



For Sale/Ground Lease

Highway Retail Pad

1504 Colony Rd | Ripon, CA 95366



Investment Sales | Leasing | Asset Management



Contents

3 Property Information

4 Proposed Site Plan

5 Market View

6 Demographics

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Property Information

Sale/Ground Lease Price: **Contact Broker**

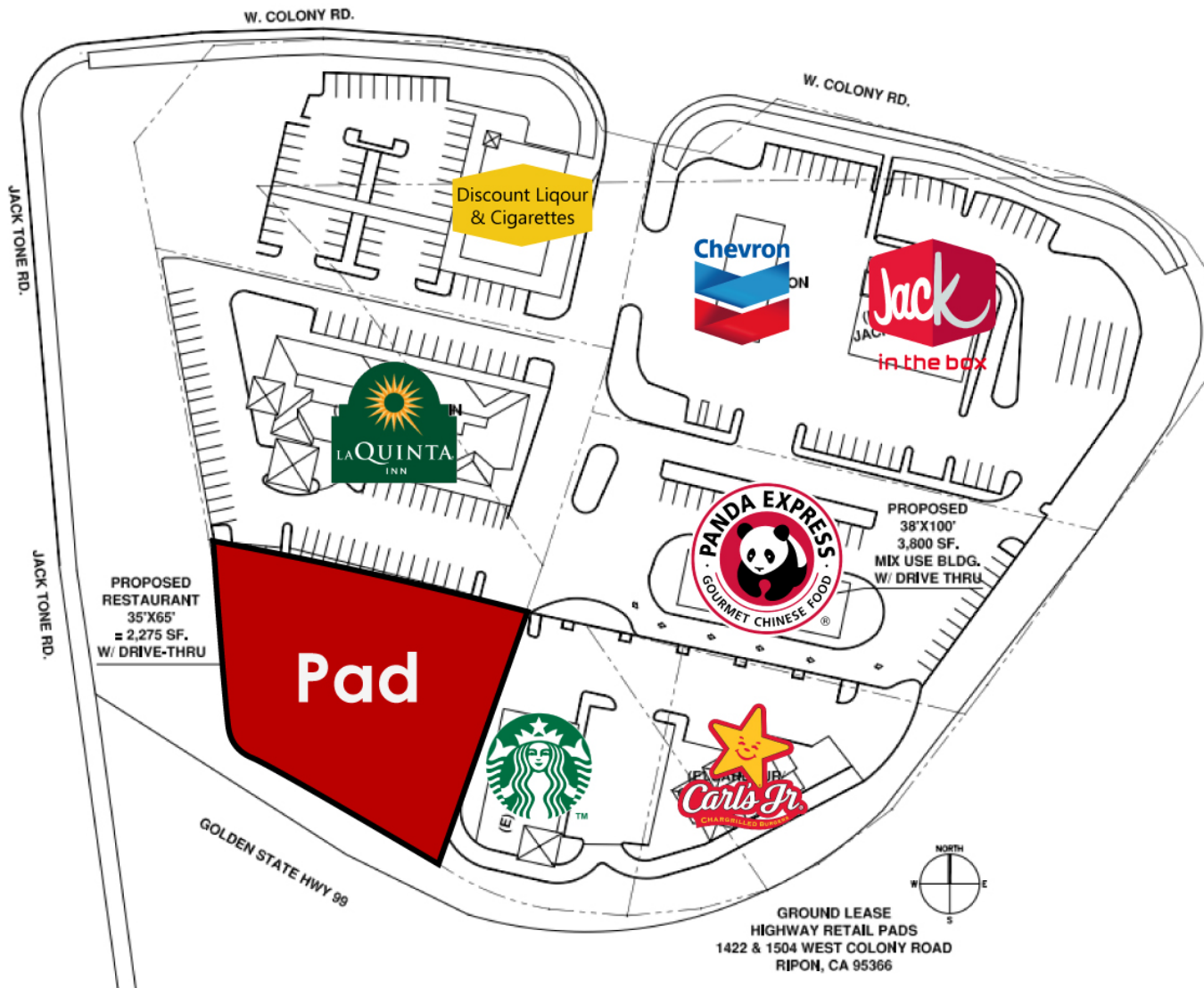
Zoning: **Highway Service (C-4)**

Parcel Size: **± 0.63 Acres**

Traffic Counts: **Colony Road- 11,000 ADT
Jack Tone Road- 15,000 ADT
HWY 99 - 113,000 ADT**

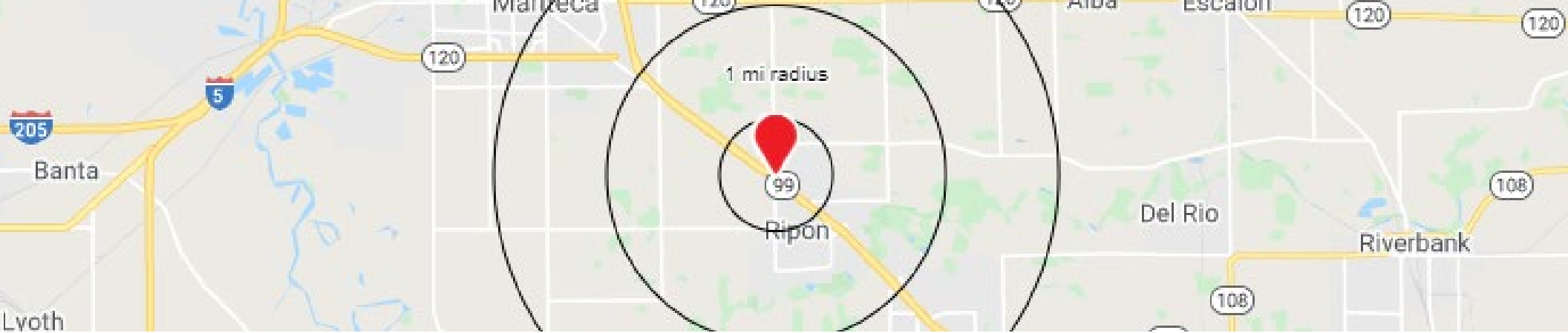
- Excellent freeway visibility from Highway 99
- Located within a heavily trafficked travel stop exit off of Highway 99 with co-tenants of Flying J, Loves, La Quinta Inn, McDonalds, Carl's Jr, Starbucks, Denny's, and more
- All Services delivered to pad
- Freeway oriented pylon signage available
- Pad is ideal for fast food, gas, or hotel business
- Strong national fast food co-tenancy in the immediate area
- Located at the gateway to the affluent Ripon market with an average household income of \$101,809 within a 3-mile radius

Proposed Site Plan



Market View





Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	4,905	17,923	59,599
2025 Projected Population:	5,159	18,908	63,377
2010 Census Population:	4,107	16,102	49,511
2025 Projected Growth:	1%	1.1%	1.3%

Income	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$129,855	\$114,697	\$98,970
2020 Estimated Median Household Income:	\$102,101	\$91,907	\$83,456
2020 Estimated Per Capita Income:	\$43,264	\$39,318	\$31,481

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	1,634	6,139	18,934
2025 Projected Households:	1,670	6,298	19,369
2010 Census Households:	1,358	5,480	15,881
Projected Growth:	0.4%	0.5%	0.5%

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	71.9%	72.5%	62.9%
2020 Estimated Black/African American:	3%	2.7%	4.1%
2020 Estimated Asian/Pacific Islander:	9.5%	7.4%	8.4%
2020 Estimated American Indian/Native Alaskan:	0.8%	0.9%	1%
2020 Estimated Hispanic:	26%	27.7%	37.8%
2020 Estimated Other Races:	14.9%	16.4%	23.6%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	195	560	2,066
2020 Estimated Total Employees:	1,554	4,490	18,552



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