



**For Sale | Ripon, CA**

# Freeway Commercial Pads

Leveled and Graded for Future Development

## Property Information

Address	1441 Brady Lane	1463 Brady Lane
Size	±1.32 Acres (57,543 SF)	±1.09 Acres (47,524 SF)
APN	261-590-130-000	261-590-120-000
Total	±2.411 acres (105,067 SF)	
Zoning	C4 - Highway Commercial	

## Highlights

- All Services delivered to pad
- Freeway visibility
- Easy Access From HWY 99
- Freeway oriented pylon signage available
- High traffic counts
- Railroad accessibility: 6 minute drive (2.3 miles)
- Located within a heavily trafficked travel stop exit off of Highway 99. Strong national fast food co-tenancy in the immediate area, including Flying J, Loves, La Quinta Inn, McDonalds, Carl's Jr, Starbucks, Denny's, and more

For more information, contact an exclusive broker:

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# Freeway Retail Pads For Sale

1441 and 1463 Brady Lane, Ripon, CA

## Demographics

Population	1 mi	3 mi	5 mi
2023 Total Population	6,008	17,888	55,894
2028 Total Population	6,105	18,099	57,082
2023 Total Daytime Population - Workers	2,565	6,159	20,920
2023 Total Daytime Population - Residents	3,134	9,263	30,576

Household	1 mi	3 mi	5 mi
2023 Households	2,032	6,190	17,818
2028 Households	2,069	6,263	18,191
2023 to 2028 Household Change	1.8%	1.2%	2.1%
2023-2028 Annual Rate	0.36%	0.23%	0.42%

Income	1 mi	3 mi	5 mi
2023 Average Household Income	\$136,624	\$137,705	\$128,338
2023 Per Capita Income	\$45,930	\$47,736	\$40,988

Businesses	1 mi	3 mi	5 mi
Total Businesses	210	580	1,817
Total Employees	1,877	5,423	17,466
Total Residential Population	5,816	17,798	56,670
Employee/Residential Population Ratio (per 100)	32	30	31

Employees	1 mi	3 mi	5 mi
Retail Trade Summary	734	1,392	4,161
Finance, Insurance, Real Estate Summary	110	232	907
Services Summary	565	1,882	6,634
Total Employees	1,877	5,423	17,466

## Demographic Aerial



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## Property Highlights



## Overview

Commercial pads for sale are situated at the entrance to the Ripon market, where households within a 3-mile radius boast an average income of \$101,809. Located at a popular travel stop exit along Highway 99, this prime location features well-known national and regional co-tenants, including Starbucks, McDonald's, Dutch Brothers, Togo's, Carl's Jr, Jack in the Box, Sonic, Taco Bell, multiple gas stations, and more.

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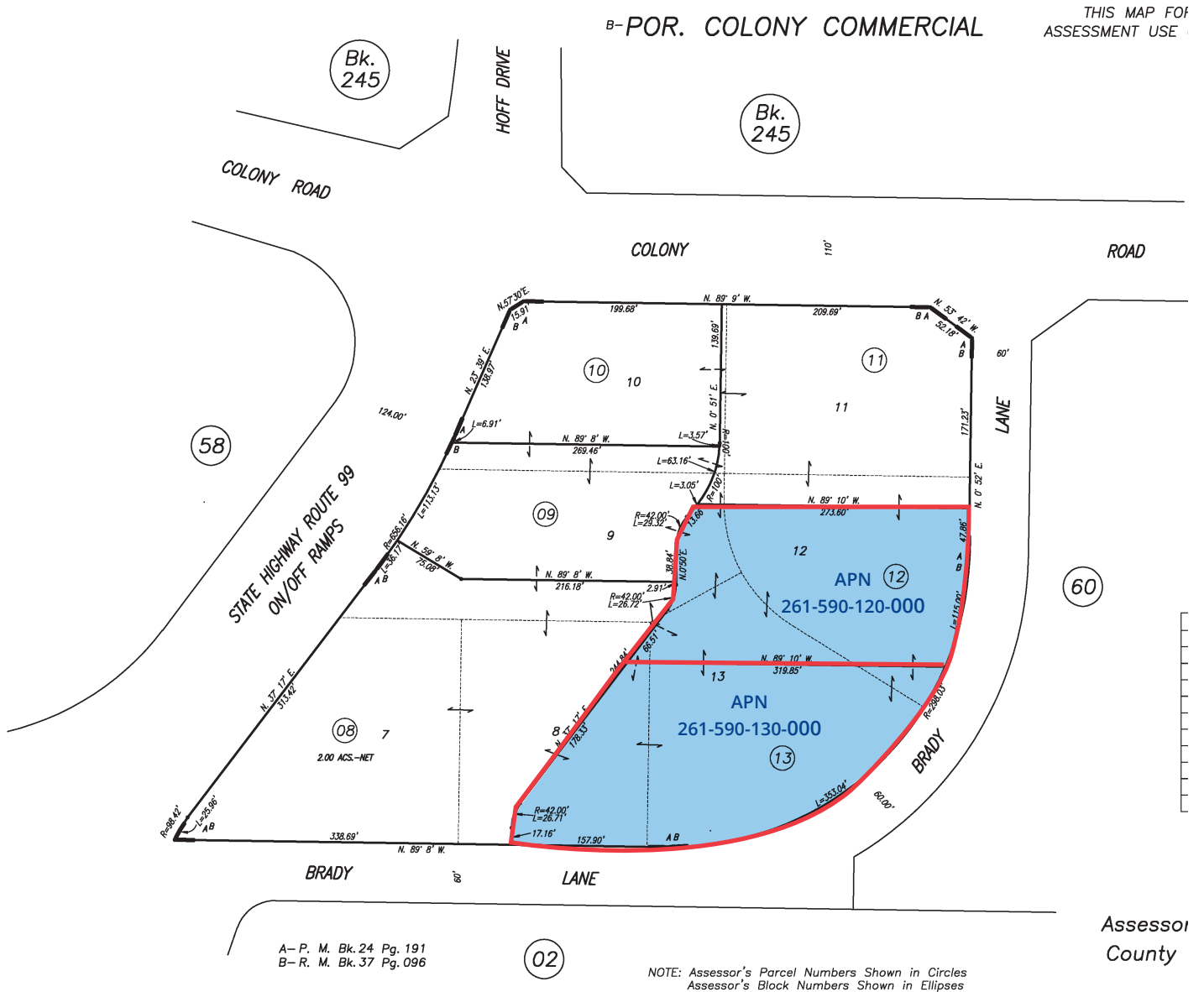
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## Parcel Map



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