

RETAIL SPACE FOR LEASE

HAMMER RANCH SHOPPING CENTER

SUITES B10 & B12 · ±900–1,500 SF · TRIPLE NET



FOR LEASE

7610 PACIFIC AVENUE

STOCKTON, CALIFORNIA 95207

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Each party should conduct its own independent investigation of the property, tenancy, financial information, physical condition, title, permits, environmental matters, and all other issues that may affect investment or operational decisions.

CONSULT QUALIFIED PROFESSIONALS

Legal, tax, title, engineering, architectural, construction, and compliance matters should be reviewed with a leaser's own attorney, CPA, title officer, consultants, and other independent professionals selected by such party.

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PROSPECTIVE TENANT RESPONSIBILITY

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations through appropriate third-party independent professionals selected by such party.

Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

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LEASE OFFERING SUMMARY

AVAILABLE SPACE

±900 & ±1,500 SF

SUITE

B10 & B12

LEASE STRUCTURE

Triple Net

PROPERTY TYPE

Retail



STOREFRONT VIEW · SUITES B10 & B12

LOCATION DESCRIPTION

Position your business in the heart of Stockton's most active retail corridor at Hammer Ranch Shopping Center. With prominent visibility near the intersection of Pacific Avenue and Hammer Lane, the property sits alongside major retailers and daily-needs destinations that generate consistent traffic and exposure. Dense surrounding neighborhoods and convenient commuter access create a strong setting for long-term retail, service, medical, salon, fitness, or office uses.

0.3 MILE

2,163 population · 690 households · \$78,835 avg. HH income

0.5 MILE

6,044 population · 2,027 households · \$82,503 avg. HH income

1 MILE

25,603 population · 8,345 households · \$89,807 avg. HH income

RETAIL CORRIDOR

Pacific Avenue & Hammer Lane

OFFERING HIGHLIGHTS

- **NNN Lease Structure** — Tenant pays pro-rata share of operating expenses.
- **Prominent Signage** — High visibility along Pacific Ave & Hammer Ln.
- **Ample Parking** — Shared lot with convenient customer and employee access.
- **Versatile Use** — Retail, medical, salon, fitness, office or service-based businesses.
- **Suite B10** — Approximately 900 SF available.
- **Suite B12** — Approximately 1,500 SF of common retail space.
- **Strong Co-Tenancy** — Near Save Mart, Dollar Tree, Walgreens, Starbucks and more.

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

±900 SF

Approximate suite size

TWO ROOMS

Flexible interior layout

PRIVATE BATH

Existing restroom

STOREFRONT ACCESS

Front customer entry

SUITE B10

Available for lease

ADDITIONAL PHOTOS



OPEN MAIN ROOM



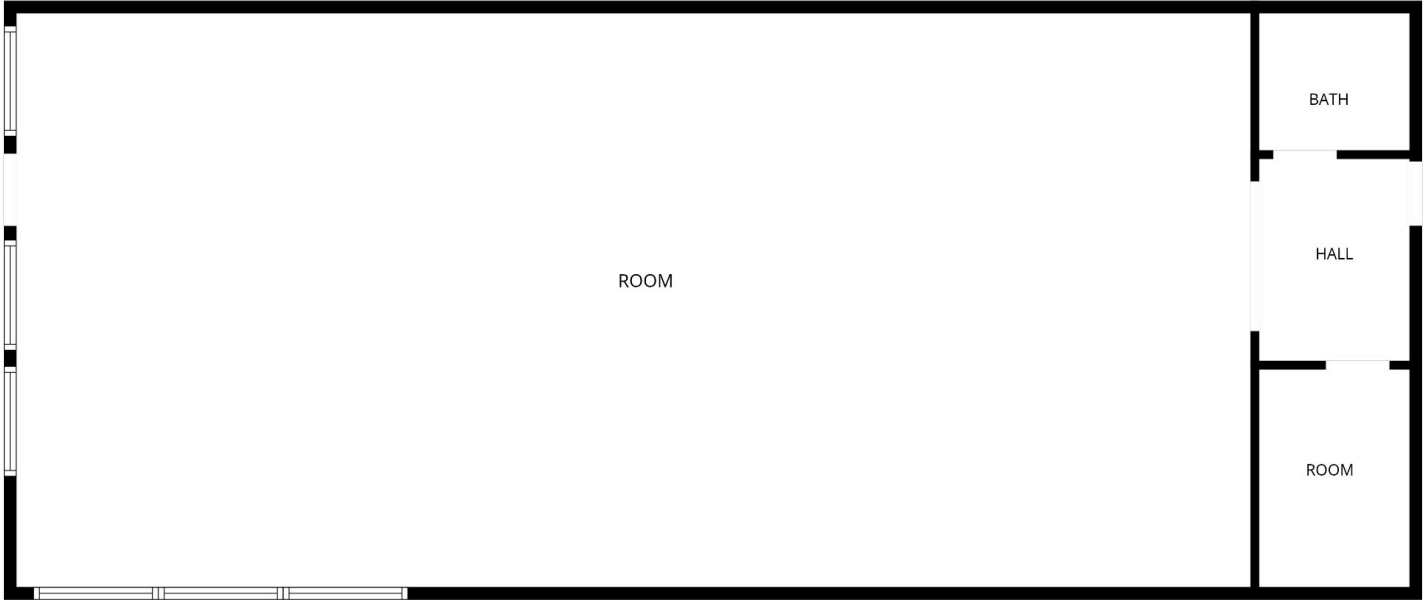
PRIVATE ROOM / ENTRY



PRIVATE RESTROOM



UTILITY / BUILD-OUT AREA



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

±1,500 SF
Approximate suite size

LARGE MAIN ROOM
Open front area / primary room

PRIVATE BATH
Existing restroom at rear

REAR HALL
Connector hall to back rooms

REAR ROOM
Additional private room / office

ADDITIONAL PHOTOS



OPEN RETAIL AREA



PRIVATE RESTROOM



FLEXIBLE INTERIOR LAYOUT



RETAIL / SERVICE SPACE

RETAILER MAP



ESTABLISHED RETAIL CORRIDOR

Hammer Ranch Shopping Center is surrounded by a deep mix of grocery, pharmacy, restaurant, fitness, banking, and daily-needs retailers, reinforcing regular consumer traffic throughout the trade area.

NEARBY RETAILERS

- Save Mart
- Dollar Tree
- Walgreens
- Starbucks
- Panda Express
- Smart & Final
- Food 4 Less
- United States Postal Service

HIGH-VISIBILITY LOCATION

Positioned near Pacific Avenue and Hammer Lane with strong neighborhood density and established daily traffic.

EXCLUSIVELY LISTED BY

7610 PACIFIC AVENUE

Hammer Ranch Shopping Center

Stockton, CA 95207

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