

PRIME HIGHWAY-VISIBLE PARCEL FOR SALE

1430 GARRISON WAY @ CANAL BLVD - RIPON, CA

1.78 Acres
Zoned Mixed Use

SELLER MOTIVATED!! - PRICE REDUCED TO \$1,499,000



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DETAILS & FEATURES

\$1,499,000

- 1.78 Acres: ~~\$1,800,000~~ ~~\$1,699,000~~
- San Joaquin County APN 259-660-660
- Zoned Mixed Use (MU)
- Excellent freeway frontage and close access to/ from Hwy. 99 interchange
- Ideal for retail, office or highway commercial
- Off-site improvements complete, rough graded and utilities stubbed or available
- Strategically located to serve both San Joaquin & Stanislaus Counties
- Close to restaurants, retail, business park, hotel, City Hall and downtown
- Ripon is one of Central Valley's most desirable communities with strong demographics

Located next to:

Falcon's Lair: Restaurant/lounge with an Old Hollywood vibe including music, craft cocktails, & carefully designed dishes

Ripon Crossing: Includes a 42,000 sf Tractor Supply store, Les Schwab Tire Center & 10 Acre RV dealership & service center

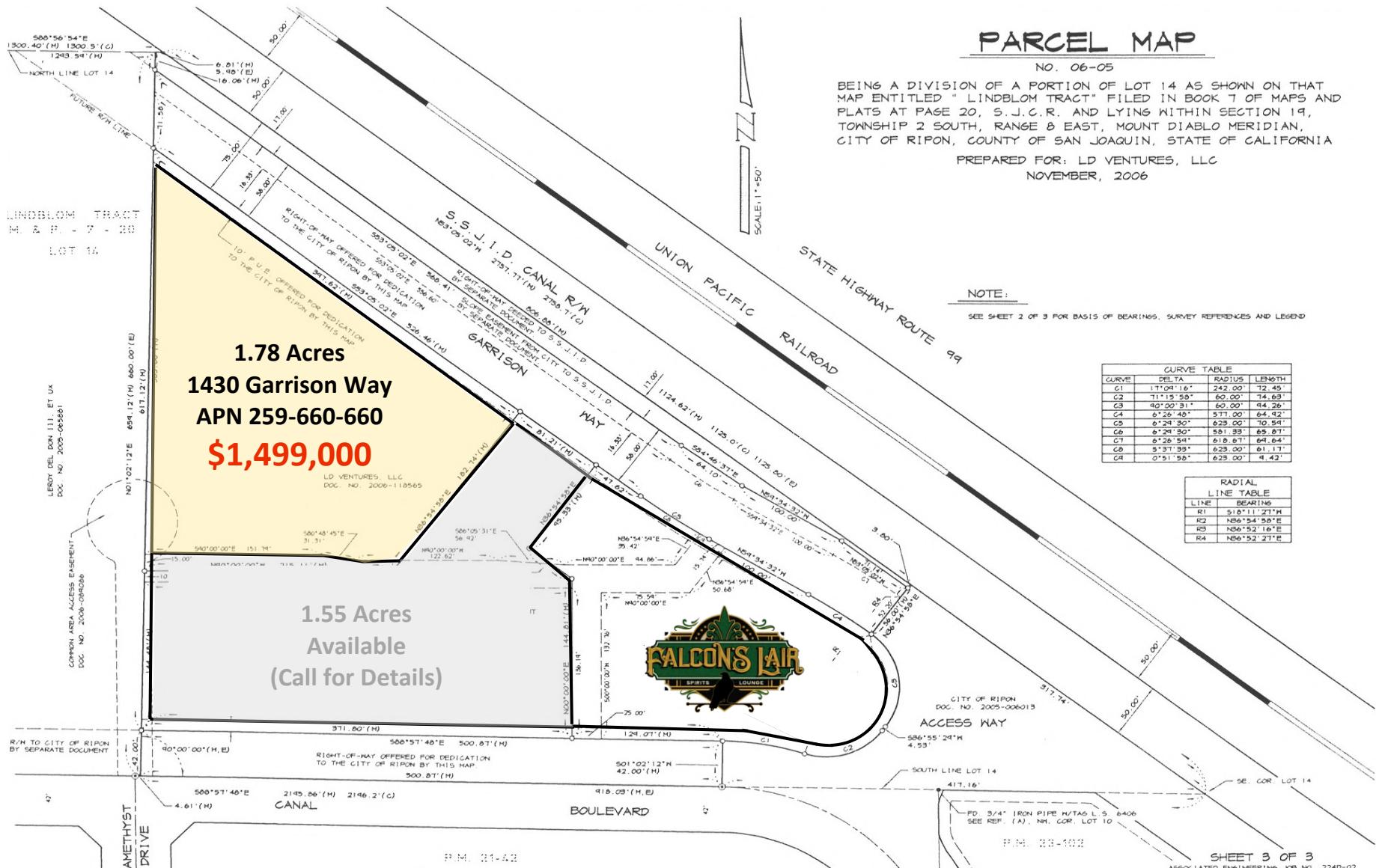
Horizon Business Park: 39,000 sf office park with multiple tenants

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BREKKE
REAL ESTATE INC
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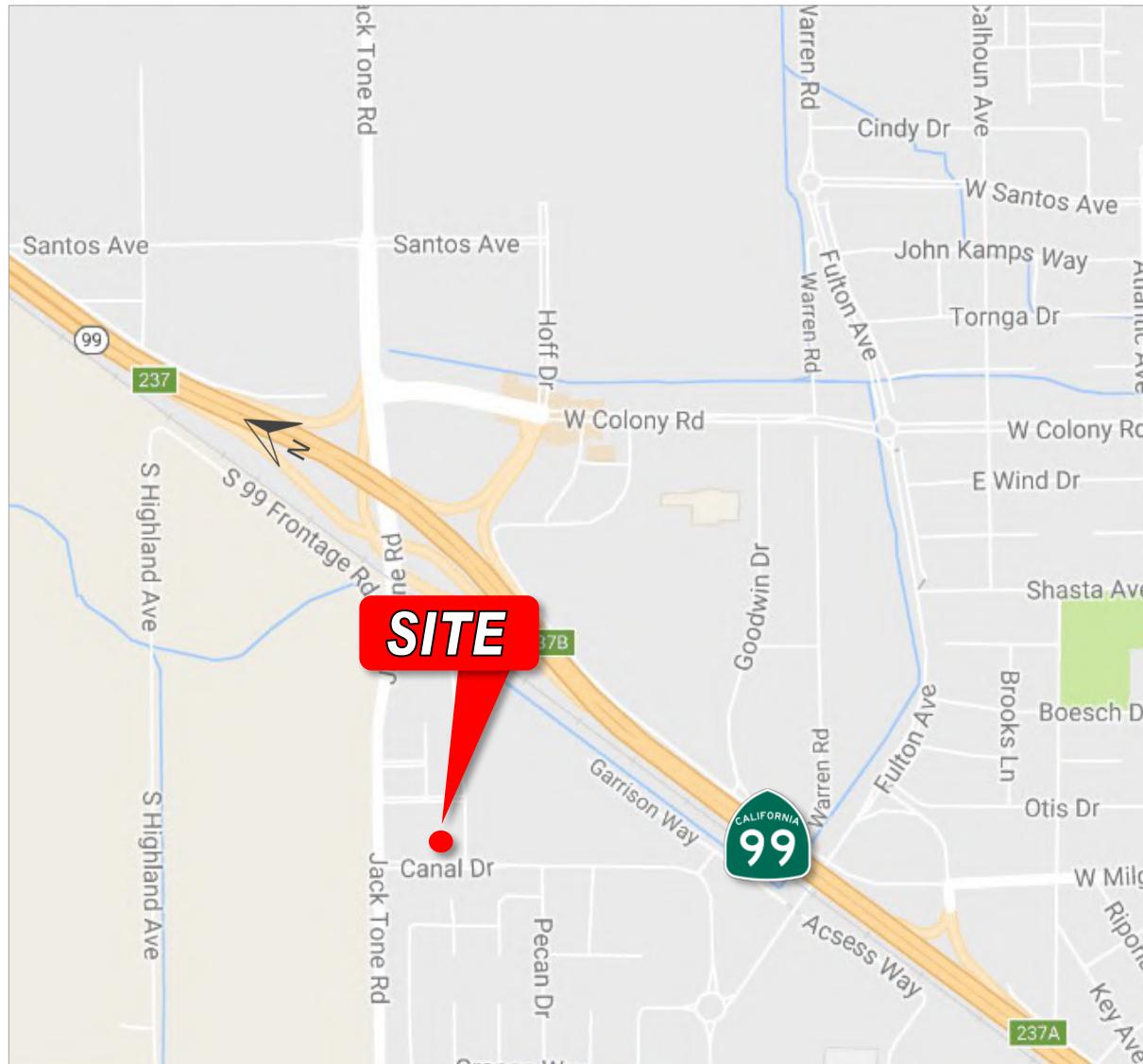
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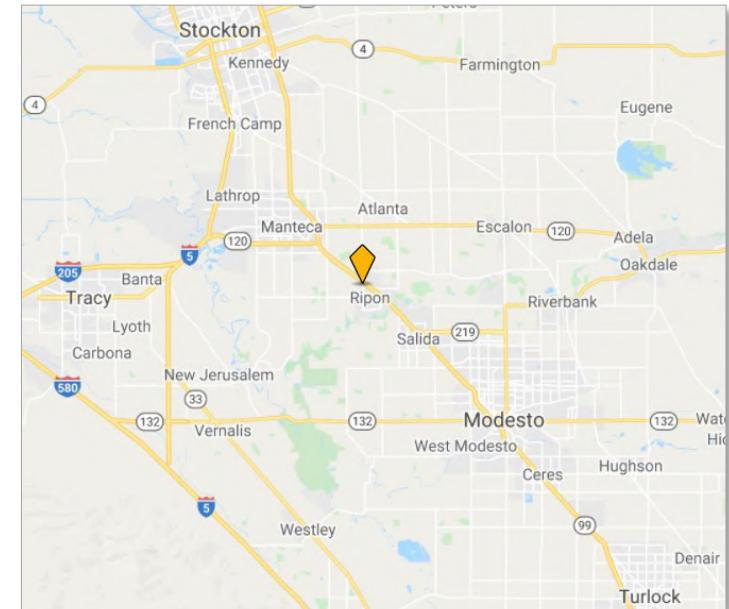
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CENTRAL VALLEY MAP



DAILY TRAFFIC COUNTS

Jack Tone Road	12,273 ± ADT
Highway 99	114,000 ± ADT

POPULATION

City of Ripon	15,777
San Joaquin County	762,148
Stanislaus County	551,264

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DEMOGRAPHIC SUMMARY REPORT

Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	19,039	56,908	267,230
2024 Estimate	18,201	54,671	259,167
2020 Census	18,214	53,068	252,670
Growth 2024 - 2029	4.60%	4.09%	3.11%
Growth 2020 - 2024	-0.07%	3.02%	2.57%
Households			
2029 Projection	6,526	18,018	88,223
2024 Estimate	6,236	17,299	85,634
2020 Census	6,226	16,814	83,428
Growth 2024 - 2029	4.65%	4.16%	3.02%
Growth 2020 - 2024	0.16%	2.88%	2.64%
Owner Occupied	4,456 71.46%	12,485 72.17%	55,512 64.82%
Renter Occupied	1,780 28.54%	4,814 27.83%	30,122 35.18%
2024 Households by HH Income			
	6,236	17,300	85,633
Income: <\$25,000	567 9.09%	1,759 10.17%	10,394 12.14%
Income: \$25,000 - \$50,000	778 12.48%	2,100 12.14%	12,358 14.43%
Income: \$50,000 - \$75,000	868 13.92%	2,792 16.14%	15,128 17.67%
Income: \$75,000 - \$100,000	746 11.96%	2,298 13.28%	11,668 13.63%
Income: \$100,000 - \$125,000	415 6.65%	1,500 8.67%	9,766 11.40%
Income: \$125,000 - \$150,000	579 9.28%	1,677 9.69%	6,805 7.95%
Income: \$150,000 - \$200,000	1,095 17.56%	2,530 14.62%	10,021 11.70%
Income: \$200,000+	1,188 19.05%	2,644 15.28%	9,493 11.09%
2024 Avg Household Income	\$135,378	\$124,061	\$108,613
2024 Med Household Income	\$109,578	\$96,746	\$85,577



Ripon is a charming community located in the San Joaquin Valley of Central California. Its convenient location on Highway 99 and proximity to other major freeways connecting all of the Central Valley makes Ripon an excellent site for both commercial and industrial development.

Ripon is approximately 10 miles north of Modesto, 60 miles south of Sacramento, and 90 miles east of San Francisco. Ripon

The industry in Ripon and surrounding areas is primarily agriculture with large crops of grapes and a variety of nut trees, almonds being the most prevalent. Also produced in the area is grapes, dairies, and several types of crops.

Some of Ripon's Attractions Include:

- Mistlin Sports Park
- Caswell Memorial State Park
- Mavis Stouffer Park
- Curt Pernice Skate Park
- Lucca Winery
- McHenry Recreation Area
- Spring Creek Golf and Country Club
- Jack Tone Golf Course