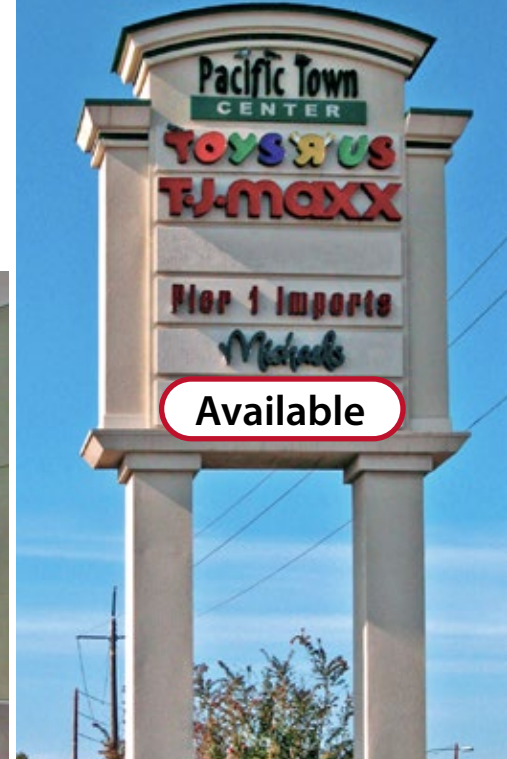


Pacific Town Center

718-760 West Hammer Lane

Stockton, CA 95210



FOR LEASE: 3 SPACES

- $\pm 1,675$ SF and $8,000$ SF
- $\pm 49,835$ 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 |

Jon Gianulias
JG@CORECRE.COM
916. 799.2616
CA BRE #01227233

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

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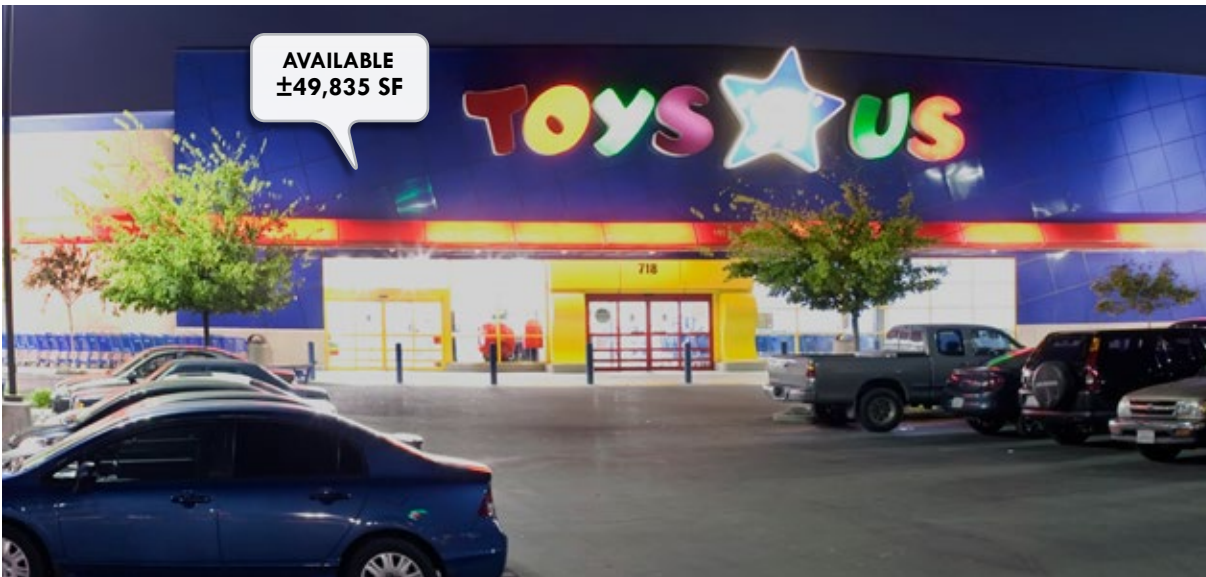
Pacific Town Center Aerial Map



Jon Gianulias
JG@CORECRE.COM
916. 799.2616
CA BRE #01227233

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Pacific Town Center Site Availability



Jon Gianulias
JG@CORECRE.COM
916. 799.2616
CA BRE #01227233

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COMMERCIAL

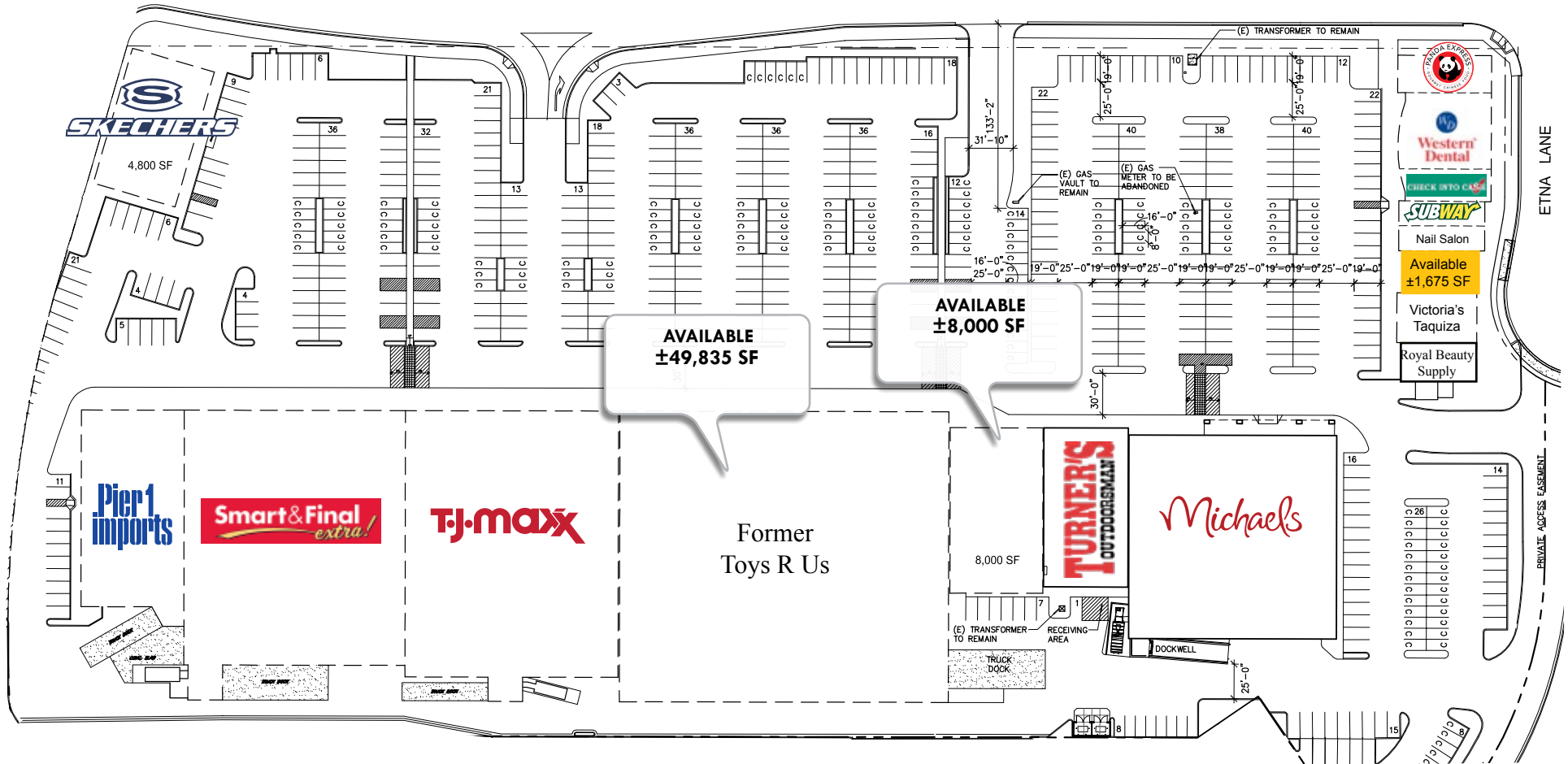
Pacific Town Center Site Photos



Jon Gianulias
JG@CORECRE.COM
916. 799.2616
CA BRE #01227233

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Pacific Town Center Site Plan



Jon Gianulias
JG@CORECRE.COM
916. 799.2616
CA BRE #01227233

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Pacific Town Center Aerial Map



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