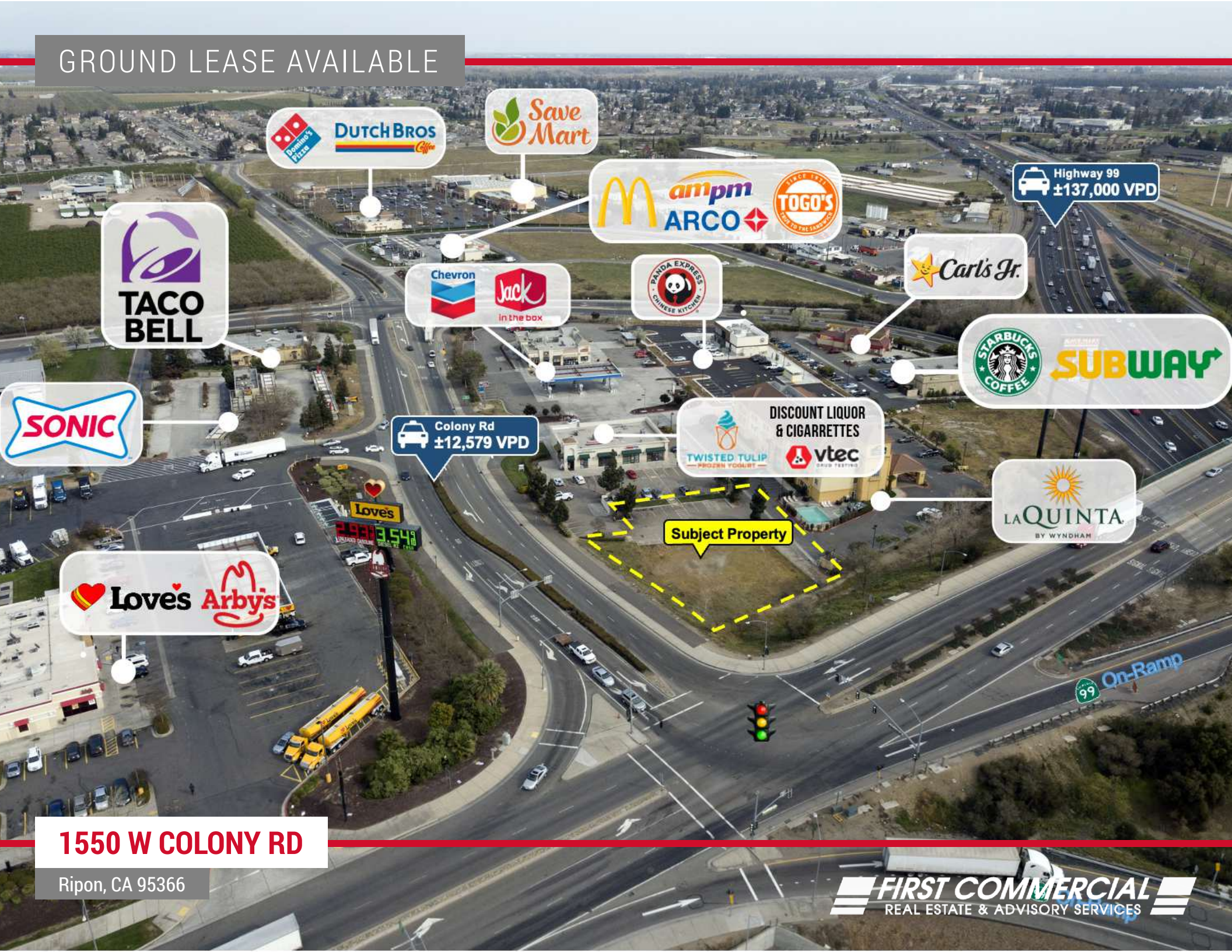


# GROUND LEASE AVAILABLE



**DUTCH BROS**  
Coffee

**Save Mart**

Highway 99  
±137,000 VPD

**TACO BELL**

**PANDA EXPRESS**  
CHINESE KITCHEN

Colony Rd  
±12,579 VPD

**DISCOUNT LIQUOR & CIGARETTES**

**LA QUINTA**  
BY WYNDHAM

**Subject Property**

**1550 W COLONY RD**

Ripon, CA 95366

# PROPERTY SUMMARY



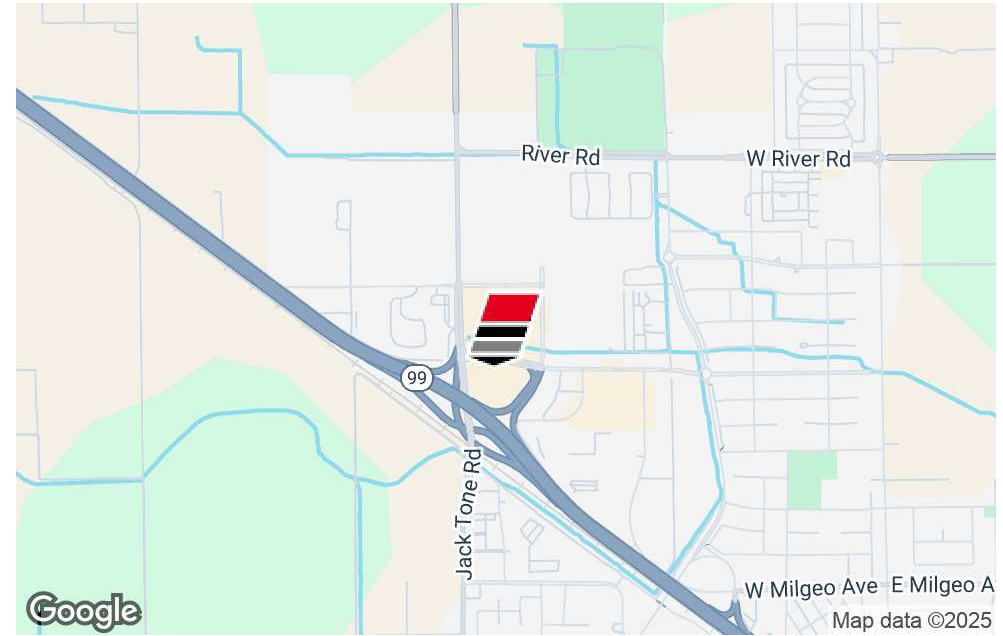
## PROPERTY & LOCATION DESCRIPTION

This prime commercial property in Ripon, CA, previously approved for a 3,000 sq. ft. quick-service restaurant with a drive-thru, offers exceptional potential for various business ventures. Zoned C-4 Commercial, it supports a wide range of uses, making it a versatile investment opportunity. Ripon is known for its strong household income, further enhancing the site's potential by providing a solid customer base with high purchasing power.

Situated at a signalized corner adjacent to the La Quinta Hotel and surrounded by established national tenants, the property benefits from consistent foot and vehicle traffic. Its strategic location along a key arterial from the Highway 99 valley corridor—an essential hub for commercial truck stops—ensures high visibility and accessibility, making it an ideal site for businesses seeking strong customer flow.

### COLTON TOSTE

209.461.6400 | colton@fcrei.com  
CalDRE #01993261



## OFFERING SUMMARY

|                    |                   |
|--------------------|-------------------|
| Asking Lease Rate: | \$7,500 per month |
| Lot Size:          | 22,008 SF         |
| Lease Type:        | NNN Ground Lease  |
| Property Zoning:   | C-4 Commercial    |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,642     | 6,402     | 18,191    |
| Total Population  | 5,118     | 18,806    | 57,443    |
| Average HH Income | \$144,537 | \$151,003 | \$140,449 |

# RETAILER MAP



**COLTON TOSTE**  
209.461.6400 | colton@fcrei.com  
CalDRE #01993261



# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,118  | 18,806  | 57,443  |
| Average Age          | 38     | 39      | 38      |
| Average Age (Male)   | 36     | 38      | 37      |
| Average Age (Female) | 39     | 41      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,642     | 6,402     | 18,191    |
| # of Persons per HH | 3.1       | 2.9       | 3.2       |
| Average HH Income   | \$144,537 | \$151,003 | \$140,449 |
| Average House Value | \$789,510 | \$777,190 | \$680,587 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic      | 25.8%  | 27.3%   | 38.2%   |

| RACE                               | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 3,080  | 11,953  | 26,221  |
| % White                            | 60.2%  | 63.6%   | 45.6%   |
| Total Population - Black           | 79     | 251     | 1,992   |
| % Black                            | 1.5%   | 1.3%    | 3.5%    |
| Total Population - Asian           | 611    | 1,456   | 8,045   |
| % Asian                            | 11.9%  | 7.7%    | 14.0%   |
| Total Population - Hawaiian        | 7      | 45      | 487     |
| % Hawaiian                         | 0.1%   | 0.2%    | 0.8%    |
| Total Population - American Indian | 51     | 179     | 856     |
| % American Indian                  | 1.0%   | 1.0%    | 1.5%    |
| Total Population - Other           | 483    | 1,994   | 10,315  |
| % Other                            | 9.4%   | 10.6%   | 18.0%   |

Demographics data derived from AlphaMap

## COLTON TOSTE

209.461.6400 | colton@fcrei.com  
CalDRE #01993261

