

# Street Retail For Lease

## 202 W Main St, Ripon, CA 95366

### DOWNTOWN RIPON RETAIL



Great downtown retail location in the heart of Ripon off CA Hwy 99!

Formerly used as a boutique, but can support many different retail opportunities.

Located in the heart of downtown Ripon, which creates great foot traffic on both weekdays as well as weekends.

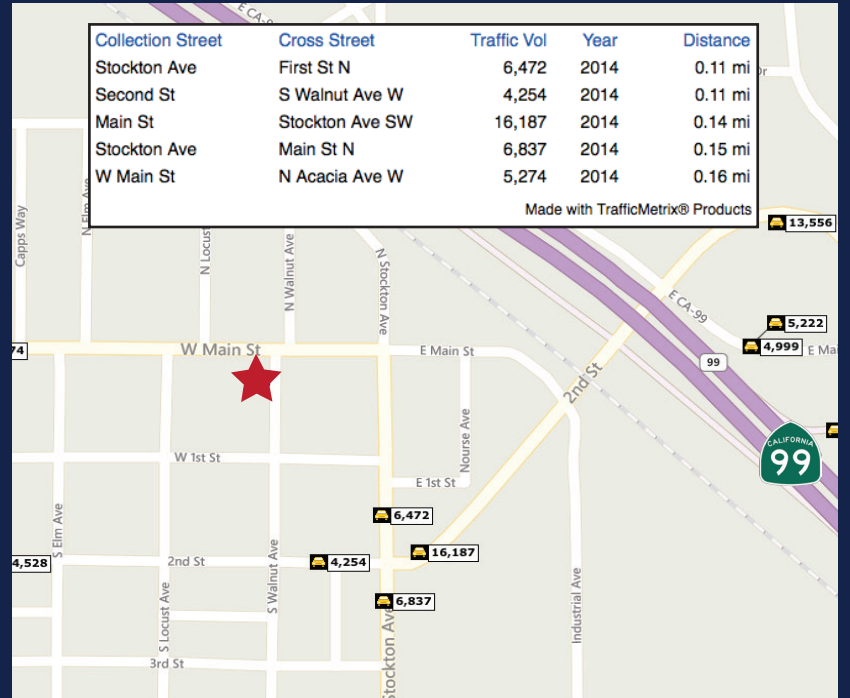
### PROPERTY DESCRIPTION

- Rental Rate: \$1 /SF/Month
- Lease Type: Modified Gross
- Space Available: 2,200 SF
- Min. Divisible: 750 SF
- Space Type: Street Retail

### 3-MILE RADIUS DEMOGRAPHICS

- Median Household Income: \$77,669
- Total Population: 23,999
- Space Available: 2,200 SF
- Average Age: 37

### TRAFFIC MAP



For more information, please give us a call

**DANNY PRICE**

CalBRE #01895497

209.491.3415 | [dprice@pmz.com](mailto:dprice@pmz.com)

**RANDY HIGH JR., CCIM**

CalBRE #01238404

209.491.3413 | [rhigh@pmz.com](mailto:rhigh@pmz.com)

**DUKE LEFFLER, SIOR, CCIM**

CalBRE #00711882

209.491.3414 | [duke@pmz.com](mailto:duke@pmz.com)