

AVAILABLE FOR SALE OR LEASE
±26,986 SF

7464 PACIFIC AVE
STOCKTON, CA 95207



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COVID-19 Site Specific Plan for Tours

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ABOUT

7464 PACIFIC AVE
STOCKTON, CA 95207

PROPERTY PROFILE

Location:	7464 Pacific Avenue Stockton, CA 95207
Space Available:	±26,9865 SF
APN:	081-500-18
Zoning:	Commercial
Trade Area Neighbors:	Save Mart, Dollar Tree, TJ Maxx, Smart & Final Extra!, Michaels, Skechers Outlet and Turner's Outdoorsman



PROPERTY HIGHLIGHTS

- Former CVS Pharmacy
- Ample Parking
- Located in a retail trade area of Stockton
- Adjacent from Save Mart, the anchor for Hammer Ranch Shopping Center
- Minutes from Interstate 5
- Neighborhood Location

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DEMOGRAPHICS

7464 PACIFIC AVE
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TOTAL POPULATION

1 MILE

22,739

3 MILE

173,511

5 MILE

269,399



DAYTIME POPULATION

1 MILE

20,904

3 MILE

158,016

5 MILE

264,069



MEDIAN AGE

1 MILE

34.8
YEARS OLD

3 MILE

33.7
YEARS OLD

5 MILE

34.1
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$54,040

3 MILE

\$60,458

5 MILE

\$60,177



TRAFFIC COUNTS



PACIFIC AVE. ---> 26,977 ADT



HAMMER LN. ---> 38,000 ADT

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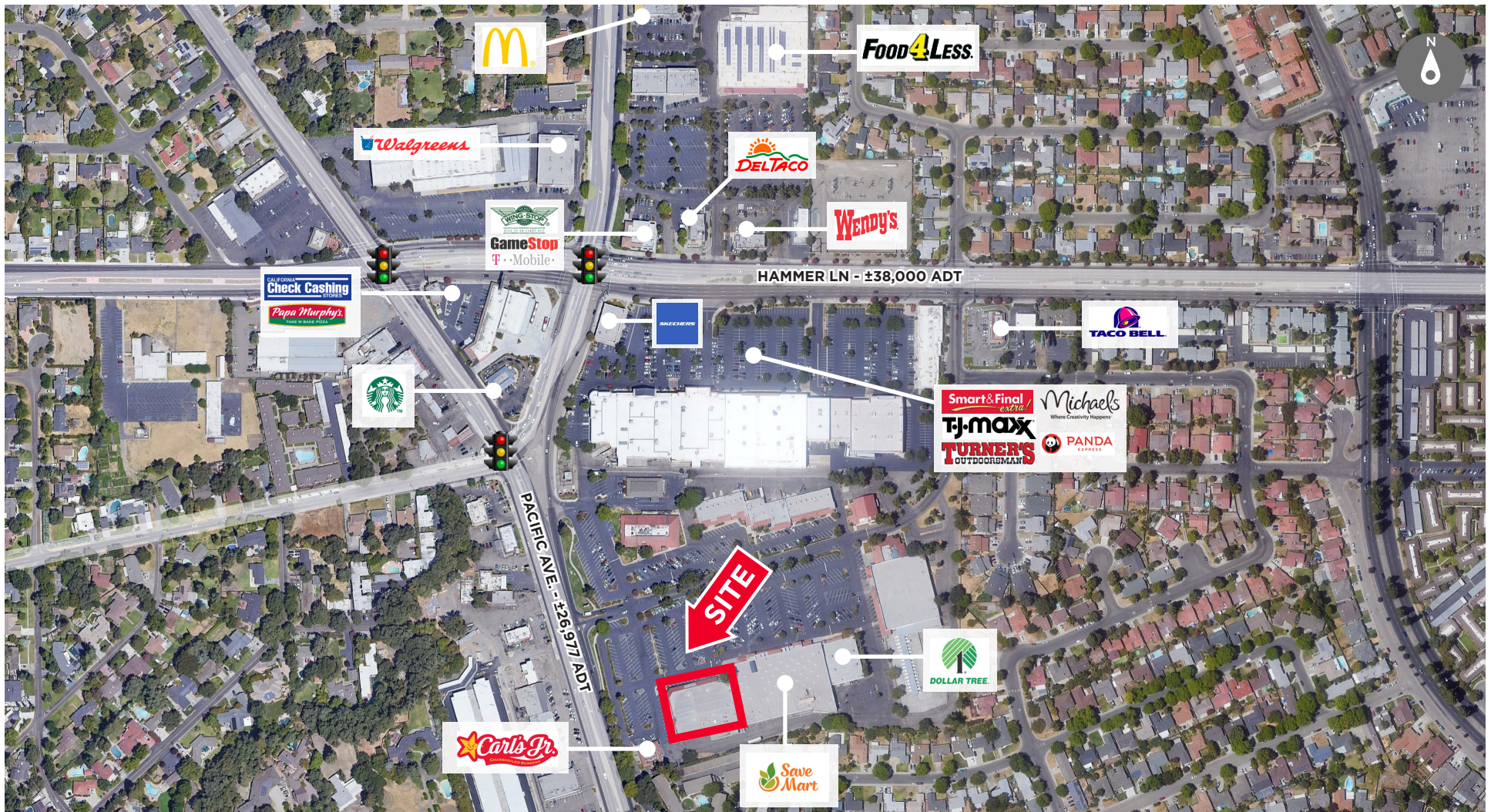
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AERIAL - CLOSE UP

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AERIAL - FAR

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