

PARKWOODS SHOPPING CENTER

Drive-Thru Retail Opportunity

SEC of W Hammer Ln + Alexandria Pl | Stockton, CA



For Ground Lease



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Property Information

LEASE PRICE

Contact Broker

PAD SIZE

±0.25 Acres

PARKING RATIO

4.5 stalls/1,000 SF

ZONING

General Commercial (CG)

CROSS STREETS

W Hammer Lane +
Alexandria Place

TRAFFIC COUNTS

W Hammer Lane | 36,204 ADT

NEIGHBORHOOD CO-TENANTS

GymStars Gymnastics, David's Pizza, Shell, Pacific Urgent Care, Parkwoods Cleaners, McDonald's, Sutter Health, Food Source, Auto Zone + more

PROPERTY HIGHLIGHTS

- ±0.25 Acre retail pad for approximately ±1,500 SF building with drive-thru
- Prime location with great visibility along Hammer Lane
- Access to I-5 and major thoroughfares of Stockton (Pacific Ave, Thornton Rd, and Lower Sacramento Rd)
- Property surrounded by dense residential to the North and South
- Within close proximity to major retail hub of North Stockton

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mi

3 Mi

5 Mi



MEDIAN HOUSEHOLD INCOME

\$80,251

\$67,420

\$67,506



DAYTIME POPULATION

4,635

37,686

72,063

Source: 2022 Esri.



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Aerial View



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