



**Ground Lease Available:  
904 Frontage Road, Ripon CA 95366  
1.02 Acres Available**

**HIMSL  
REAL ESTATE**

# Property Highlights:

## 904 Frontage Road, Ripon CA 95366

Ripon is centrally located in the San Joaquin Valley with excellent access to Highway 99, making it a strong logistics and business hub within easy reach of Modesto, Stockton, Sacramento, and the Bay Area.

Property is well located along Highway 99 which sees up to 170,000 vehicles per day.

All off-site improvements and utilities in place

Allowable Uses Include:

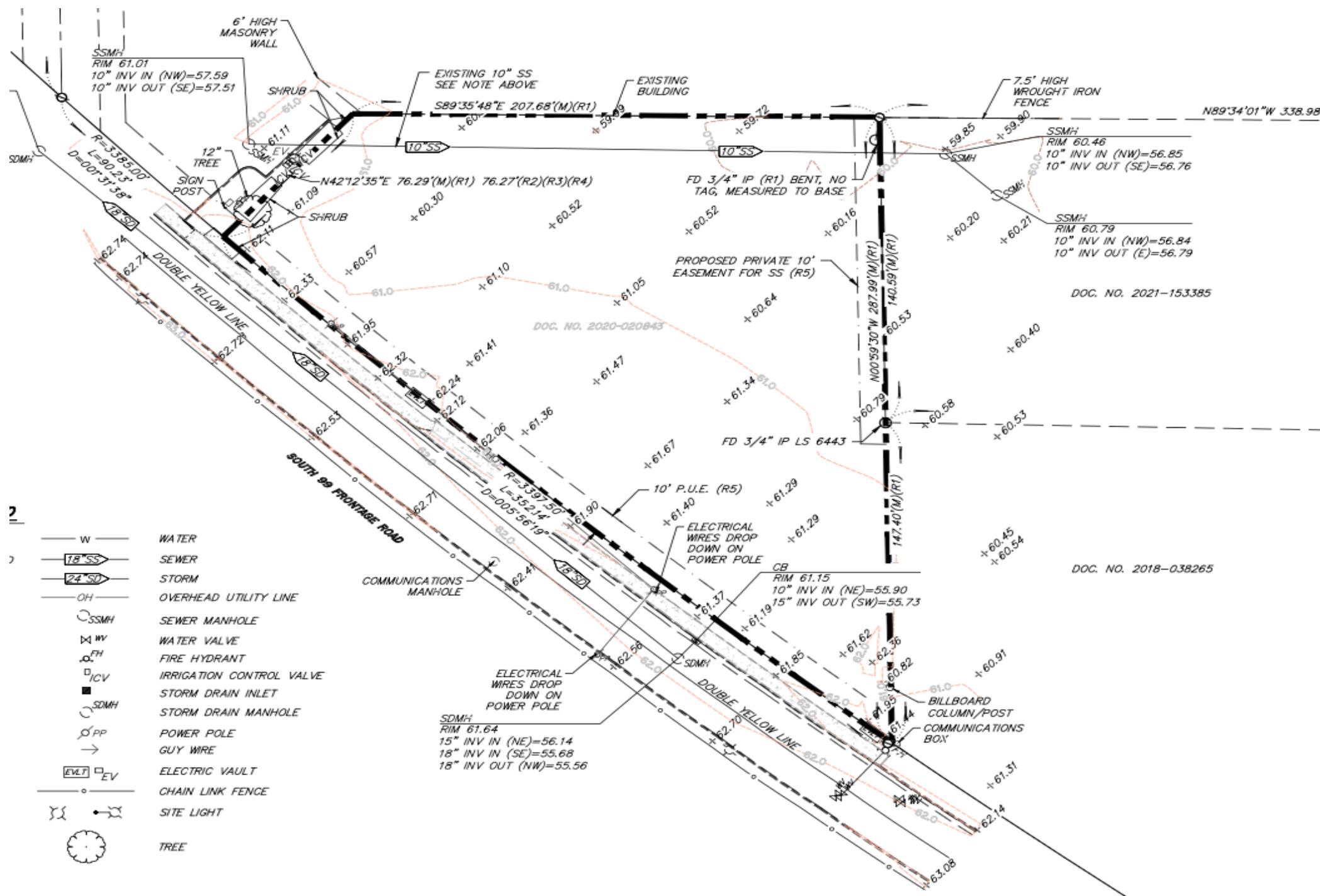
- Markets, Restaurants, Other Food Establishments, QSR, Drive-Thru's
- Retail, Personal Services
- Office
- Sport Related Retail & Services, Indoor Sports Activities
- Hotel, Motel
- Public and Quasi-Public Uses
- And more!

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>	5500	18,817	54,811
<b>AVG HH Income</b>	\$140,000	\$151,000	\$140,000
<b>Employees</b>	2500	8900	25,000



# Site Plan:

904 Frontage Road, Ripon CA 95366



# Market Aerial:

904 Frontage Road, Ripon CA 95366



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