

# THE PAVILION 3008 E HAMMER LANE STOCKTON, CA

FOR SALE OR LEASE  
1,000 SF - 1,440 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- Well located strip mall with convenient access to Hwy 99
- Excellent exposure and visibility on E Hammer Lane
- Abundant parking
- Pylon signage available
- Adjacent to the Stockton Auto Mall
- Strong traffic counts on E Hammer Lane
- Surrounded by dense residential population



**PROPERTY DETAILS:**

The Pavilion is a well established strip mall conveniently located on E Hammer Lane minutes from Hwy 99. This center is adjacent to the Stockton Auto Mall and is surrounded by numerous national tenants such as: Lowe's, Walmart Supercenter, Home Depot, McDonald's, KFC, Ross Dress for Less, Burlington, Les Schwab Tires, and many more.

**SALE PRICE:**

\$5,999,999.00

**LEASE RATES:**

|            |          |                 |
|------------|----------|-----------------|
| Suite 114: | 1,440 SF | \$1.59 PSF, NNN |
| Suite 120: | 1,440 SF | \$1.15 PSF, NNN |
| Suite 124: | 1,000 SF | \$1.59 PSF, NNN |

NNN costs are approximately \$0.39 PSF.

**DEMOGRAPHICS:**

|                                | <b>1 Mile</b> | <b>3 Mile</b>  | <b>5 Mile</b> |
|--------------------------------|---------------|----------------|---------------|
| 2024 Total Population (est):   | 25,137        | 120,839        | 278,317       |
| 2024 Average HH Income:        | \$88,141      | \$94,024       | \$94,177      |
| Traffic Count @ E Hammer Lane: |               | 29,410 per day |               |

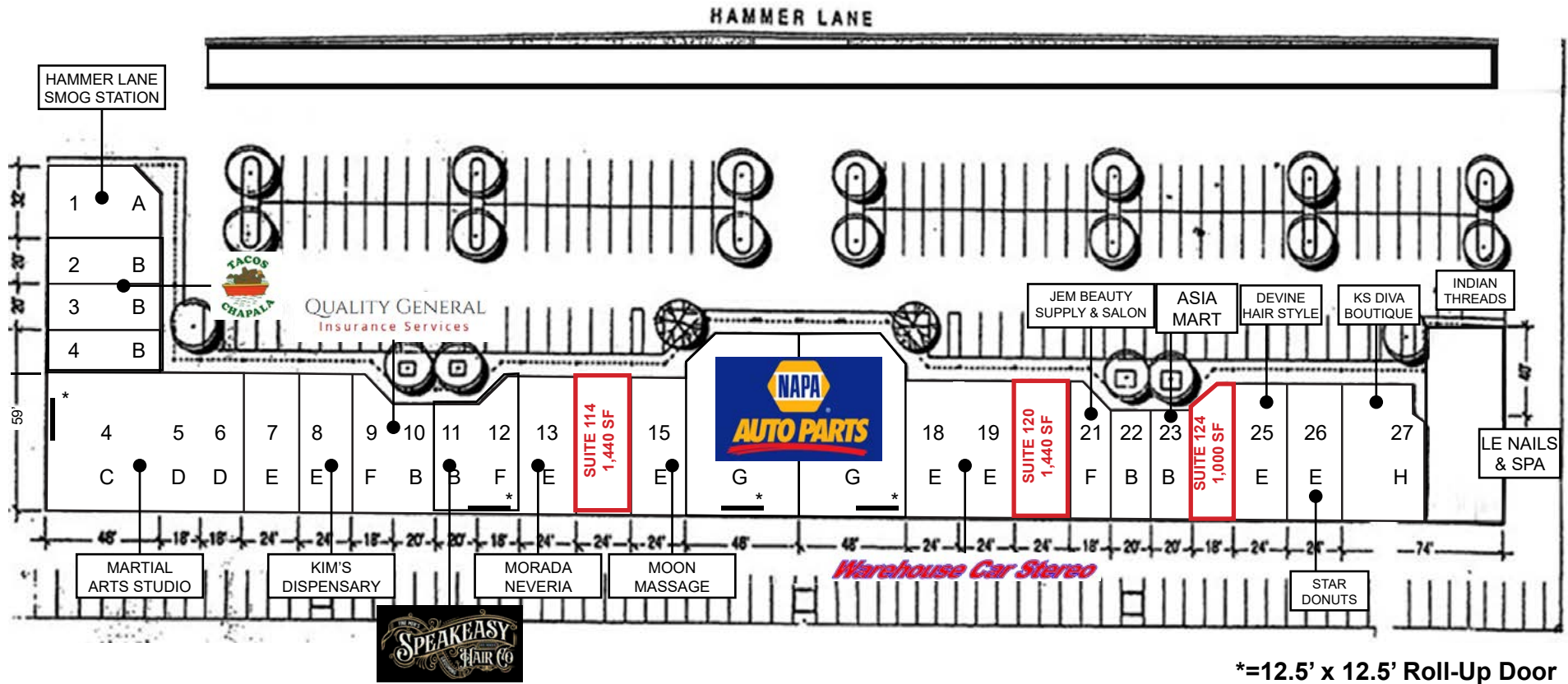
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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**SITE PLAN**



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