

# Horizon Business Park

578-650 N. WILMA AVENUE • RIPON, CA

OFFICE SPACE  
FOR LEASE



## PROPERTY FEATURES

- Immediate access to/from Hwy. 99
- Proximity to cities in S. San Joaquin County & N. Stanislaus County
- Excellent signage and visibility from Hwy. 99
- Attractive and well maintained property
- Near restaurants, retail, hotel, downtown & City Hall
- Located in one of Central Valley's most desirable communities

## RENT INFORMATION & DETAILS

- See Next Page

## DETAILS

- Class "A" Office Space w/ quality finishes
- Parking Ratio: 4 spaces per 1,000 sq. ft.
- Quality construction & landscaping
- Great location

**RANDY BREKKE** DRE# 00856863

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**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



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### BUILDING A - 650 N. WILMA AVE.



#### Suite A: 580± sf

2 private offices, Reception & Waiting area, 1 restroom. Beautiful finishes throughout. Former accounting office. Class "A" office space.

- Rent - \$2.15 per sf/mo.
- Modified Gross Lease
- Includes Utilities & CAM
- Available Now!

### BUILDING C - 578 N. WILMA AVE.



#### Suite A: 2,300± sf

4 large private offices, 1 executive office, large Conference Room, Reception & Waiting area, Copy/work room, Breakroom & 1 Restroom. Former law office. Well lit space. Class "A" office space.

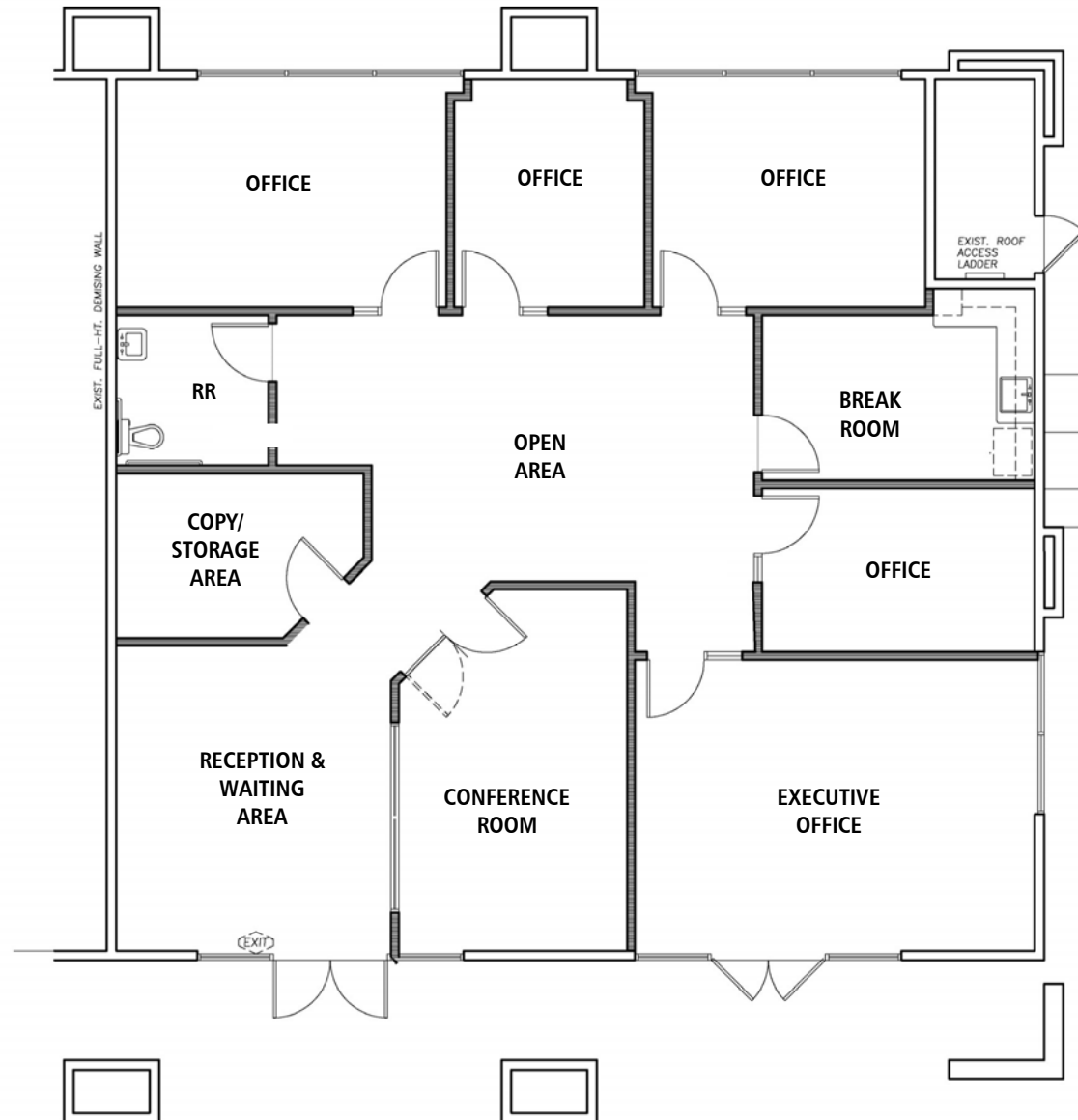
- Rent - \$1.70 per sf/mo.
- Triple Net Lease
- Available November 2022

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## OFFICE SPACE FOR LEASE

**FLOOR PLAN  
578 - SUITE A  
(2,300± SF)**



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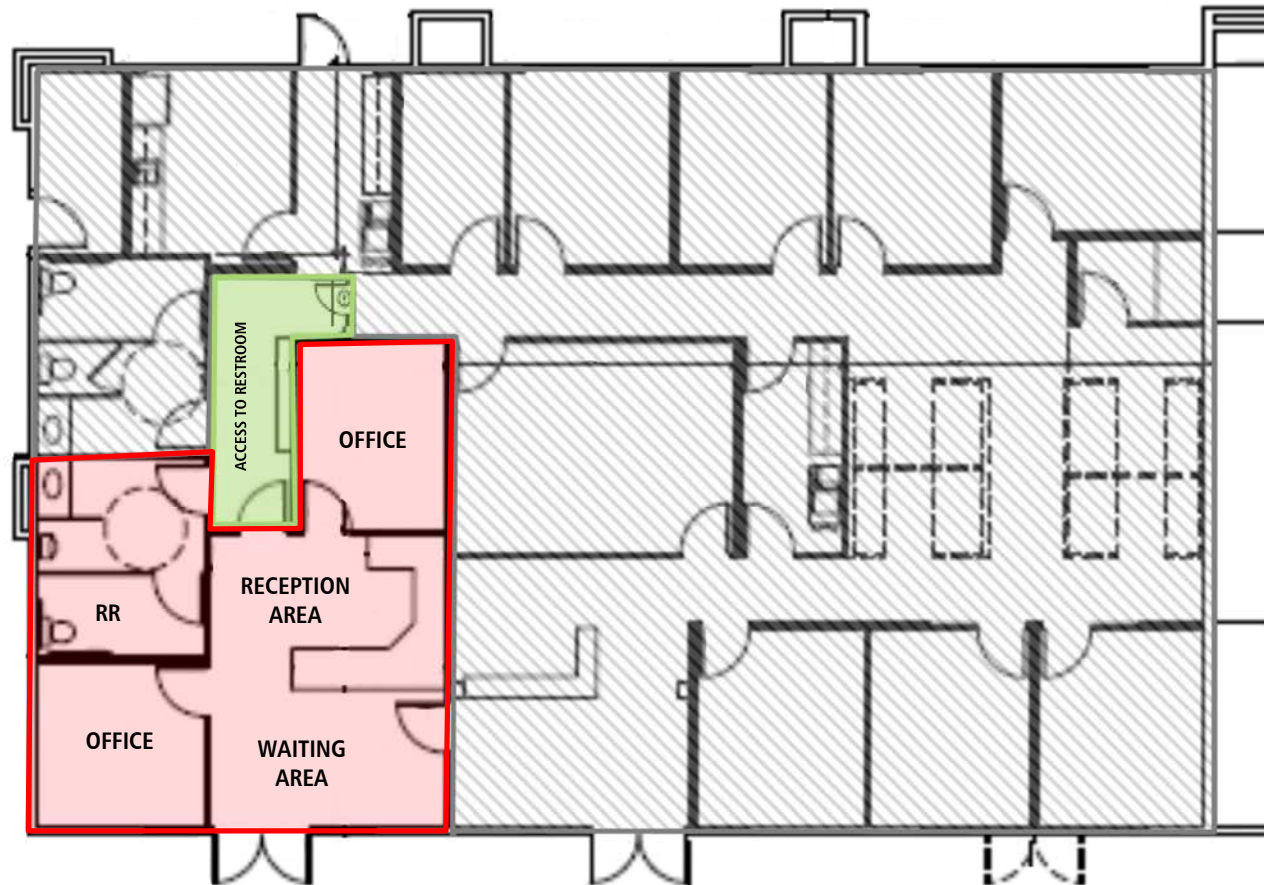
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## OFFICE SPACE FOR LEASE

**FLOOR PLAN**  
**650 - SUITE A (580<sup>±</sup> SF)**



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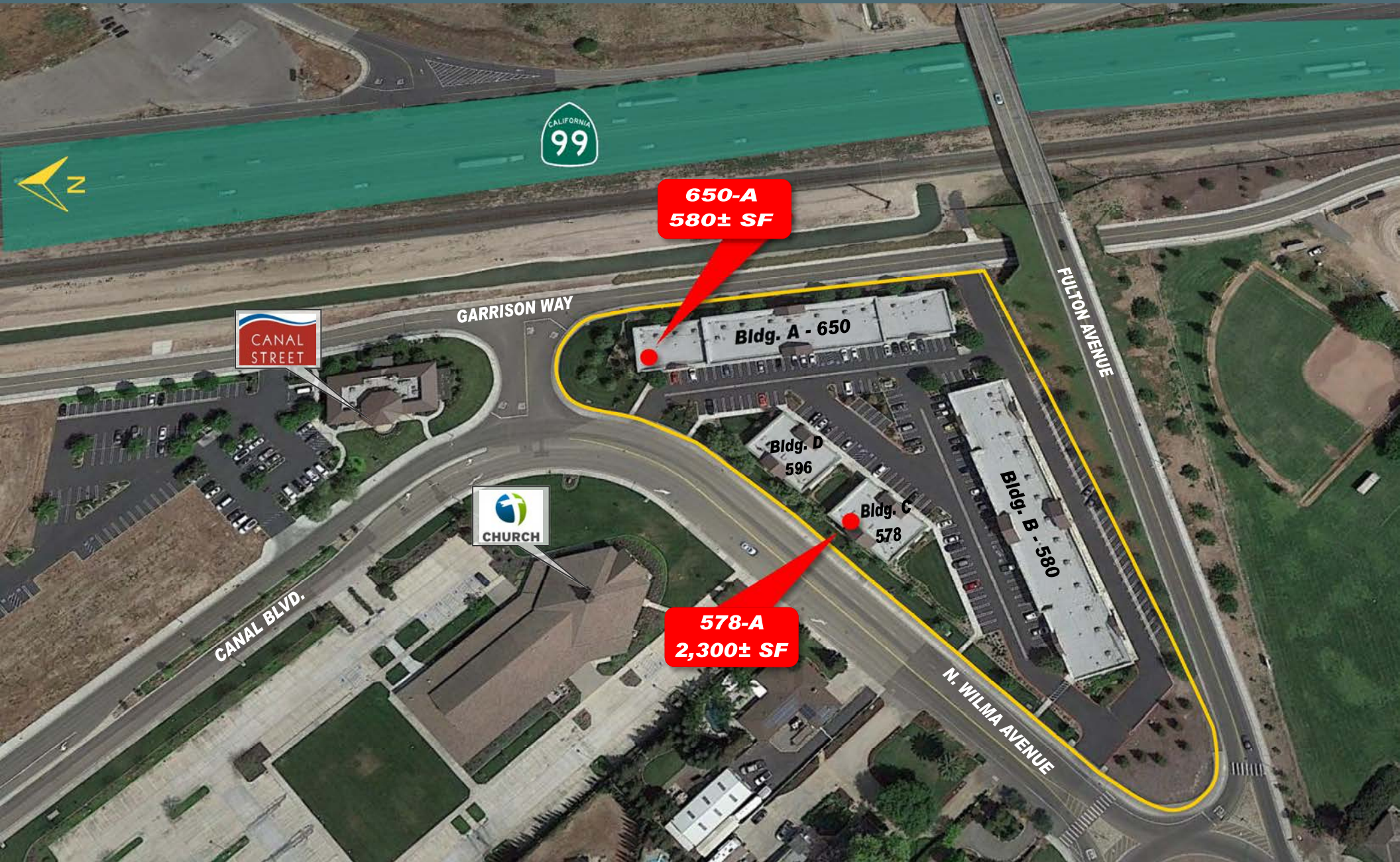


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## OFFICE SPACE FOR LEASE



**650-A**  
**580± SF**

**578-A**  
**2,300± SF**

CANAL STREET

CHURCH

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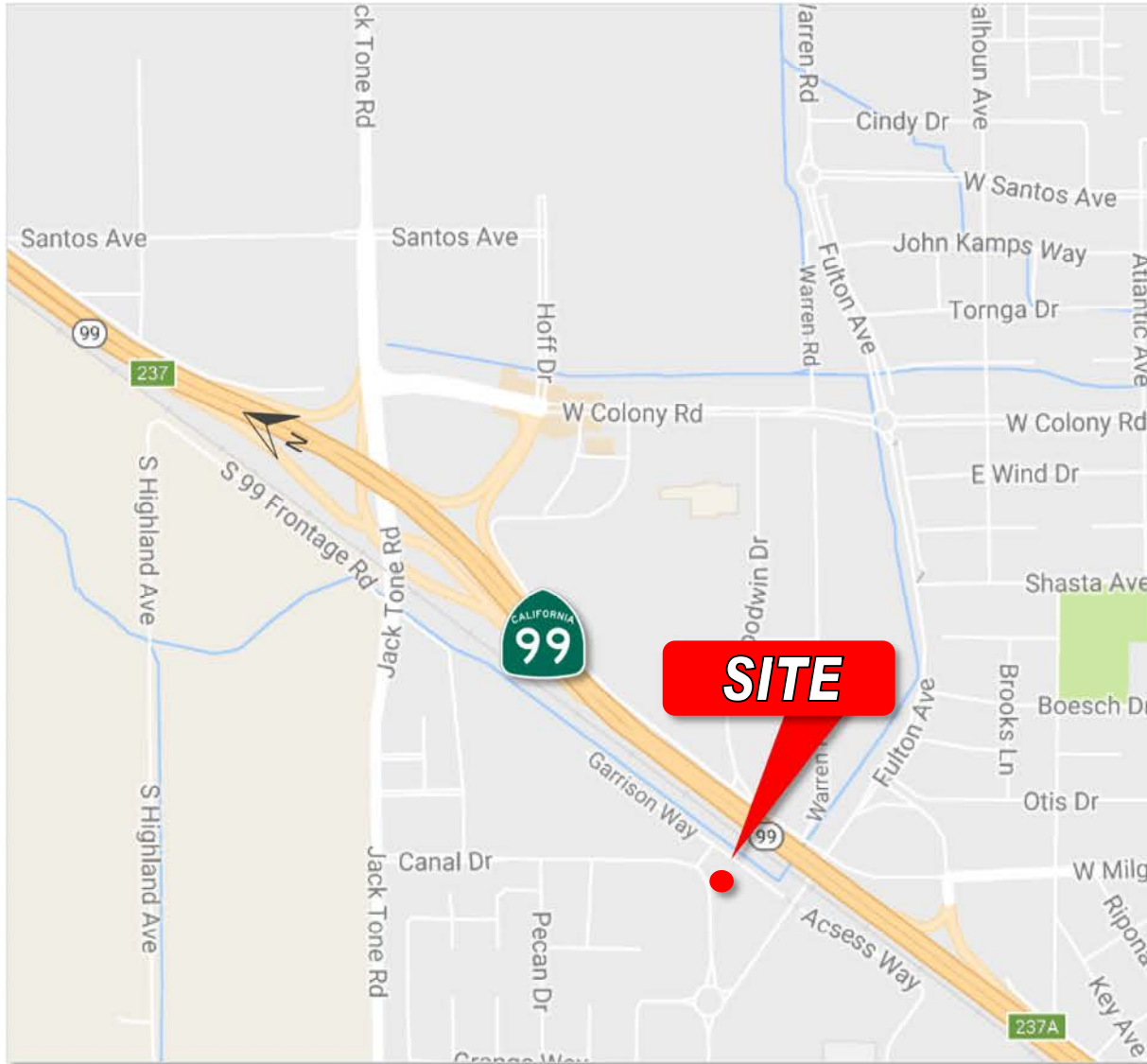
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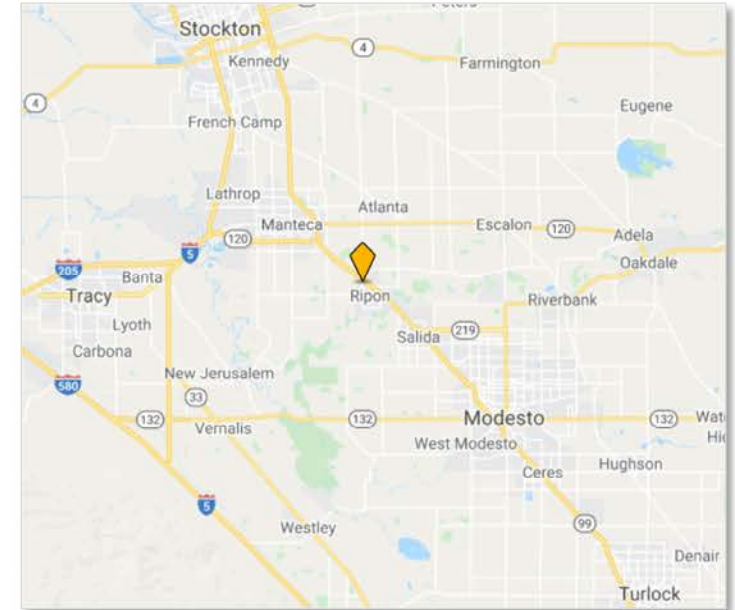
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## OFFICE SPACE FOR LEASE

### LOCATION MAP



### CENTRAL VALLEY MAP



### DAILY TRAFFIC COUNTS

N. Wilma Ave @ Canal Blvd..... 1,429± ADT  
 Hwy 99 ..... 144,000± ADT

### POPULATION

City of Ripon..... 15,777  
 San Joaquin County ..... 762,148  
 Stanislaus County ..... 551,264

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