



# RETAIL PAD FOR SALE OR LEASE

1504 Colony Rd.  
Ripon, CA



**HIGH VISIBILITY ± 0.63 ACRE LOT**

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# Property Information

**Sale/Ground Lease Price:**

**Contact Broker**

**Zoning:**

Highway Service (C-4)

**Parcel Size:**

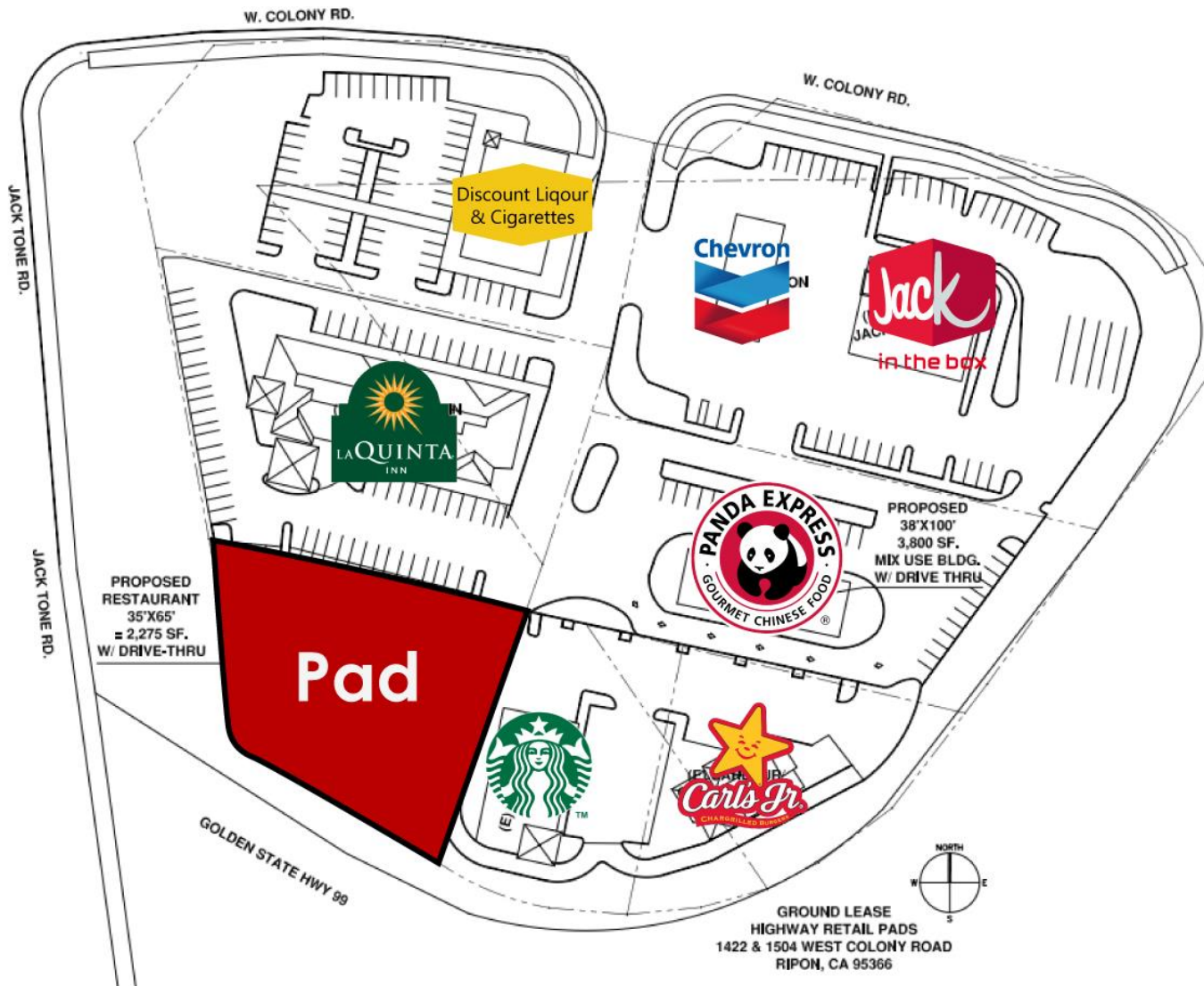
± 0.63 Acres

**Traffic Counts:**

Colony Road- 11,000 ADT  
Jack Tone Road- 15,000 ADT  
HWY 99 - 113,000 ADT

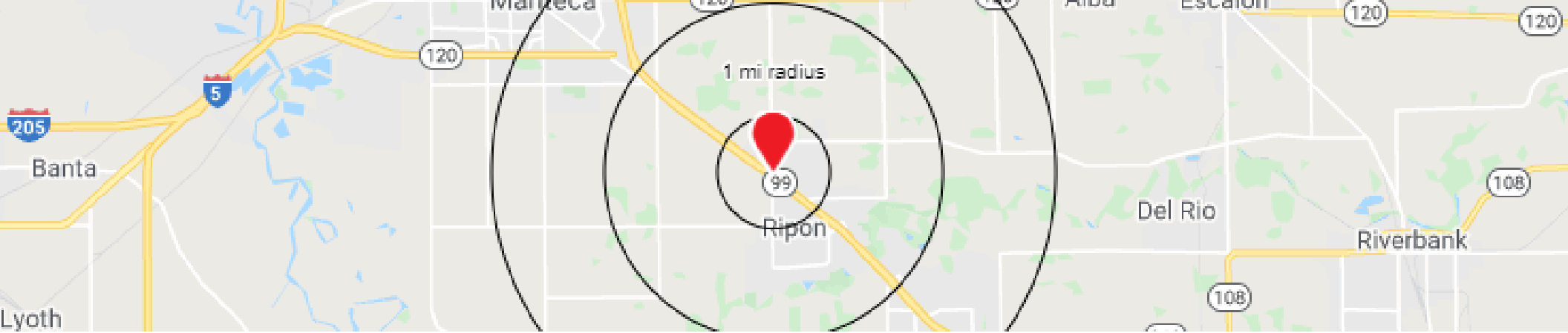
- Excellent freeway visibility from Highway 99
- Located within a heavily trafficked travel stop exit off of Highway 99 with co-tenants of Flying J, Loves, La Quinta Inn, McDonalds, Carl's Jr, Starbucks, Denny's, and more
- All Services delivered to pad
- Freeway oriented pylon signage available
- Pad 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

<b>Population</b>	1 mi	3 mi	5 mi
2023 Estimated Population:	5,133	62,199	260,497
2028 Projected Population:	5,393	65,085	270,035
2028 Projected Growth:	1.0%	0.9%	0.7%
Median Age:	38	36	37

<b>Households</b>	1 mi	3 mi	5 mi
2023 Estimated Households:	1,671	19,618	84,820
2028 Projected Households:	1,754	20,502	87,828
Projected Growth:	1.0%	0.9%	0.7%

<b>Businesses</b>	1 mi	3 mi	5 mi
2023 Estimated Total Businesses:	256	2,045	9,648
2023 Estimated Total Employees:	2,078	18,405	80,144

<b>Income</b>	1 mi	3 mi	5 mi
2023 Estimated Average Household Income:	\$141,946	\$108,882	\$100,608
2023 Estimated Median Household Income:	\$126,429	\$90,658	\$79,752

<b>Race &amp; Ethnicity</b>	1 mi	3 mi	5 mi
2023 Estimated White:	4,197	48,397	197,505
2023 Estimated Black/African American:	118	2,890	13,700
2023 Estimated Asian/Pacific Islander:	496	6,378	29,850
2023 Estimated American Indian/Native Alaskan:	58	1,113	5,406
2023 Estimated Hispanic:	1,220	24,675	14,366
2023 Estimated Other Races:	264	3,411	14,366



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