

FOR LEASE **RIPON** *terrazza*

122 W River Road, Ripon, CA 95366

Offering Memorandum



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# CONTENTS

03 PROPERTY OVERVIEW

04 LOCATION OVERVIEW

07 DEMOGRAPHICS

08 RIPON GARDEN APARTMENTS

11 MISTLIN PARK

12 ADDITIONAL PHOTOS

## OFFER GUIDELINES

Offers should be submitted electronically to Rob Sauser at [robs@pmz.com](mailto:robs@pmz.com) or Jordan Amarant at [jamarant@pmz.com](mailto:jamarant@pmz.com). Call listing agents for details on offer guidelines.

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# RIPON



# terrazza



## Property Overview



New Construction +/- 16,000 SF family friendly mixed use development to compliment the highly desirable city of Ripon with a quality middle class clientele and rapidly growing population. The retail and office center will benefit from direct frontage on the well traveled River Rd, and proximity to the brand new luxury Ripon Garden Apartments. A popular local restaurant will anchor the project with a new location in the center.

Lease Rates and Terms are negotiable with units ranging from approximately 1,450 SF - 8,000 SF and include a drive thru unit still available. The center features ample parking and is a fantastic opportunity for both office and retail business. There is also a nearby build to suit corner pad and the nearby elementary school ensures convenience for area families.

Property Type	Commercial
Proposed Property Use	Retail, Restaurant, Gas Station
Parcel Size	1.89 Acres
Building Size	16,000 Square Feet
Unit sizes avail.	1,450 SF up to 8,000 SF

**APN 261-030-017**

## Location Overview

LOCAL BUSINESSES



## Location Overview

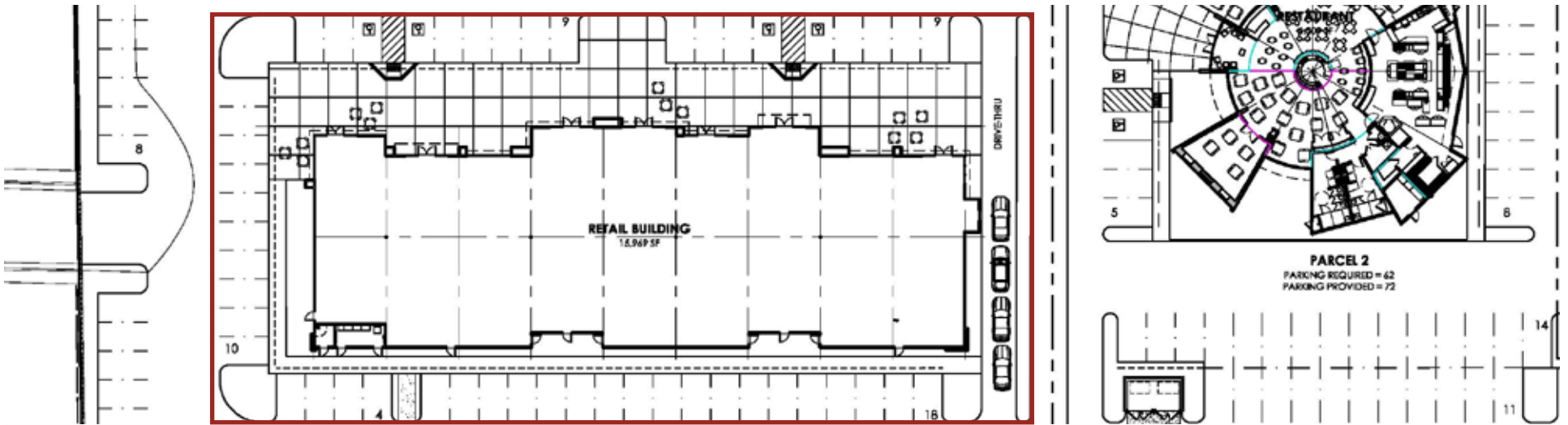
PROPOSED SITE PLAN / DAILY TRAFFIC COUNT\*



\*Traffic count projected to increase with establishment of new retail center. Current traffic count retrieved through CoStar 12/27/2016.

## Location Overview

SITE PROJECTION DETAILS



**RIPON**  *terrazza*



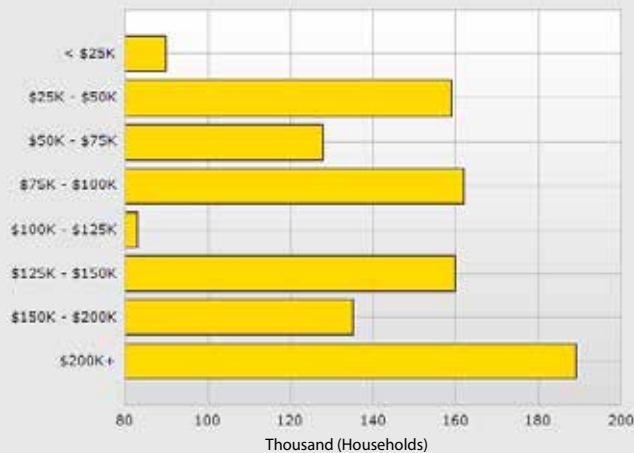
## Location Overview

### AREA DEMOGRAPHICS

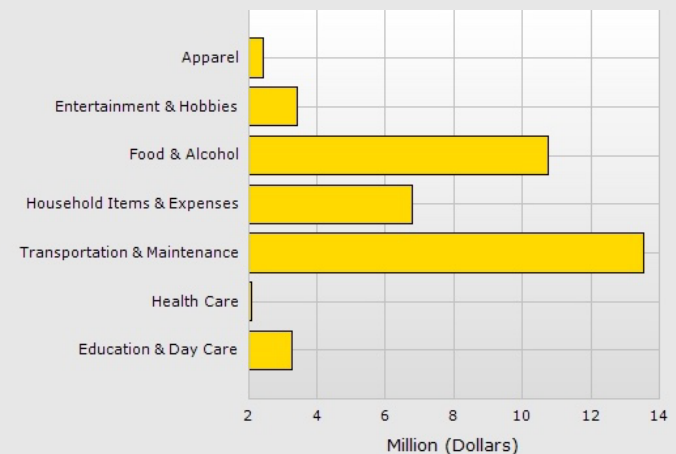
Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	3,446	16,904	49,300
2021 Population:	3,595	17,596	51,540
Pop Growth 2016-2021:	4.32%	4.09%	4.54%
Average Age:	37.30	38.00	36.20
Households			
2016 Total Households:	1,107	5,728	15,651
HH Growth 2016-2021:	4.25%	4.06%	4.49%
Median Household Inc:	\$104,217	\$77,973	\$71,276
Avg Household Size:	3.10	2.90	3.10
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$403,125	\$358,032	\$291,754
Median Year Built:	2001	1989	1992



HOUSEHOLD INCOMES WITHIN 3 MILES



YEARLY SPENDING TRENDS WITHIN 3 MILES



## Location Overview

### RIPON GARDEN APARTMENTS



The *Ripon Garden Apartments* are a brand new luxury complex adjacent to the *Ripon Terrazza* center, creating a clean, safe, family friendly mixed use development. They will ultimately contain 167 total units of combined 1, 2, & 3 bedroom apartment homes.

The grounds will feature walking paths from the complex directly to the commercial center of the project. The overall decor and beautiful landscaping will be tied together with an Italian theme throughout.

Additionally there will be play areas for the children of your future commercial shoppers and diners, offering entertainment and an inviting setting for families & patrons to enjoy during their time at your establishment.

## Location Overview

RIPON GARDEN APARTMENTS



55 units currently built consisting of 13 1bed/1 bath and 42 2bed/2bath apartments.

112 more units for Phase 2, that will be completed by July 2018. Units range from 1bed/1bath to 3bed/2bath.

## Location Overview

RIPON GARDEN APARTMENTS BUILDERS

### JBK Living

Renowned as an innovative, creative regional builder, JKB Living has a broad array of construction capabilities including single and multi-family homes, commercial properties and restaurants. Founder and President James Brenda has taken a hands-on approach to building quality homes in Northern California for over 30 years. His guiding principle has always been to build homes of exceptional quality and value at a cost-efficient pricepoint - enriching the local communities. JKB has built communities all over the Central Valley that have grown into beautiful and highly desirable residential subdivisions.

### JBK Gives Back

As A Local Business, JKB Living Takes Pride In Supporting Philanthropic Causes That Benefit Its Communities. As an active developer in Northern California, JKB takes pride in developing housing through Habitat for Humanity. Being involved in local charities is important to building strong and thriving communities; something JKB and founder James Brenda are passionate about. In addition to Habitat for Humanity, JKB works with and recruits from CSU Stanislaus University, is a member of the Stanislaus Business Alliance and does extensive volunteer work with the Prodigal Sons and Daughters addiction recovery ministry.

**JBK LIVING**  
*Built For A Lifetime*



## Mistlin Park

1/2 MILE FROM RIPON TERRAZZA



### **MISTLIN PARK EVENTS host to ± 500,000 visitors annually**

*12-18 soccer tournaments* per year with 10,000 - 12,000 people per tournament, 180,000 - 216,000 annually

*46 baseball tournaments* last year with 3,000-5,000 visitors per tournament, 138,000 - 230,000 annually

**Ripon Youth Soccer:**

2500 people per Saturday for a 10 week league Aug - October

**Ripon Youth baseball:**

45 Teams for a 10 week league running April - June  
1,500 visitors per week

**Adult Softball leagues:** May-June, Oct - Nov  
500 visitors week

**Almond Blossom Festival:** 18,000 visitors

**4th of July Fireworks and Festival:** 12,000 visitors

**Color the Sky:** 8 -10,000 visitors

*Ripon's Mistlin Park* is home to many events throughout the year bringing in thousands of visitors. It's proximity to the Ripon Terrazza project offers great reach to a family oriented customer base on their way to and from practice who might stop for a bite to eat or an ice cream, or who may do some shopping while their family members are at a practice or event in the nearby park.

## Rendering



## Rendering

