



REAL ESTATE

For Lease

+/- 100,000 sf in the Center of Stockton

1880 East Hammer Ln, Stockton, CA 95210

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

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WAREHOUSE HUB

***1880 E Hammer Ln
Stockton, CA 95210***

+/- 100,000 sf

4 loading docks

Extremely high decks, 25-28
feet throughout

New roof installed 2019

Large parking area, over 600
spaces available for building

High-visibility
on Hammer Lane and West
Lane

40,000 CPD on Hammer Lane
& Montauban Ave

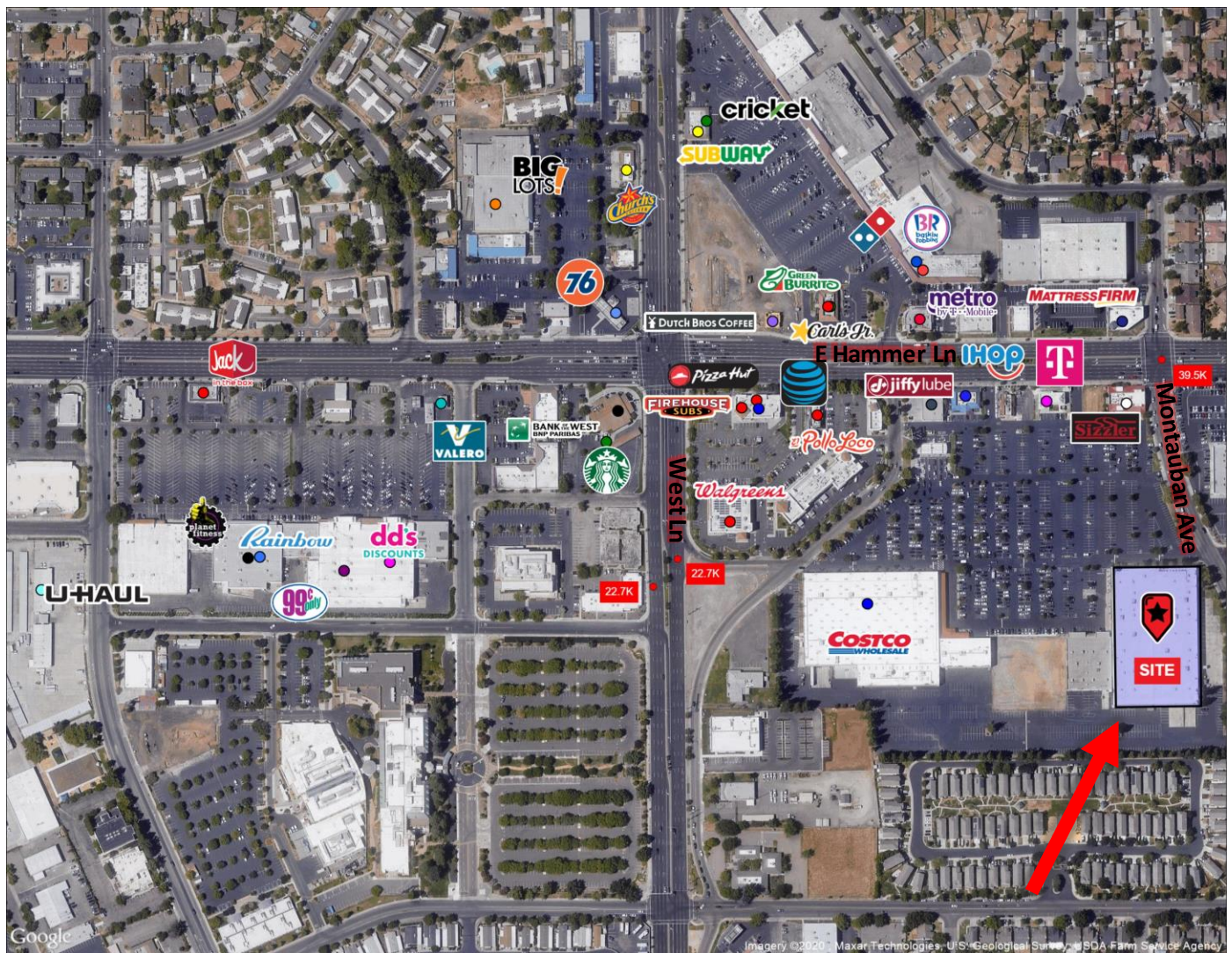
5-mile population: 275,739

10-mile population: 460,787

Join Costco, Sizzler, IHOP,
Sprint and Jiffy Lube

8 miles from Stockton
Metropolitan Airport

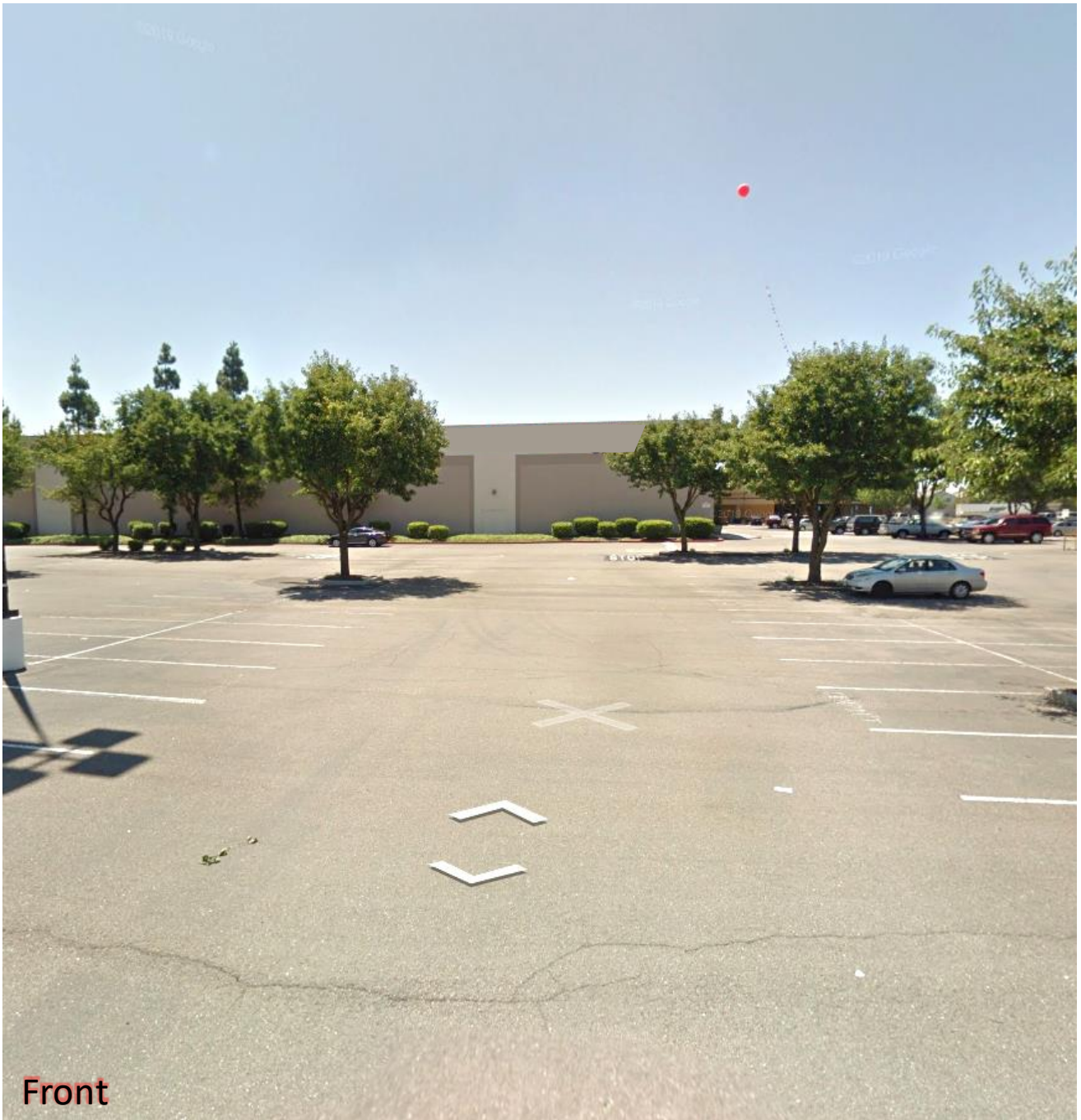
PROPERTY AERIAL



PROPERTY AERIAL



BUILDING



Front

BUILDING



LOADING DOCKS



DEVELOPMENT DATA

- ANCHOR STORES
 PREMIER FURNITURE GALLERY-----100,000 S.F.
 AVAILABLE-----19,500 S.F.
 COSTCO TIRE CENTER-----12,000 S.F.
 TOTAL ANCHOR STORES-----131,500 S.F.
 TOTAL PERIPHERAL BUILDING AREA-----21,219 S.F.
 OVERALL LEASABLE AREA-----±152,719 S.F.
 LAND AREA-----23.13 ACRES

COLOR KEY
 OCCUPIED
 VACANT

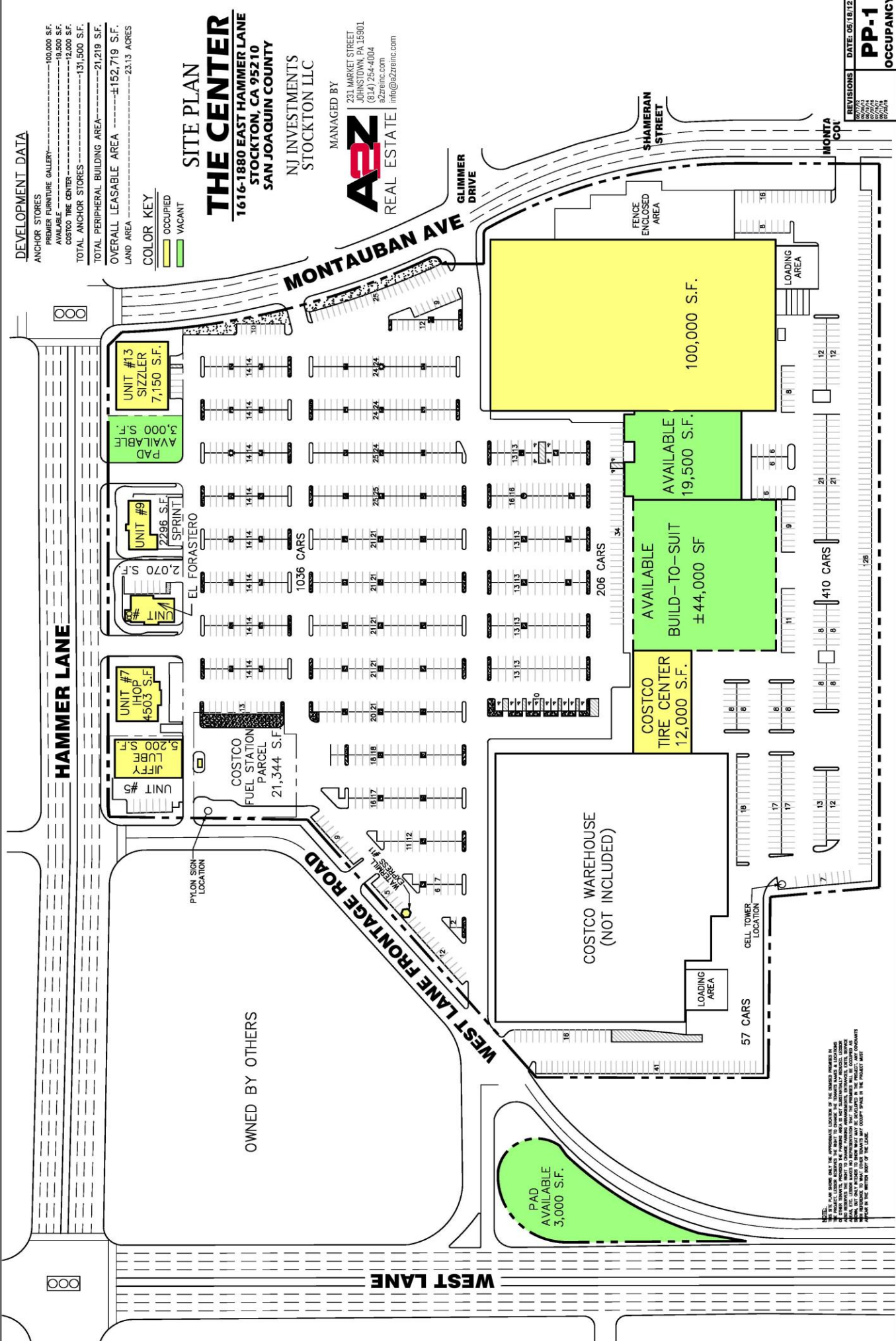
SITE PLAN

THE CENTER
 1616-1880 EAST HAMMER LANE
 STOCKTON, CA 95210
 SAN JOAQUIN COUNTY

NJ INVESTMENTS
 STOCKTON LLC

MANAGED BY

A&Z
 REAL ESTATE
 231 MARKET STREET
 JOHNSTOWN PA 15901
 (814) 234-4004
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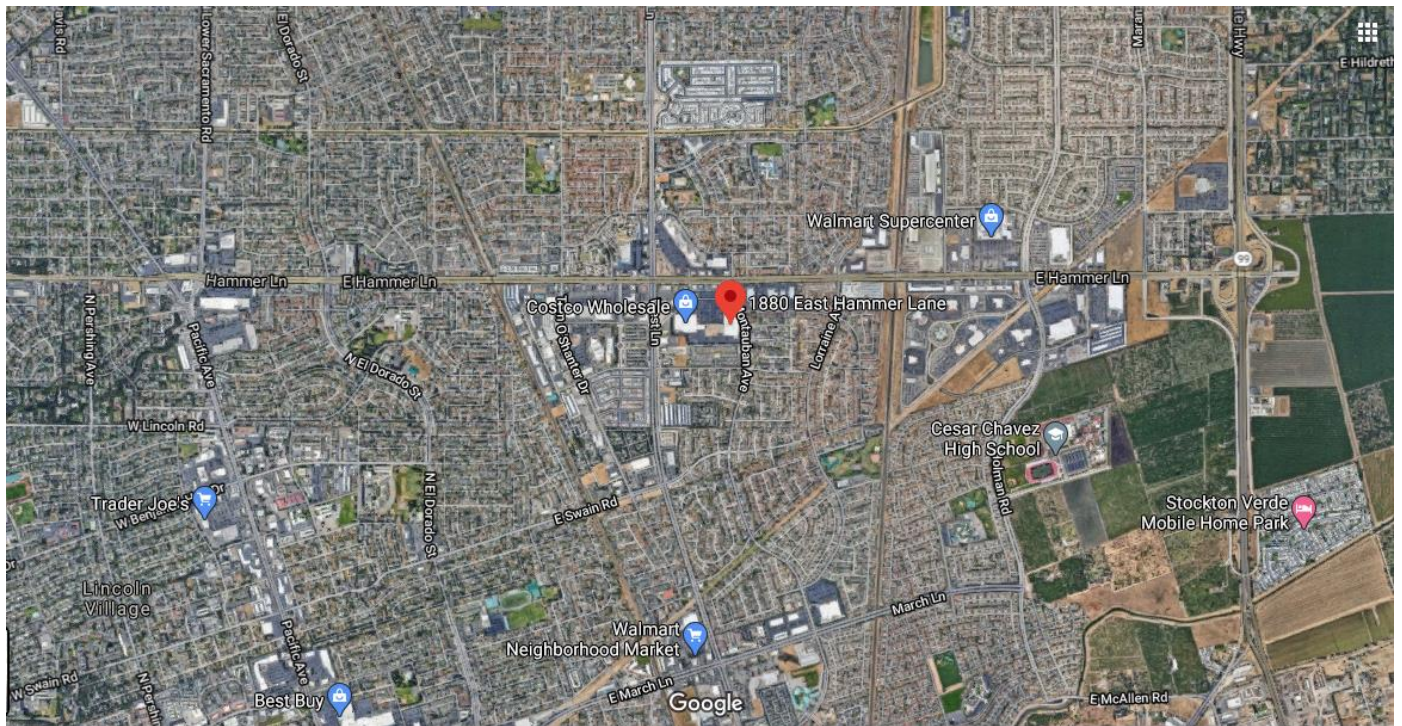
NOTE:
 THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATIONS OF THE BUNDLES PRESENTED IN THE DEVELOPMENT. THE EXACT LOCATIONS OF THE BUNDLES WILL BE DETERMINED BY THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL BE VISUALLY INTEGRATED WITH THE SURROUNDING ENVIRONMENT. THE ARCHITECT HAS ALSO CONDUCTED VISUAL ANALYSES AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL BE VISUALLY INTEGRATED WITH THE SURROUNDING ENVIRONMENT. THE ARCHITECT HAS ALSO CONDUCTED VISUAL ANALYSES AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT WILL BE VISUALLY INTEGRATED WITH THE SURROUNDING ENVIRONMENT.

REVISIONS	DATE: 05/19/12
1	05/19/12
2	05/19/12
3	05/19/12
4	05/19/12
5	05/19/12

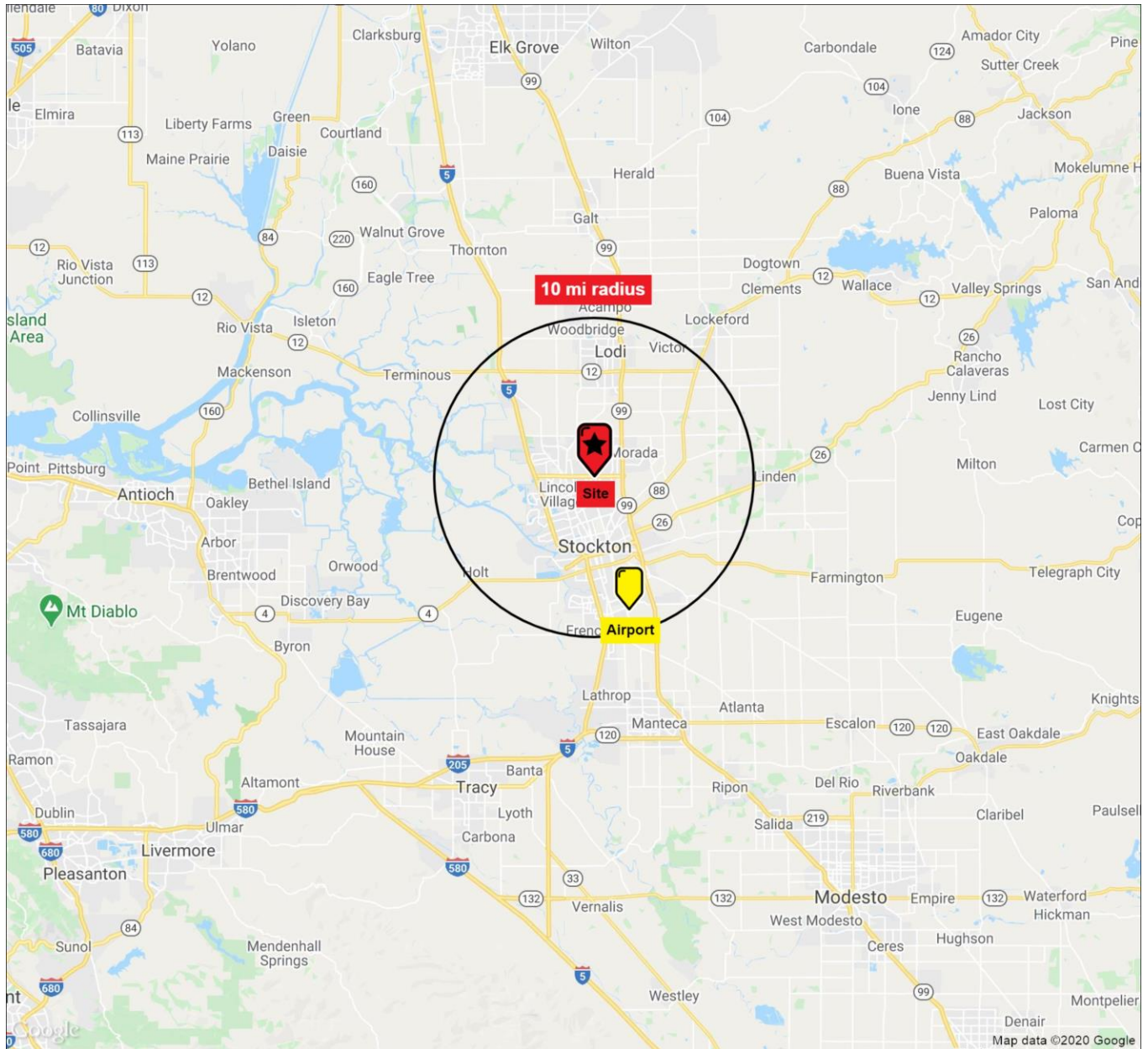
PP-1

OCCUPANCY

HIGH NEIGHBORHOOD DENSITY



LOCATION MAP



DEMOGRAPHICS

Demographic	1 mile	3 mile	5 mile	10 mile
2020 Estimated Population	26,939	137,023	275,739	460,787
2025 Projected Population	28,788	145,835	294,600	492,806
2010 Census Population	25,713	127,321	258,929	432,714
2000 Census Population	24,961	109,936	230,367	378,149
Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.4%	1.4%
Historical Annual Growth 2000 to 2020	0.4%	1.2%	1.0%	1.1%
2020 Median Age	32.1	33.5	34.5	34.1
2020 Estimated Households	7,946	43,484	91,943	147,616
2025 Projected Households	8,245	44,994	95,564	153,501
2010 Census Households	7,500	40,057	85,486	137,482
2000 Census Households	7,205	36,220	78,529	123,684
Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.8%	0.8%
Historical Annual Growth 2000 to 2020	0.5%	1.0%	0.9%	1.0%
2020 Estimated White	21.7%	33.5%	39.2%	40.8%
2020 Estimated Black or African American	13.1%	11.6%	11.0%	9.9%
2020 Estimated Asian or Pacific Islander	40.5%	30.2%	23.3%	19.8%
2020 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.1%	1.1%
2020 Estimated Other Races	24.0%	23.8%	25.4%	28.4%
2020 Estimated Hispanic	32.7%	34.4%	38.8%	42.9%
2020 Estimated Average Household Income	\$70,679	\$77,059	\$80,699	\$80,951
2020 Estimated Median Household Income	\$50,514	\$58,531	\$61,122	\$61,281
2020 Estimated Per Capita Income	\$20,944	\$24,615	\$27,074	\$26,157
2020 Estimated Elementary (Grade Level 0 to 8)	15.1%	11.4%	11.2%	12.9%
2020 Estimated Some High School (Grade Level 9 to 11)	11.0%	9.6%	9.2%	9.8%
2020 Estimated High School Graduate	29.1%	28.2%	27.9%	28.8%
2020 Estimated Some College	22.5%	23.4%	22.4%	21.2%
2020 Estimated Associates Degree Only	9.7%	10.0%	9.9%	9.4%
2020 Estimated Bachelors Degree Only	10.2%	12.8%	12.9%	12.0%
2020 Estimated Graduate Degree	2.4%	4.7%	6.5%	5.8%
2020 Estimated Total Businesses	807	4,401	9,932	15,935
2020 Estimated Total Employees	6,803	34,358	95,101	165,966
2020 Estimated Employee Population per Business	8.4	7.8	9.6	10.4
2020 Estimated Residential Population per Business	33.4	31.1	27.8	28.9



CONTACT

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