

# 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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**PARCEL MAP**  
NO. 06-05

BEING A DIVISION OF A PORTION OF LOT 14 AS SHOWN ON THAT MAP ENTITLED "LINDBLOM TRACT" FILED IN BOOK 7 OF MAPS AND PLATS AT PAGE 20, S.J.C.R. AND LYING WITHIN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN, CITY OF RIPON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

PREPARED FOR: LD VENTURES, LLC  
NOVEMBER, 2006

**NOTE:**  
SEE SHEET 2 OF 3 FOR BASIS OF BEARINGS, SURVEY REFERENCES AND LEGEND

CURVE	DELTA	RADIUS	LENGTH
C1	111°04'18"	242.00'	12.45'
C2	71°15'58"	60.00'	14.65'
C3	40°00'31"	60.00'	14.26'
C4	6°26'48"	971.00'	64.42'
C5	6°28'30"	623.00'	70.54'
C6	6°24'30"	581.33'	65.87'
C7	6°26'54"	618.67'	64.64'
C8	3°31'35"	623.00'	61.17'
C9	0°51'58"	623.00'	4.42'

LINE	BEARING
R1	S16°11'27"E
R2	N86°54'50"E
R3	N56°52'16"E
R4	N56°52'21"E

**1.78 Acres**  
**1430 Garrison Way**  
**APN 259-660-660**  
**\$1,499,000**

LD VENTURES, LLC  
DOC. NO. 2006-118565

**1.55 Acres Available**  
**(Call for Details)**

**FALCON'S LAIR**  
SPIRITS LOUNGE

AMETHYST DRIVE  
BOULEVARD  
STATE HIGHWAY ROUTE 99  
UNION PACIFIC RAILROAD  
GARRISON WAY

RIGHT-OF-WAY OFFERED FOR DEDICATION TO THE CITY OF RIPON BY THIS MAP  
RIGHT-OF-WAY OFFERED FOR DEDICATION TO THE CITY OF RIPON BY SEPARATE DOCUMENT  
CITY OF RIPON  
DOC. NO. 2005-006015  
ACCESS WAY

SOUTH LINE LOT 14  
SE. COR. LOT 14  
PD. 3/4" IRON PIPE W/TAG L.S. 8406 SEE REF. (A), NR. COR. LOT 10  
P.M. 22-102

SHEET 3 OF 3  
ASSOCIATED ENGINEERING JOB NO. 224D-02



**RANDY BREKKE** DRE# 00856863 • Cell 209.606.0044 • Office 209.571.7230 • [randy@brekkere.com](mailto:randy@brekkere.com) • [www.brekkere.com](http://www.brekkere.com)

*The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.*

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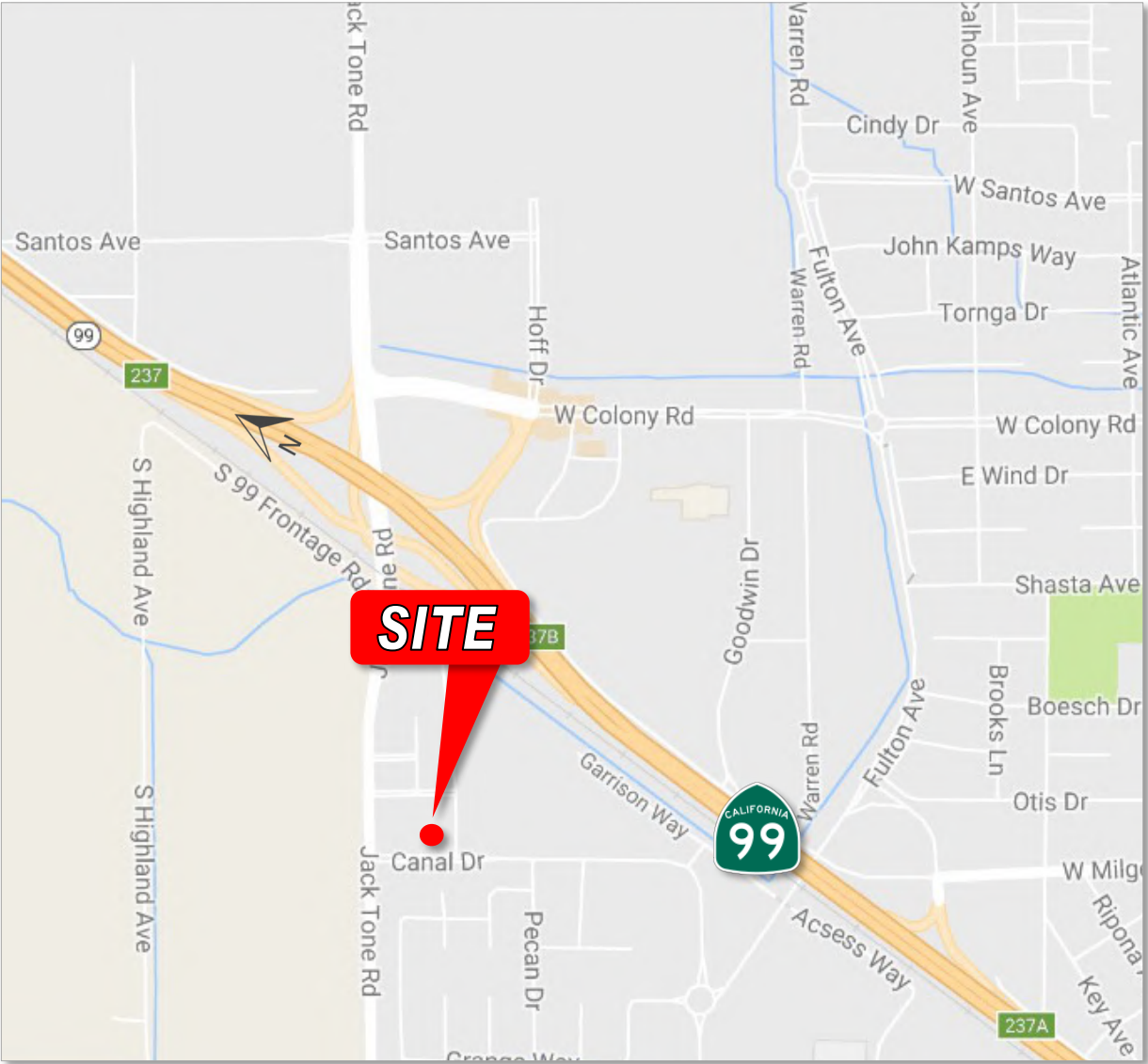
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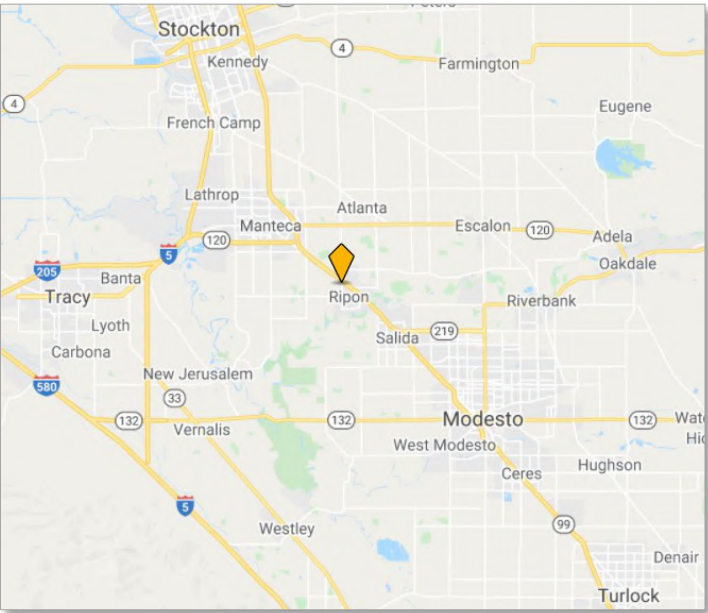
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## CENTRAL VALLEY MAP



## DAILY TRAFFIC COUNTS

Jack Tone Road .....	12,273± ADT
Hwy 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
<b>Population</b>			
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%
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>			
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%
<b>2024 Avg Household Income</b>	<b>\$135,378</b>	<b>\$124,061</b>	<b>\$108,613</b>
<b>2024 Med Household Income</b>	<b>\$109,578</b>	<b>\$96,746</b>	<b>\$85,577</b>



Ripon is a charming community located in the San Joaquin Valley of Central California. It's 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