



CANAL STREET PLACE

N. WILMA AVENUE & CANAL BOULEVARD, RIPON, CA

Land for Sale, Lease or Build-to-Suit

DETAILS & FEATURES

- Two (2) parcels; either or both
- 3.33 acres (1.78 ac & 1.55 ac parcels)
- Zoned Mixed Use (MU)
- Excellent freeway frontage and close access to/from Hwy. 99 interchange
- Ideal for retail, office or highway commercial
- Off-site improvements complete, rough graded and utilities stubbed or available
- Strategically located to serve both San Joaquin & Stanislaus Counties
- Close proximity to restaurants, retail, business park, hotel, City Hall and downtown
- Ripon is one of Central Valley's most desirable communities with strong demographics
- Located next to:
 - Canal Street Grille: Popular 5,000 sf sit-down restaurant and bar
 - Ripon Crossing: Includes a 42,000 sf Tractor Supply store and Les Schwab Tire Center
 - Horizon Business Park: 39,000 sf office park with multiple tenants
- **CALL FOR PRICING**



CONTACT: Randy Brekke or Jeanette Woerman • 209.571.7230 • randy@brekkere.com / jeanette@brekkere.com

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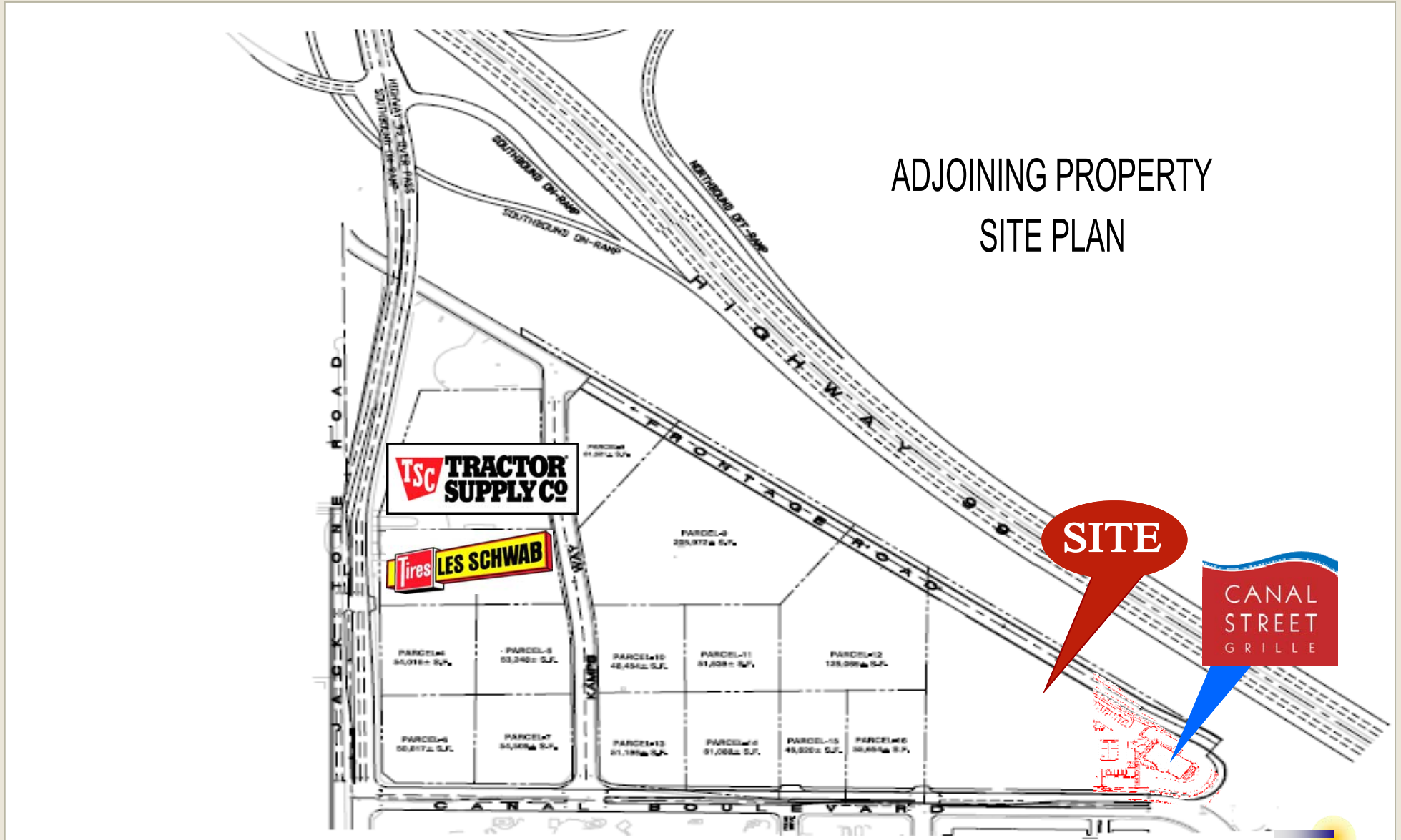
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ADJOINING PROPERTY SITE PLAN

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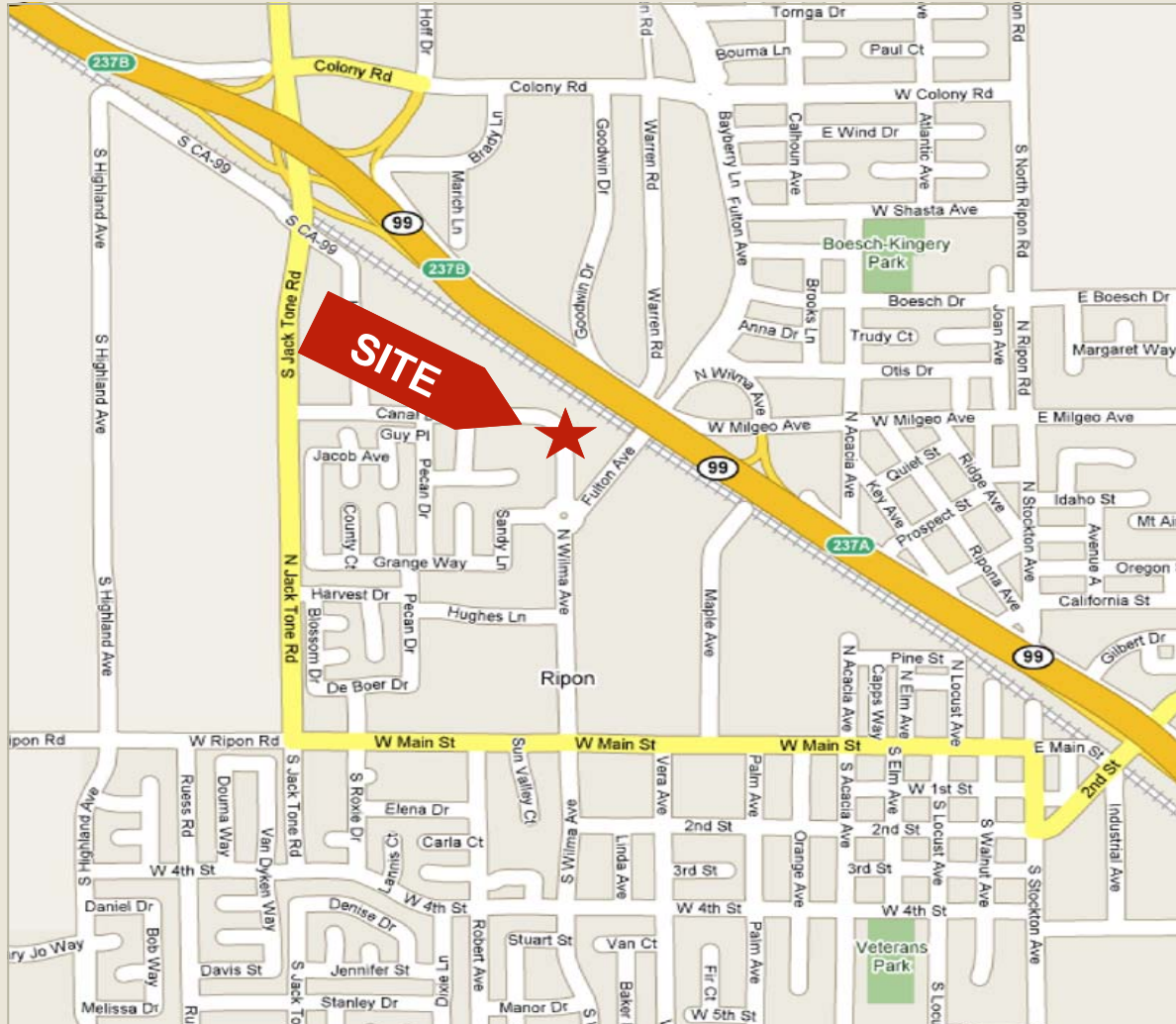


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LOCATION MAP



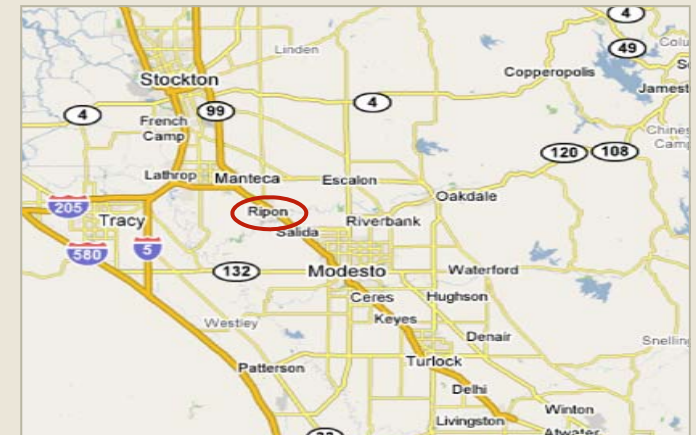
TRAFFIC COUNTS (Average Daily Totals)

Hwy 99 @ Milgeo Ave. (South)	121,000
Hwy 99 @ Milgeo Ave. (North)	126,000

DISTANCES

To Stockton	21 Miles
To Modesto	12 Miles
To Tracy	19 Miles
To Sacramento	70 Miles
To San Francisco	81 Miles
To Fresno	108 Miles

REGIONAL MAP



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COMMERCIAL PROJECTS IN PROXIMITY

1 RIPON CROSSING

- Tractor Supply Store
- Les Schwab Tire Store

2 HORIZON BUSINESS PARK

- ENGEO
- Law Office of Thomas Terpstra
- American Pacific Mortgage
- Dairy Farmers of America
- Processing Tomato Advisory Board

3 ALMOND BLOSSOM PLAZA

- NVS Style Hair Salon
- Herrin Chiropractic
- Scores

4 CITY HALL

5 RIPON TOWNE SQUARE

- Dollar General
- CVS Drug Store
- Mountain Mikes

6 MAIN STREET PLAZA

- Ace Hardware
- Jake's Cafe
- Oak Valley Bank
- Round Table Pizza
- Baskin Robbins

7 WALGREEN'S DRUG STORE

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DEMOGRAPHIC SNAPSHOT COMPARISON REPORT

	1 MILE	3 MILES	5 MILES
Population:			
Total Population	8,716	16,459	37,945
Male Population	48.7%	49.3%	50.0%
Female Population	51.3%	50.7%	50.0%
Median Age	33.9	33.9	32.1
Population Density (per sq. mi.)	2,774.5	582.1	483.1
Employees	2,298	4,223	12,355
Establishments	217	403	1,115
Income:			
Median HH Income	\$61,778	\$66,170	\$64,333
Per Capita Income	\$23,501	\$24,806	\$22,221
Average HH Income	\$68,989	\$74,608	\$69,756
Households:			
Total Households	2,933	5,419	12,037
Average Household Size	2.94	3.02	3.13
Household Growth 1990 - 2000	23.4%	33.5%	51.2%

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