJ Maxx, Michaels and Numerous Successful Restaurants

TRAFFIC COUNTS

Hammer Lane	31,828 vehicles per day
Pacific Avenue	22,113 vehicles per day
TOTAL	53,941 vehicles per day

DEMOGRAPHICS

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Est. 2019 Population	22,834	84,156	168,511
Avg Household Income	\$70,066	\$72,585	\$78,896
Med Household Income	\$53,720	\$56,732	\$61,816
Employees	5,571	20,959	43,876

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Pacific Town Center Aerial Map



AVAILABLE
±1,675 SF

AVAILABLE
±49,835 SF

Etna Lane

Hammer Lane 31,828 ADT

Pacific Ave 22,113 ADT

Signalized Intersection

Signalized Intersection

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Pacific Town Center Site Photos



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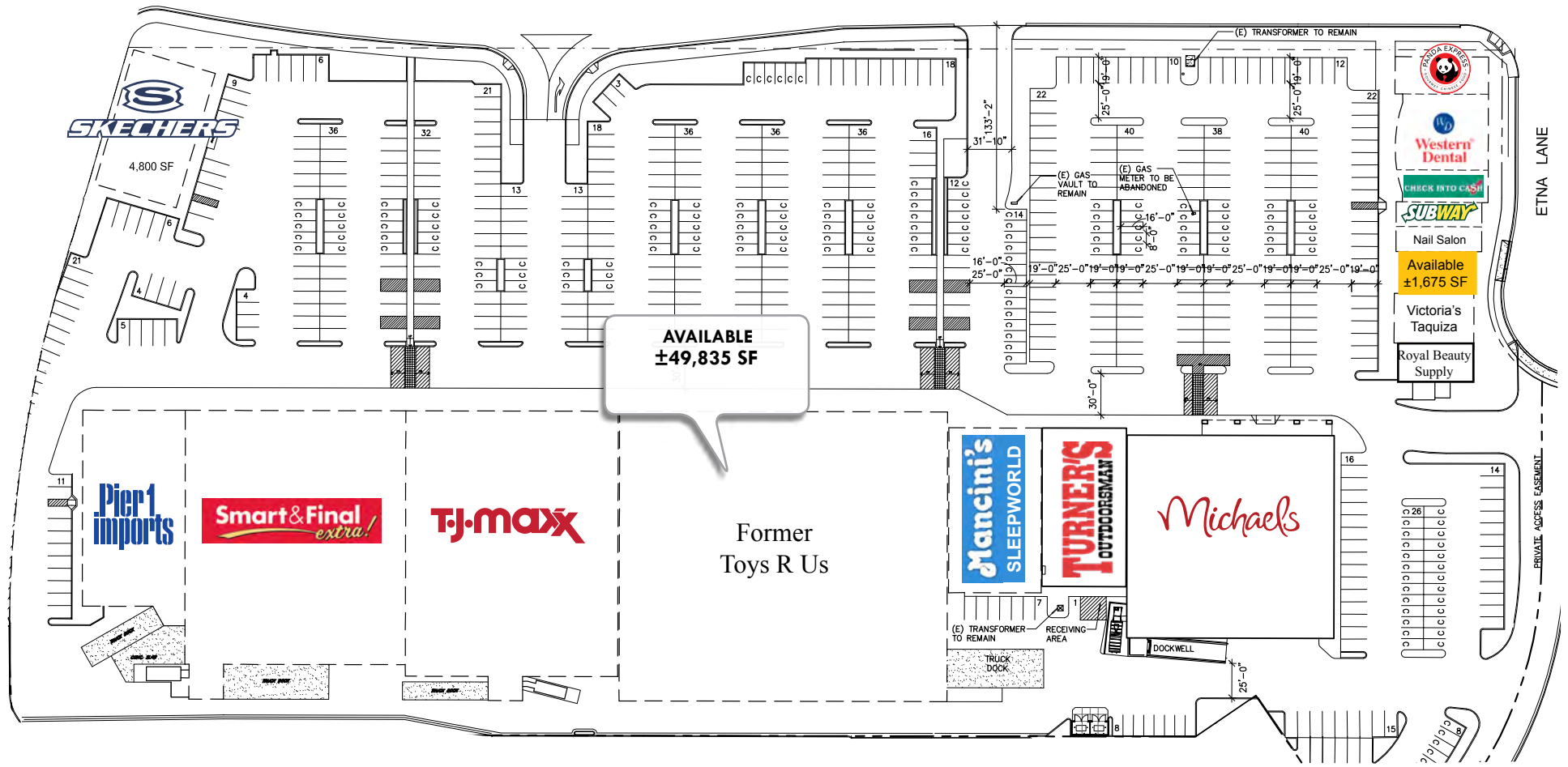
Pacific Town Center Site Photos



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Pacific Town Center Site Plan



Pacific Town Center Aerial Map



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