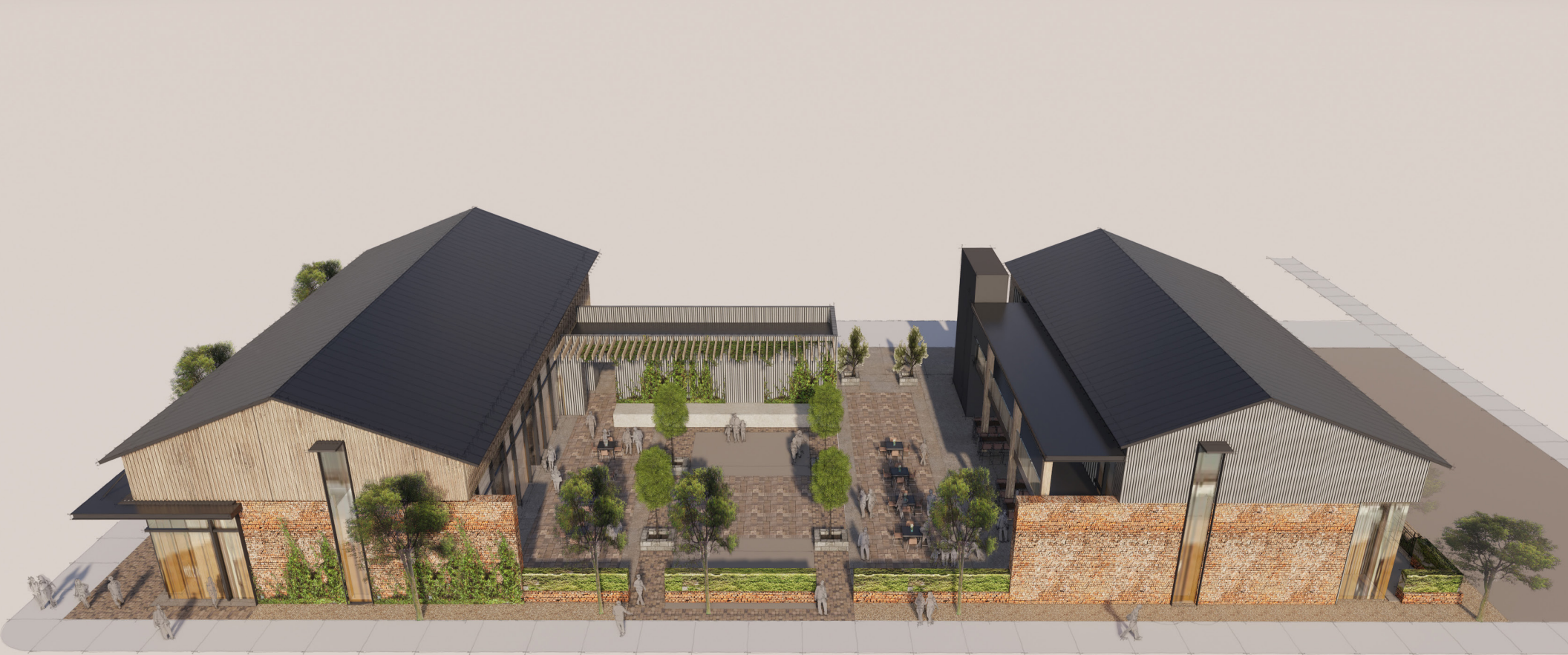


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Flex Retail/Office Space 239 S. Stockton Ave, Ripon, CA



To discuss your property or any commercial real estate needs please contact

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DUKE LEFFLER, SIOR, CCIM
CalBRE Lic. No. 00711882
209.491.3414 | duke@pmz.com

PROPERTY INFORMATION

Address	239 S. Stockton Ave, Ripon, CA	County	Stanislaus County
Tenancy	Single	Building Status	Under Construction
Property Type	Flex	Construction Complete	November 2020
Property Sub-Type	Retail/Office	APN	259-278-05

1st Floor - Suite 100

Square Footage	±5,912 - 11,824 SF	Existing Build-Out	Shell Space
Space Use	Office/Retail	Space Condition	Excellent

Space Notes:

Brand new office space available. Great location in the heart of Ripon. Easy access on/off freeway. Shared courtyard with neighboring tenants creates a great work environment.

1st Floor - Suite 300

Square Footage	±7,150 SF	Existing Build-Out	Shell Space
Space Use	Retail	Space Condition	Excellent

Space Notes:

Great opportunity for restaurant/hospitality operators to locate to downtown Ripon with great walkability from neighboring residential neighborhoods.

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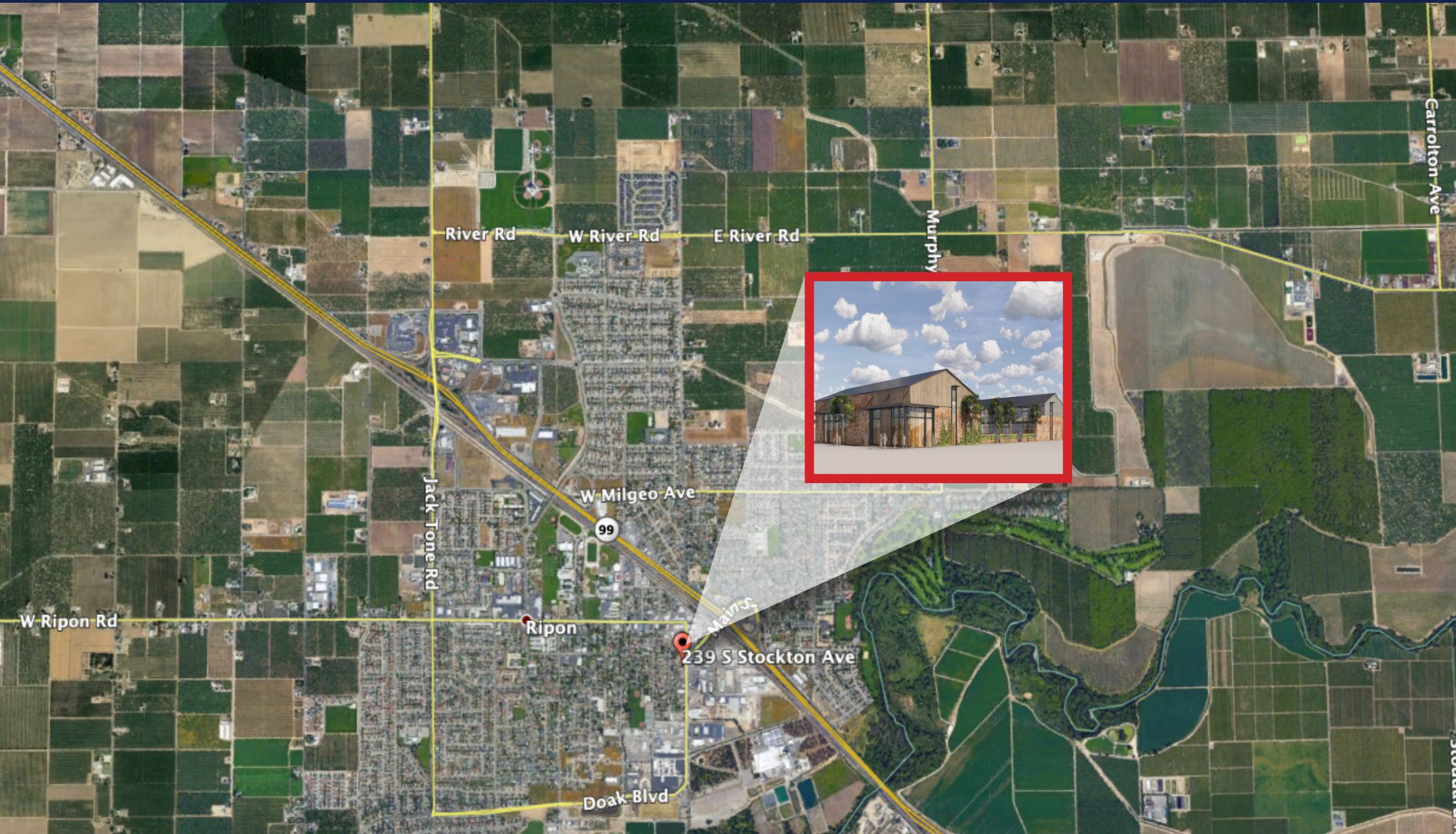
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LOCATION MAP



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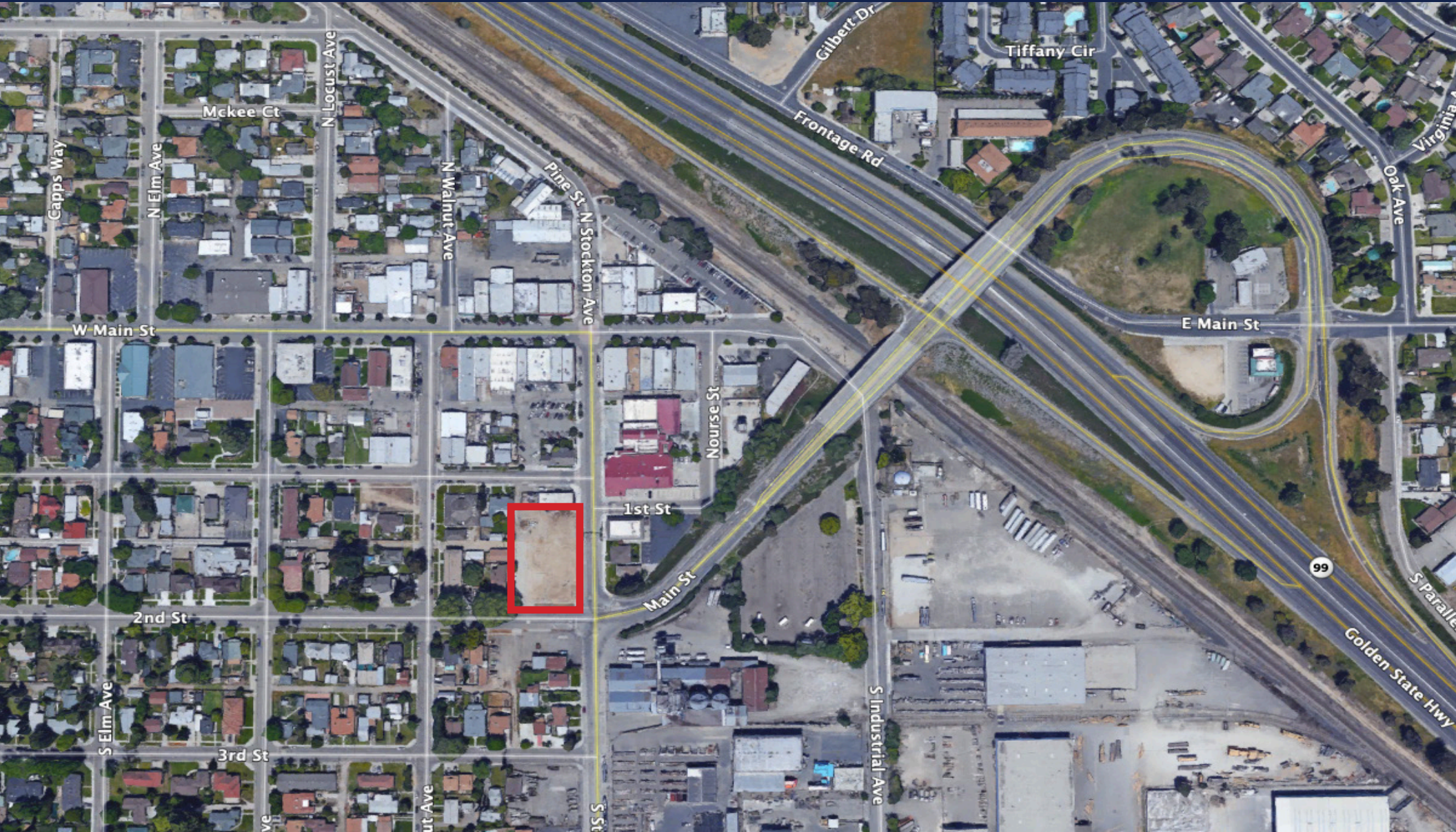
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AERIAL VIEW



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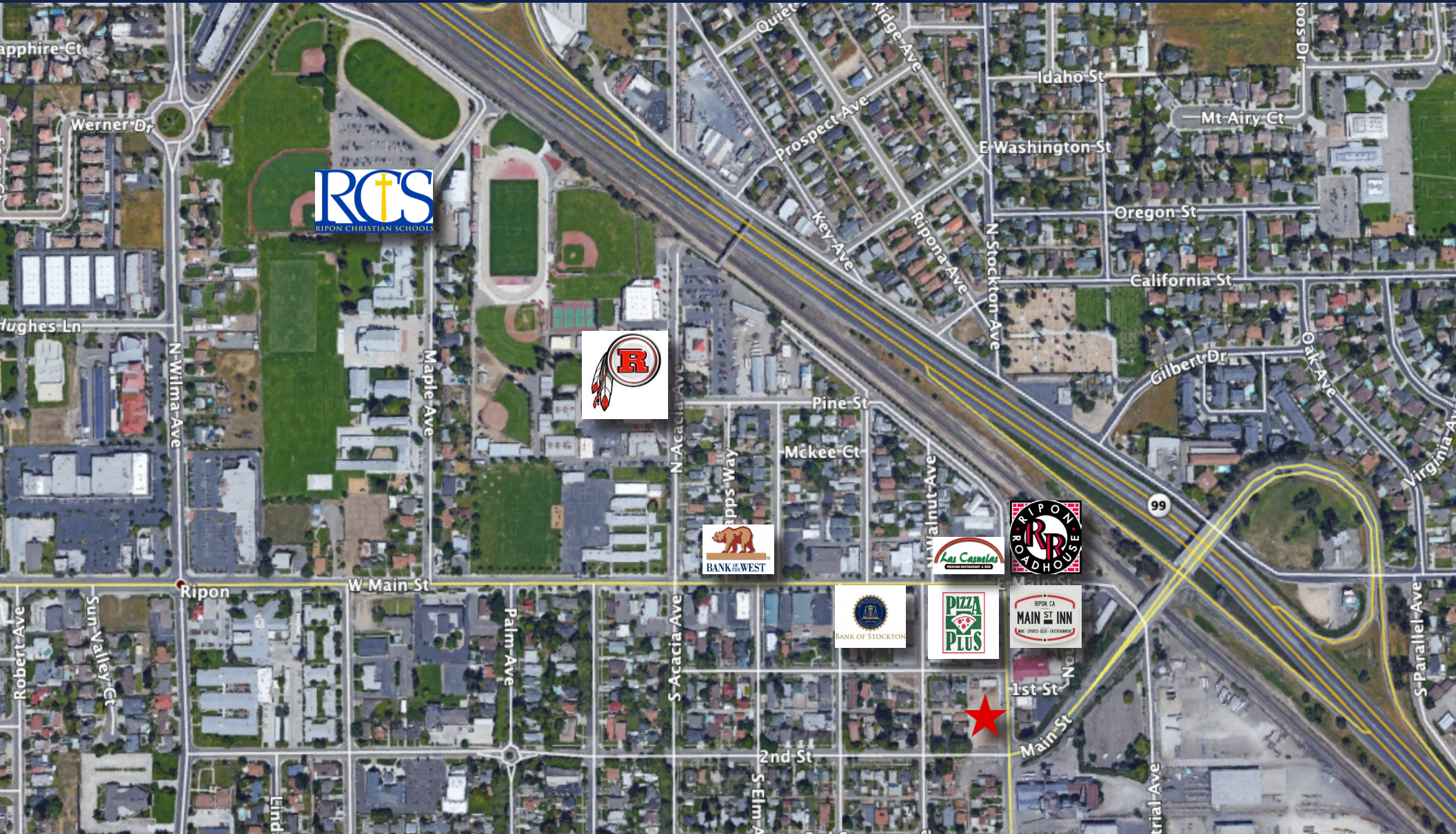
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BUSINESS MAP



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 LEFFLER**
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EXTERIOR



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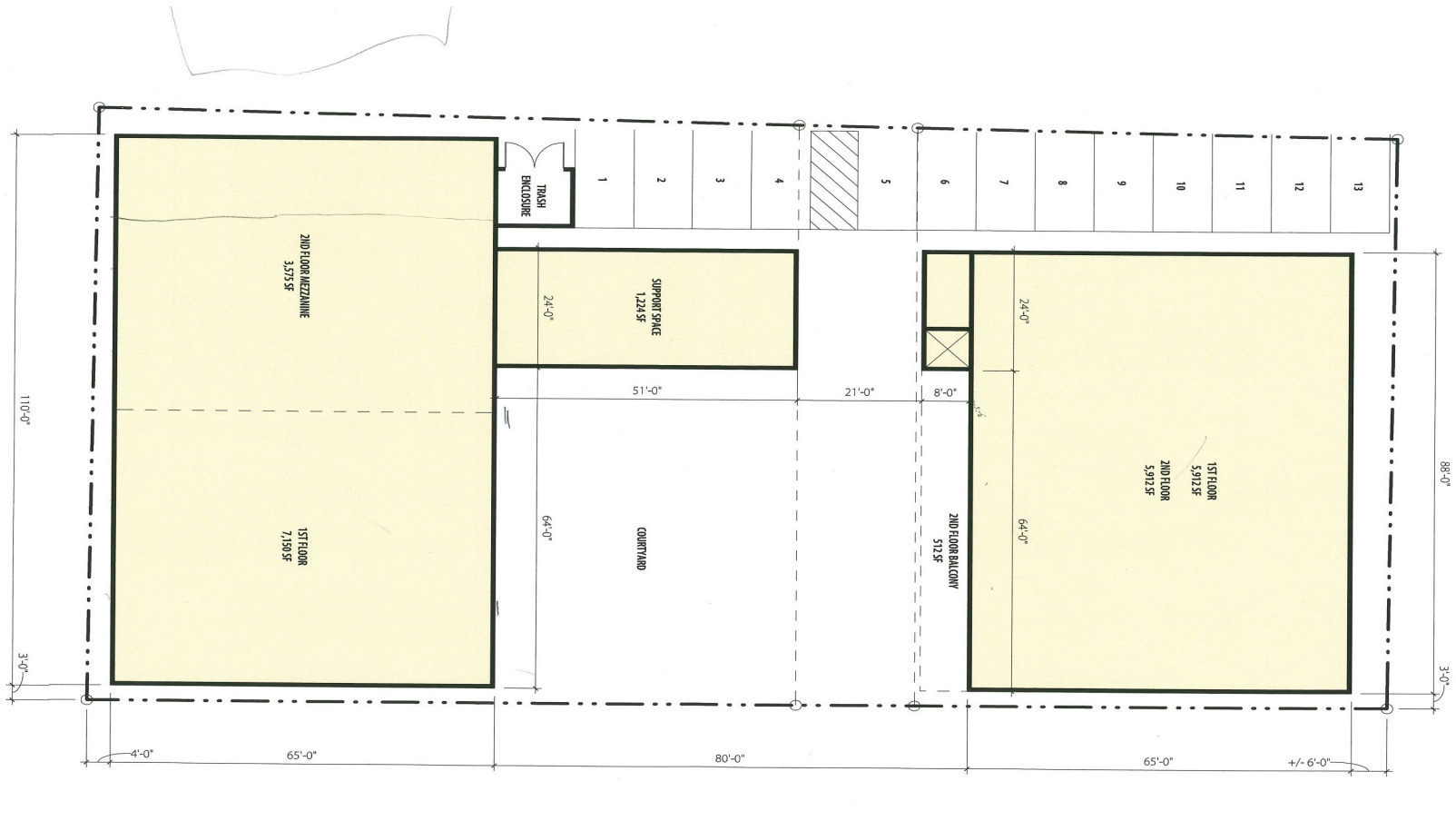
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FLOOR PLAN

2
A1.1 1/16" = 1'-0"
SITE PLAN - OPTION B



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