

COMMERCIAL LAND FOR SALE

1365 WEST COLONY ROAD | RIPON | CA

LISTING DATA

AVAILABLE SF: 6.56± Acres

APN: 245-340-500-00

ZONING: C-2 (Commercial General)

**PRICE
REDUCTION**

- Prime commercial corner at signalized intersection surrounded by new and established retailers!
- All curbs, gutters and sidewalks in place
- Flexible zoning allows for a variety of uses
- Easy access to Highway 99 which sees over 120,000± Cars ADT
- Located across the street from Ripon's dominant neighborhood shopping center anchored by Savemart
- Nearby retailers and restaurants include McDonald's, Dutch Bros, Quick Quack Car Wash, Taco Bell, Panda Express and many more

ECONOMIC DATA: ~~\$2,800,000 -- \$9.80 Per Square Foot~~
\$2,495,000 - \$8.75 Per Square Foot

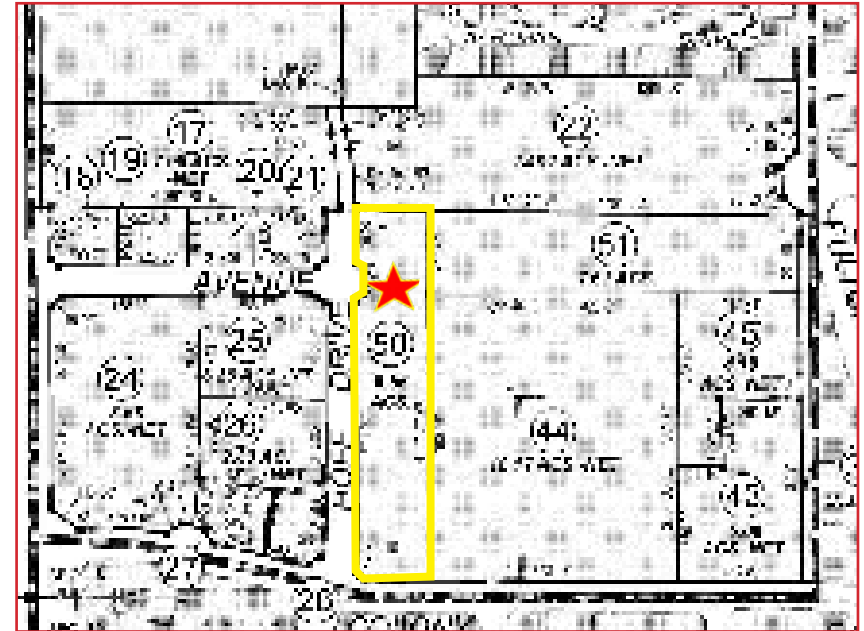
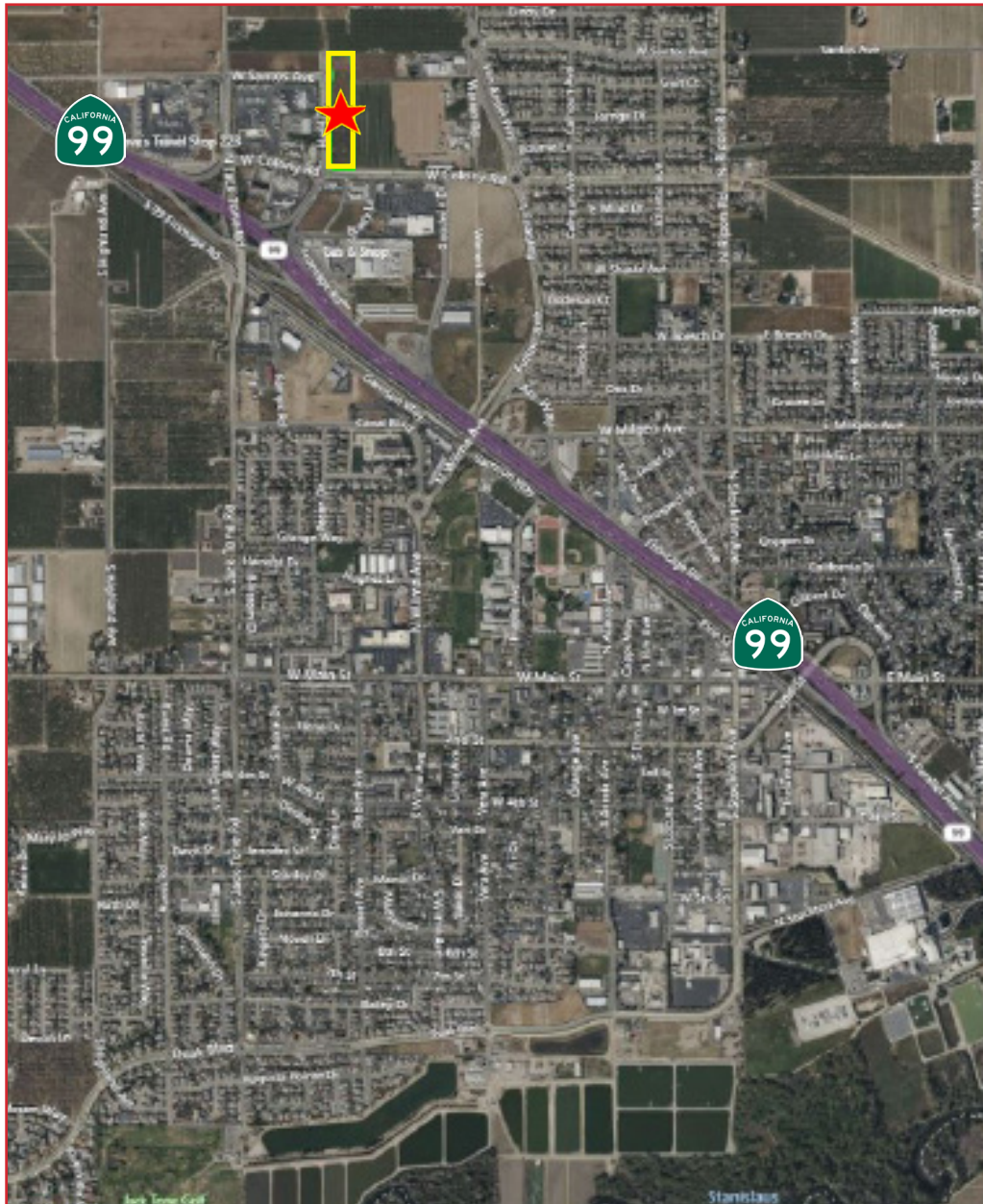
For more information contact:

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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
POPULATION:	5,234	17,639	55,988
HOUSEHOLD INCOME:	\$130,716	\$141,827	\$128,012

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