



RETAIL OR OFFICE SPACE TO BE LEASED

**1304 East Hammer Lane
Stockton, California**



<u>SUITE</u>	<u>SQ FT</u>	<u>\$.50(w/.48CAM)</u>	<u>\$.75(w/.48CAM)</u>	<u>\$1.10(w/.48CAM)</u>	<u>\$1.20(w/.48CAM)</u>	<u>\$1.35(w/.48CAM)</u>
7	4,500	\$4,410	\$5,535	\$7,110	\$7,500	\$8,235

(rent amount includes CAM of \$2,160 per month)

LEASE RATE:

5 Year Lease Term	=	\$1.10 Per Square Foot Per Month
3 Year Lease Term	=	\$1.20 Per Square Foot Per Month
1 Year Lease Term	=	\$1.35 Per Square Foot Per Month

(3% annual increases on 3 and 5-year leases)

5 YEAR INTRODUCTORY RATE: .50 CENTS PER SQ FT PER MONTH FOR 1st 6 MONTHS/.75 CENTS FOR 2nd 6 MONTHS

3 YEAR INTRODUCTORY RATE: .50 CENTS PER SQ FT PER MONTH FOR 1st 3 MONTHS/.75 CENTS FOR 2nd 3 MONTHS!!

ZONING: CG (COMMERCIAL GENERAL)

COMMENTS: Outstanding Hammer Lane and West Lane Area Retail Center Next to Kaiser Medical Center. Only 1-1/2 miles to Highway 99.

Contact Exclusive Agent:

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