Pacific Town Center

750 East Hammer Lane
Stockton, CA 95207

FOR LEASE: 4 SPACES

- ±1,483 SF End Cap Suite (Former Coffee)

- ±3,510 SF (Former Pizza)

- ±1,675 SF

- ±49,835 SF (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	39,200 vehicles per day
Pacific Avenue	33,400 vehicles per day
TOTAL	72,600 vehicles per day

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Est. 2017 Population	30,627	85,053	151,440
Avg Household Income	$59,289	$63,982	$71,504
Med Household Income	$43,392	$48,058	$54,496
Employees	5,201	22,083	35,877

Jon Gianulias
JG@CORECRE.COM
916. 274. 4422
CA BRE #01227233

CORE Commercial
2264 Fair Oaks Blvd. Suite 201
Sacramento, CA 95825
CA DRE #01904661

CORE
COMMERCIAL

Pacific Town Center Aerial Map

AVAILABLE
±49,835 SF

Michaels

Mancini's

TOYS 'R' US

T·J·maxx

Smart&Final extra!

Pier 1 imports

SUBWAY

Available

Signalized Intersection

Etna Lane

SKECHERS

Pacific Ave 33,400 ADT

Hammer Lane 39,200 ADT

Wendy's

Signalized Intersection

Jon Gianulias
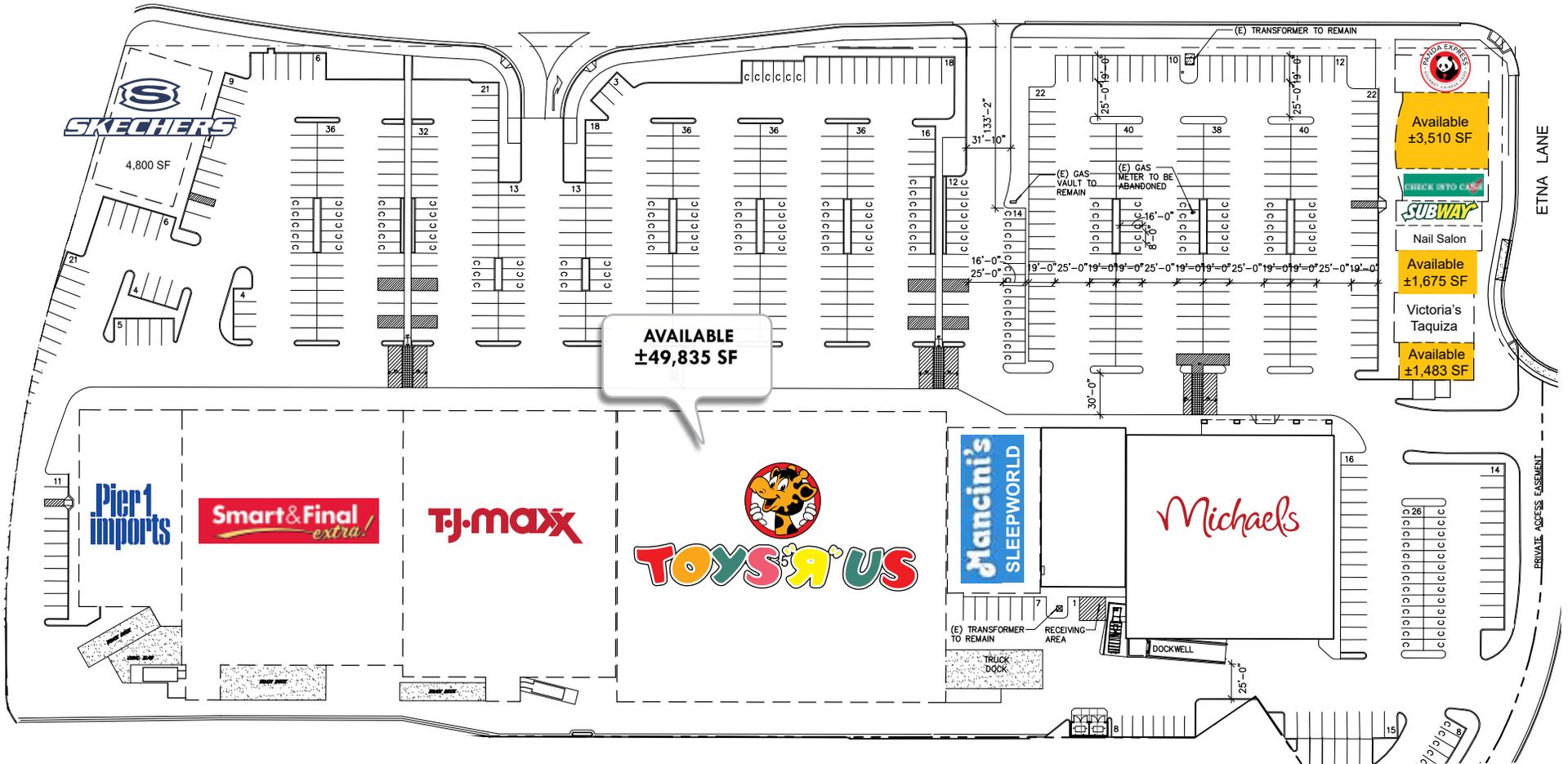JG@CORECRE.COM
916. 274. 4422
CA BRE #01227233

CORE
COMMERCIAL

AVAILABLE ±49,835 SF

Jon Gianulias
JG@CORECRE.COM
916. 274. 4422
CA BRE #01227233

CORE
COMMERCIAL

Pacific Town Center Site Plan

SKECHERS
4,800 SF

AVAILABLE ±49,835 SF

Pier 1 imports

Smart & Final extra!

T·J·maxx

TOYS "R" US

Mancini's SLEEPWORLD

Michaels

(E) TRANSFORMER TO REMAIN

PANDA EXPRESS

Available ±3,510 SF

CHECK INTO CASH

SUBWAY

Nail Salon

Available ±1,675 SF

Victoria's Taquiza

Available ±1,483 SF

ETNA LANE

PRIVATE ACCESS EASEMENT

(E) GAS VAULT TO REMAIN

(E) GAS METER TO BE ABANDONED

(E) TRANSFORMER TO REMAIN

RECEIVING AREA

TRUCK DOCK

DOCKWELL

Jon Gianulias
JG@CORECRE.COM
916. 274. 4422
CA BRE #01227233

CORE
COMMERCIAL

Pacific Town Center Aerial Map

THORNTON RD (25,900 ADT)

LOWER SACRAMENTO RD (19,600 ADT)

PACIFIC AVENUE (33,400 ADT)

HAMMER LANE (39,200 ADT)

FINA LANE

Orchard SUPPLY HARDWARE

Walgreens

FOOD 4 LESS

Del Taco

Wendy's HAMBURGERS

PANDA EXPRESS

SUBWAY

AVAILABLE

SKECHERS

Pier 1 imports

AVAILABLE

Smart & Final

T·J·maxx

TOYS "R" US

Mancini's

Michaels

CVS pharmacy

SAVE MART SUPERMARKETS

CORE COMMERCIAL