

1.61± ACRES FOR SALE

769 FRONTAGE ROAD, RIPON, CA

LISTING DATA

PARCEL SIZE: 1.61± AC

ZONING: C-2 (Community Commerical)

COMMENTS:

- Prime gas station site located in South Ripon
- Direct access to/from Highway 99
- Seller has city-approved plans for a gas station, car wash, and retail building

ECONOMIC DATA

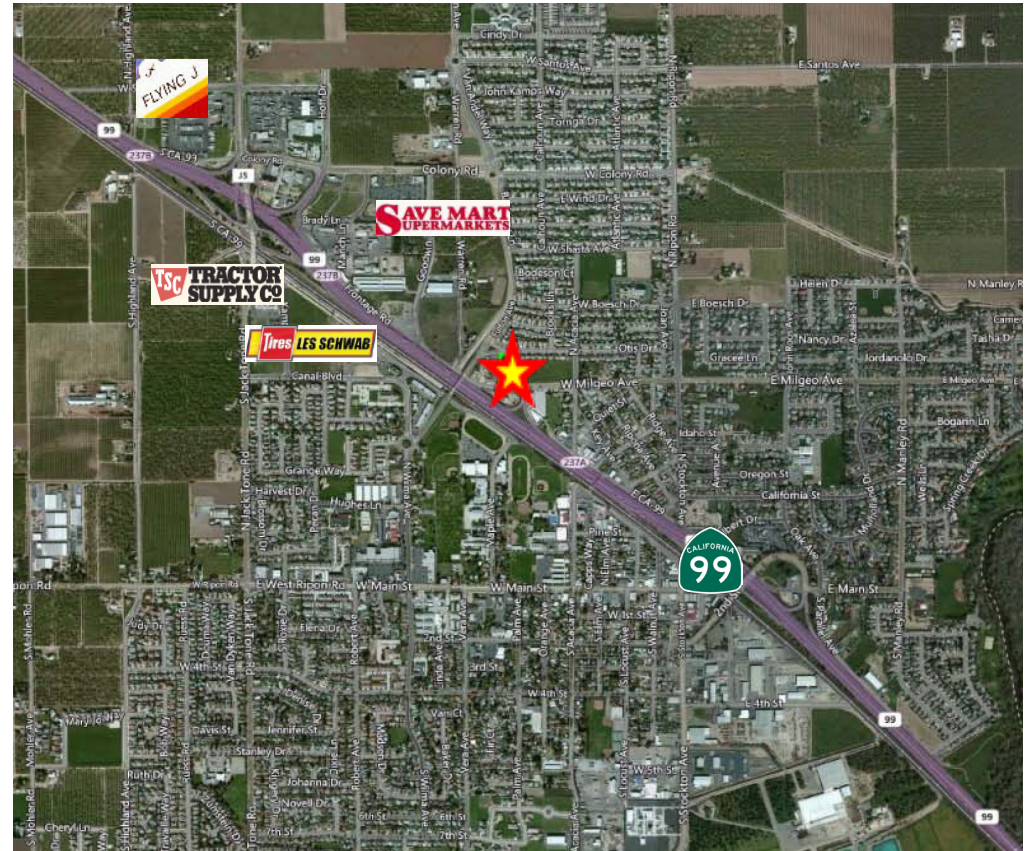
SALE PRICE: \$799,000

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	9,938	17,392	44,690
Average HH Income:	\$94,182	\$98,061	\$90,692

TRAFFIC COUNTS:

Highway 99: 132,000± Cars ADT (2014)



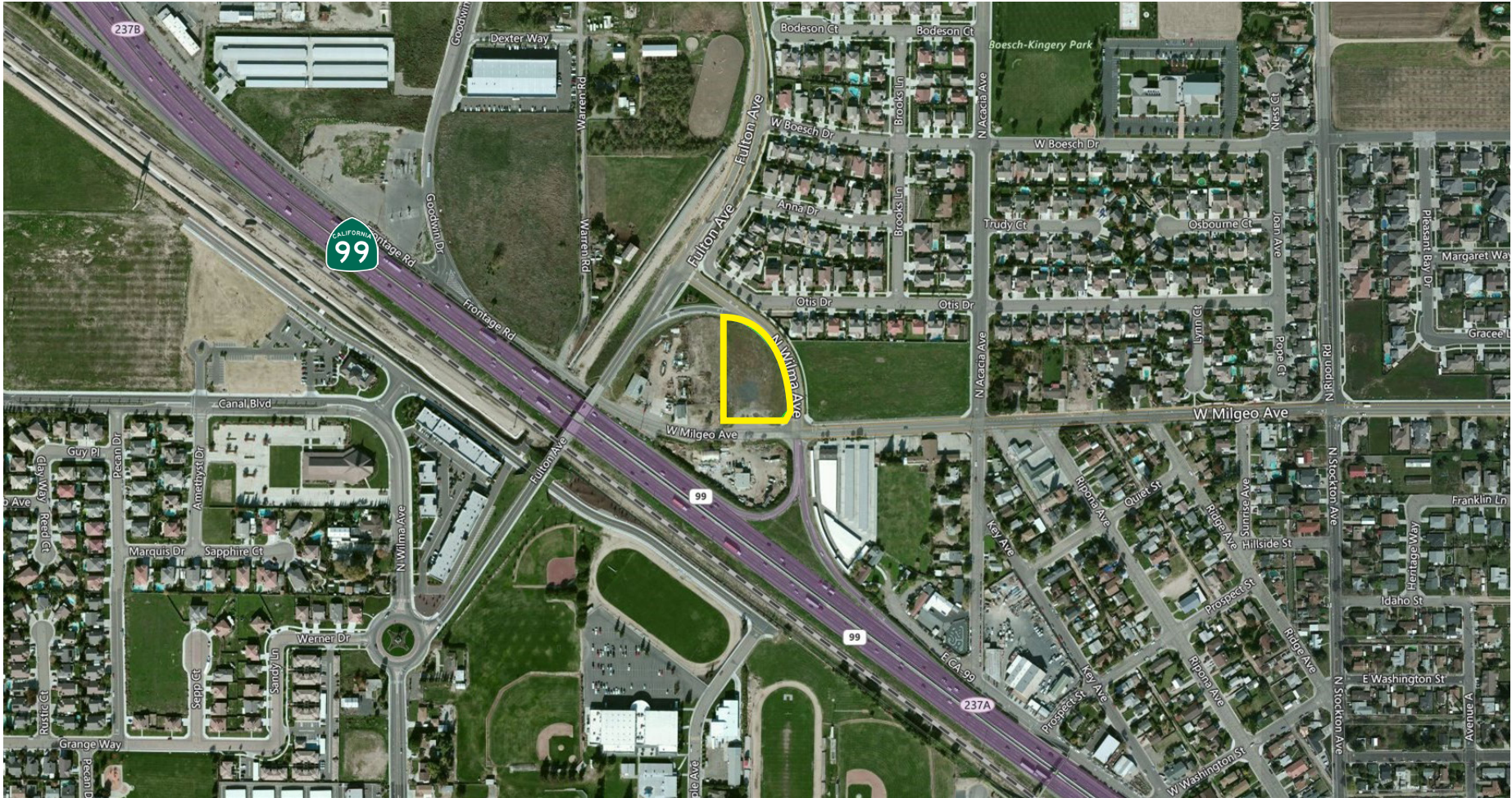
CONTACT

Christopher W. Sill
BRE #01188616
csill@lee-associates.com
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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COMPLETE PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7470/-121.1312

RFULL9

769 Frontage Rd	1 Mile		3 Miles		5 Miles	
Ripon, CA						
Population						
Estimated Population (2015)	9,938		17,392		44,690	
Projected Population (2020)	10,603		18,532		47,221	
Census Population (2010)	9,710		17,105		42,792	
Census Population (2000)	7,292		12,692		30,621	
Projected Annual Growth (2015-2020)	665	1.3%	1,140	1.3%	2,531	1.1%
Historical Annual Growth (2010-2015)	229	0.5%	287	0.3%	1,897	0.9%
Historical Annual Growth (2000-2010)	2,418	3.3%	4,413	3.5%	12,172	4.0%
Estimated Population Density (2015)	3,166 <i>psm</i>		615 <i>psm</i>		569 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2015)	3,441		5,924		14,427	
Projected Households (2020)	3,588		6,181		15,023	
Census Households (2010)	3,337		5,774		13,611	
Census Households (2000)	2,454		4,203		9,779	
Projected Annual Growth (2015-2020)	147	0.9%	257	0.9%	595	0.8%
Historical Annual Change (2000-2015)	987	2.7%	1,722	2.7%	4,649	3.2%
Average Household Income						
Estimated Average Household Income (2015)	\$94,182		\$98,061		\$90,692	
Projected Average Household Income (2020)	\$104,796		\$108,862		\$99,636	
Census Average Household Income (2010)	\$90,181		\$92,130		\$82,675	
Census Average Household Income (2000)	\$63,088		\$63,733		\$62,915	
Projected Annual Change (2015-2020)	\$10,614	2.3%	\$10,802	2.2%	\$8,944	2.0%
Historical Annual Change (2000-2015)	\$31,093	3.3%	\$34,328	3.6%	\$27,778	2.9%
Median Household Income						
Estimated Median Household Income (2015)	\$75,959		\$80,365		\$75,139	
Projected Median Household Income (2020)	\$81,645		\$86,318		\$80,029	
Census Median Household Income (2010)	\$74,707		\$75,984		\$71,464	
Census Median Household Income (2000)	\$54,682		\$56,283		\$54,205	
Projected Annual Change (2015-2020)	\$5,687	1.5%	\$5,953	1.5%	\$4,890	1.3%
Historical Annual Change (2000-2015)	\$21,277	2.6%	\$24,082	2.9%	\$20,934	2.6%
Per Capita Income						
Estimated Per Capita Income (2015)	\$32,643		\$33,429		\$29,317	
Projected Per Capita Income (2020)	\$35,492		\$36,333		\$31,734	
Census Per Capita Income (2010)	\$30,996		\$31,101		\$26,296	
Census Per Capita Income (2000)	\$21,106		\$20,864		\$19,878	
Projected Annual Change (2015-2020)	\$2,849	1.7%	\$2,904	1.7%	\$2,417	1.6%
Historical Annual Change (2000-2015)	\$11,537	3.6%	\$12,564	4.0%	\$9,439	3.2%
Estimated Average Household Net Worth (2015)	\$908,640		\$931,251		\$768,955	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.