

# PRIME HWY VISIBLE PARCEL FOR SALE

1.78 Acres  
Zoned Mixed Use

N. WILMA AVE & CANAL BLVD @ 1430 GARRISON WAY, RIPON CA



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### DETAILS & FEATURES

- 1.78 Acres @ \$1,800,000
- 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

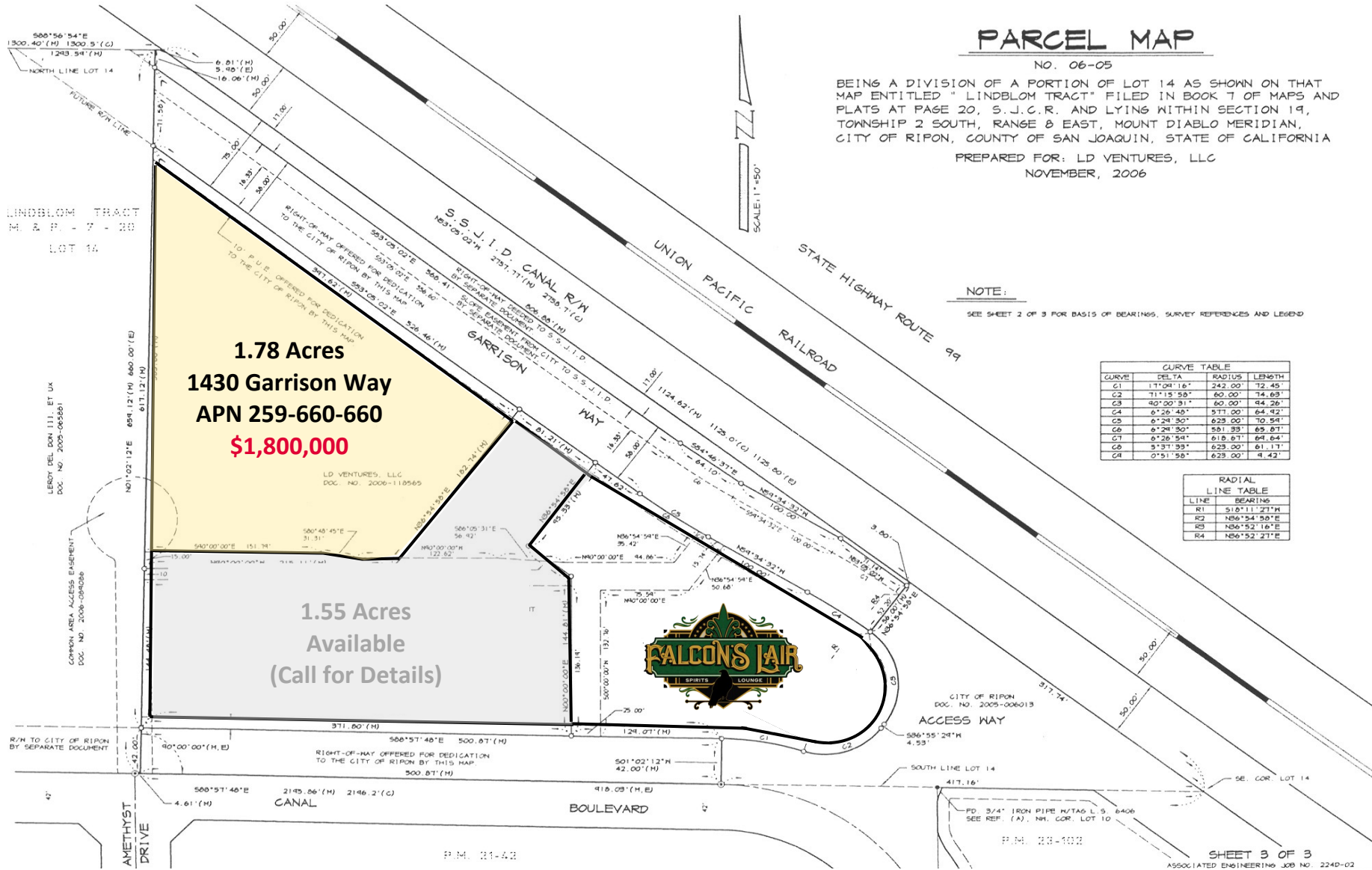
Ripon Crossing: Includes a 42,000 sf Tractor Supply store, Les Schwab Tire Center & 10 Acre RV dealership & service center

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

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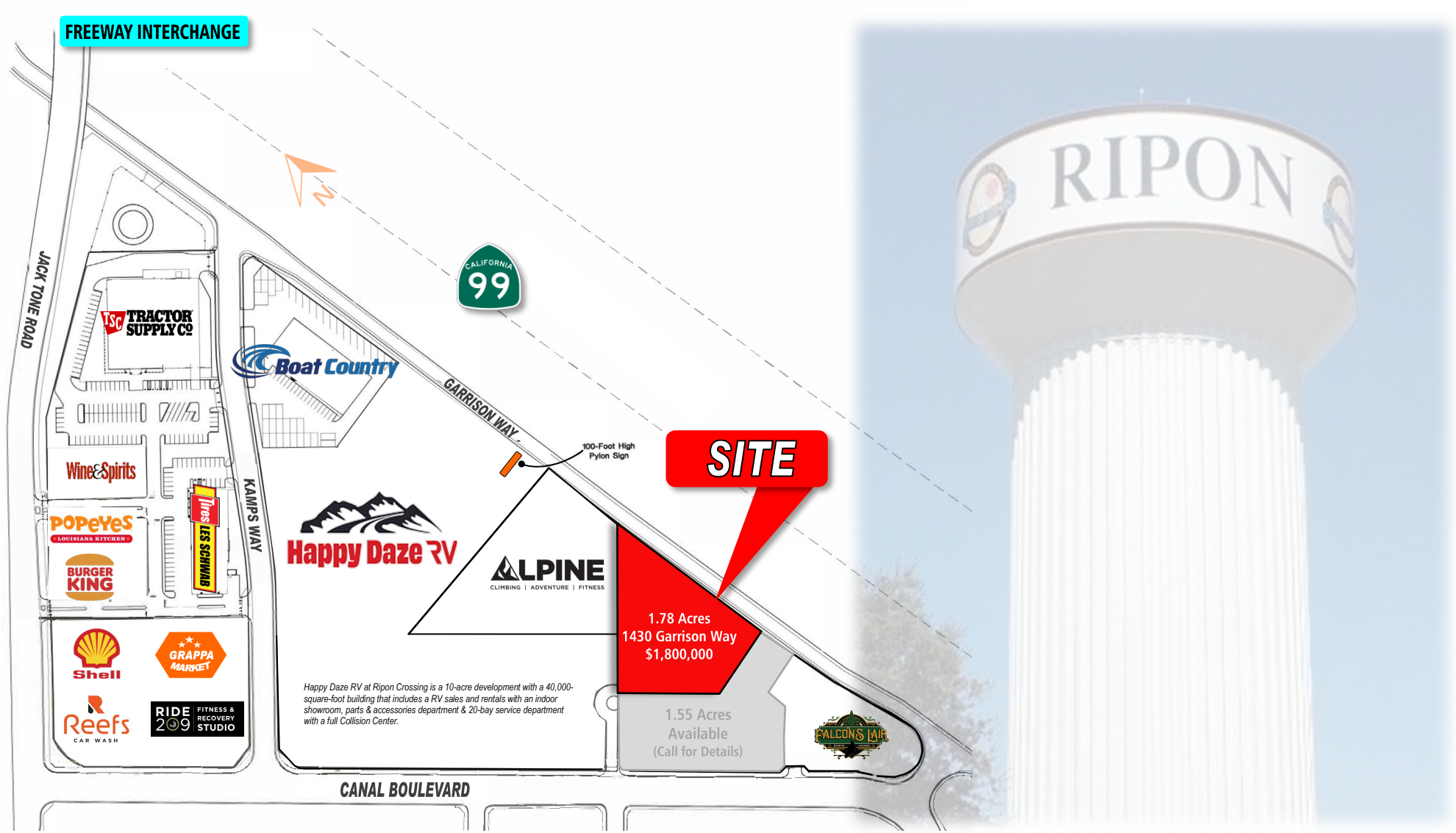
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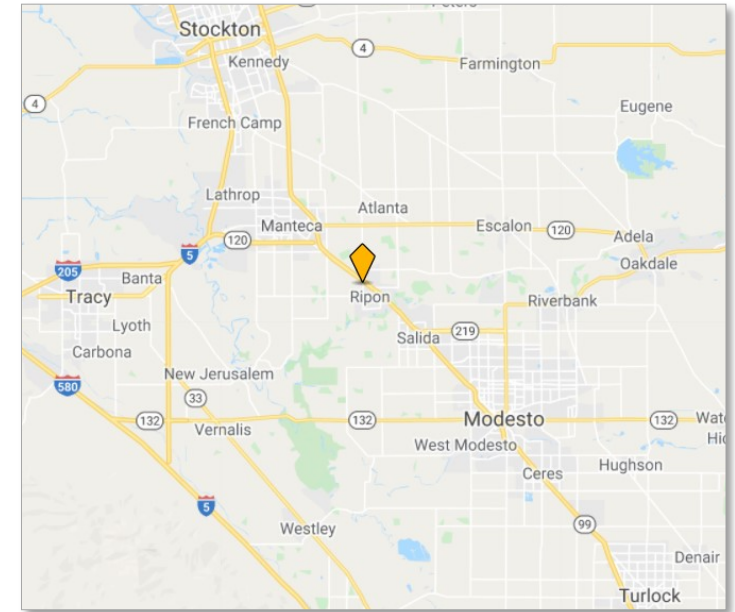
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## CENTRAL VALLEY MAP



## 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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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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### DEMOGRAPHIC SUMMARY REPORT

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	7,423	19,038	58,863
2020 Estimate	7,023	18,022	55,346
2010 Census	6,350	16,334	47,012
Growth 2020 - 2025	5.70%	5.64%	6.35%
Growth 2010 - 2020	10.60%	10.33%	17.73%
<b>Households</b>			
2025 Projection	2,499	6,401	18,499
2020 Estimate	2,367	6,065	17,417
2010 Census	2,159	5,545	14,975
Growth 2020 - 2025	5.58%	5.54%	6.21%
Growth 2010 - 2020	9.63%	9.38%	16.31%
Owner Occupied	1,649 69.67%	4,422 72.91%	12,387 71.12%
Renter Occupied	717 30.29%	1,643 27.09%	5,029 28.87%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	274 11.58%	625 10.30%	1,872 10.75%
Income: \$25,000 - \$50,000	420 17.75%	972 16.02%	3,097 17.78%
Income: \$50,000 - \$75,000	362 15.30%	876 14.44%	2,752 15.80%
Income: \$75,000 - \$100,000	330 13.95%	887 14.62%	2,605 14.96%
Income: \$100,000 - \$125,000	220 9.30%	666 10.98%	2,395 13.75%
Income: \$125,000 - \$150,000	151 6.38%	374 6.17%	1,367 7.85%
Income: \$150,000 - \$200,000	279 11.79%	847 13.96%	1,779 10.22%
Income: \$200,000+	330 13.95%	819 13.50%	1,548 8.89%
<b>2020 Avg Household Income</b>	\$113,441	\$116,710	\$102,822
<b>2020 Med Household Income</b>	\$84,621	\$90,783	\$84,467



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



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