

FOR LEASE

LAND/DEVELOPMENT

4100 East Hammer Ln, Stockton, CA 95212

Retail Pad Available in Established Commercial Corridor



EXCLUSIVELY LISTED BY

NAI Northgate

CHRIS SANTANA
President, Partner
925.203.1106
csteam@ngcip.com
Lic #01868378



HIGHLIGHTS

- **Prime Location:** Directly next to the future home of Arco, AM/PM, Black Bear Diner, and Sonic and adjacent to the newly constructed CarMax.
- **Home Improvement & Automotive Hub:** Surrounded by major retailers like Home Depot, Lowe's, Walmart, and numerous automotive services including America's Tires, O'Reilly's, Les Schwab, and Midas.
- **Established Dining and Shopping Corridor:** Nearby fast-food chains include Taco Bell, Wendy's, Subway, KFC, along with Dollar Tree, Ross, Burlington and 12 car dealerships.
- **Underserved Freeway Retail Area:** Excellent potential for QSR, automotive businesses, and other commercial uses.
- **Pre-Approved Development:** Site is ready for a full-service car wash and other high-visibility commercial projects.

PROPERTY OVERVIEW

ADDRESS	4100 East Hammer Ln, Stockton, CA 95212	
PROPERTY TYPE	Land/Development	
LEASE PRICE	Contact Broker	
LEASE TYPE	Ground Lease	
PARCEL SIZE	1.0 acre	
ZONING	General Commercial	
APN	130-030-20	
TRAFFIC	E Hammer Ln	± 48,438 ADT

MARKET OVERVIEW



AERIAL VIEW



Hwy 99: ± 95k ADT

Hotel Coming Soon



SITE



Victory Lane Oil Change
Elite Car Wash



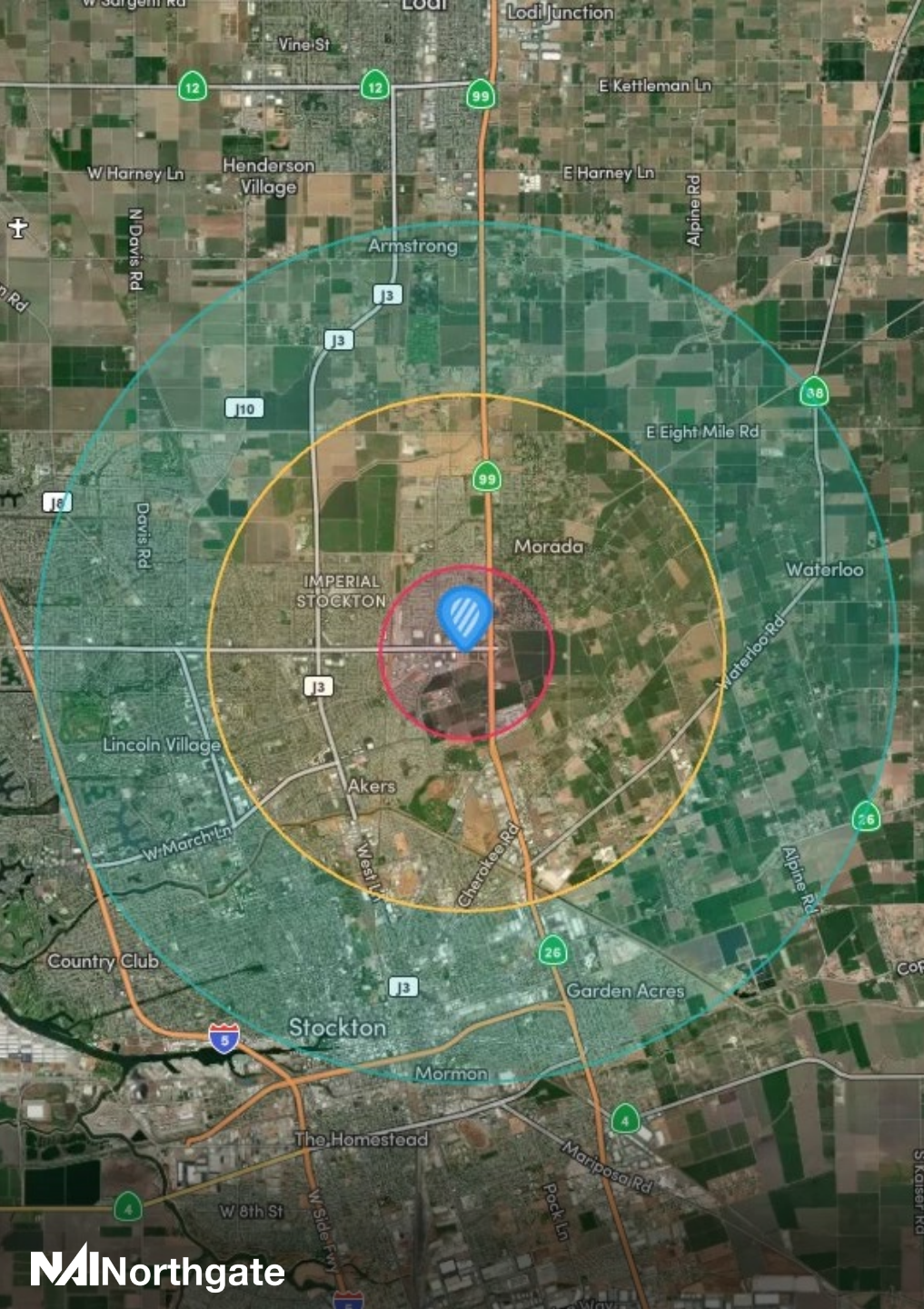
Maranatha Dr: ± 6k ADT



E Hammer Lane: ± 50k ADT

SIGNAGE





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	12,450	105,391	244,900
Projected Population (5 Yr)	13,622	110,511	252,871
Average Age	36	37	37
Households	3,301	30,648	77,603
White Population	1,459	16,451	52,740
Black Population	1,026	12,148	27,718
Am Indian Population	216	1,914	4,816
Asian Population	6,926	39,040	57,779
Other Population	2,823	35,838	101,847
Hispanic Population	30.78%	41.20%	49.02%
Average HH Income	\$112.1k	\$94.1k	\$94.7k
High School Graduates	6,409	50,583	120,917
College Graduates	2,977	17,297	42,248
Total Employees	5,295	42,152	100,105



Inland Port Advantage

Located in California's Central Valley with direct access to the San Joaquin Delta, Stockton is a major inland port city offering strategic connections to the Bay Area, Sacramento, and beyond.

Diverse and Expanding Economy

Stockton's economy spans logistics, healthcare, education, agriculture, and professional services, with a growing reputation as a center for warehousing and distribution.

Educational Institutions

Home to the University of the Pacific and San Joaquin Delta College, Stockton supports a skilled and educated workforce across a wide range of industries.

Recreational Amenities

The city features an extensive waterfront, parks, and cultural attractions, including the Stockton Arena and Haggin Museum, offering a well-rounded quality of life.

Regional Transportation Hub

Served by Interstate 5, Highway 99, rail lines, and the Port of Stockton, the city also benefits from Stockton Metropolitan Airport for regional and cargo travel.

Development and Affordability

With lower operating costs compared to coastal metros, Stockton is attracting business investment and development across retail, industrial, and residential sectors.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



CHRIS SANTANA

President / CFO

P: 925.203.1106

csteam@ngcip.com

Lic #01868378

DRE: #01910787