



**Ground Lease Available:**  
**904 Frontage Road, Ripon CA 95366**

**1.02 Acres Available**

**HIMSL**  
REAL ESTATE

# Property Highlights:

904 Frontage Road, Ripon CA 95366

Ripon is centrally located in the San Joaquin Valley with excellent access to Highway 99, making it a strong logistics and business hub within easy reach of Modesto, Stockton, Sacramento, and the Bay Area.

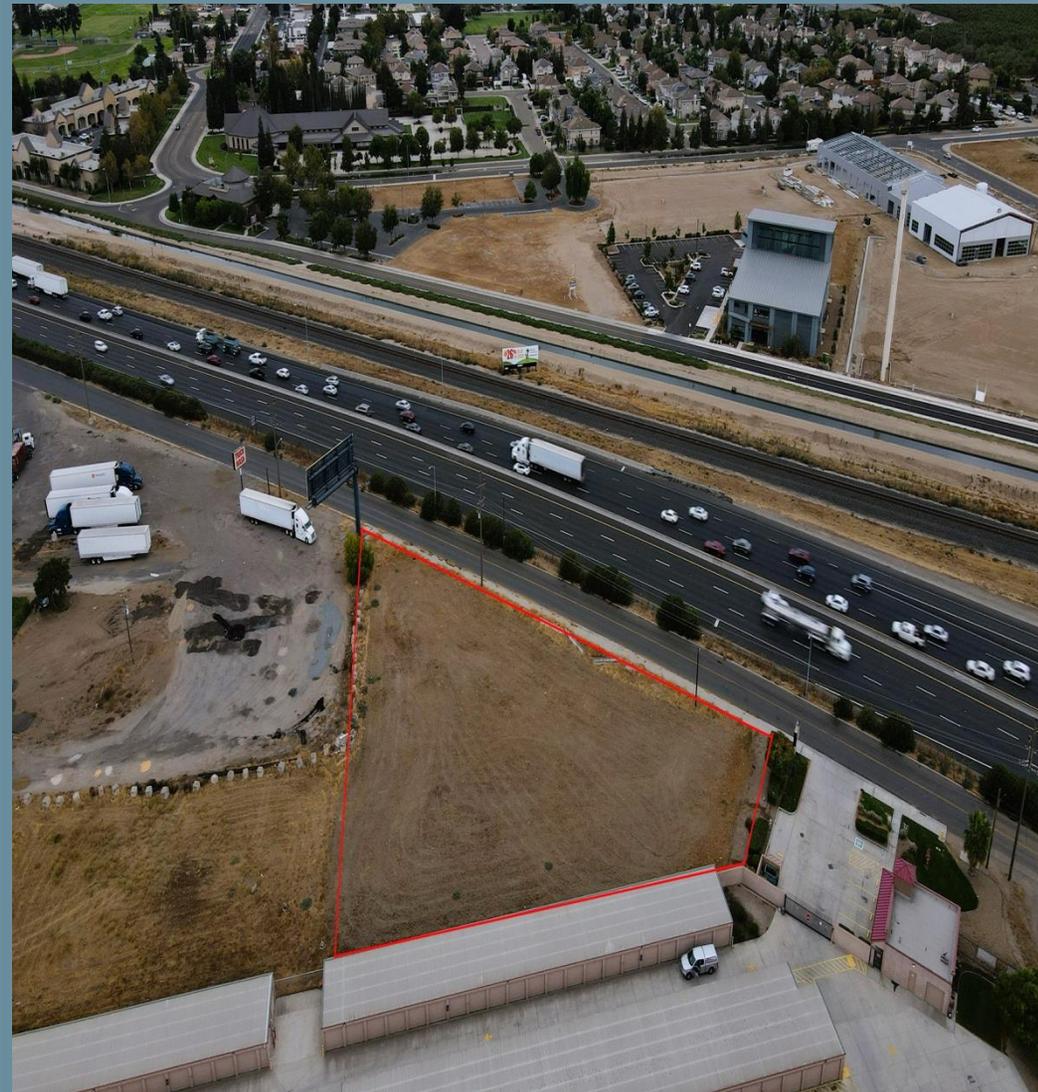
Property is well located along Highway 99 which sees up to 170,00 vehicles per day.

All off-site improvements in place

Allowable Uses Include:

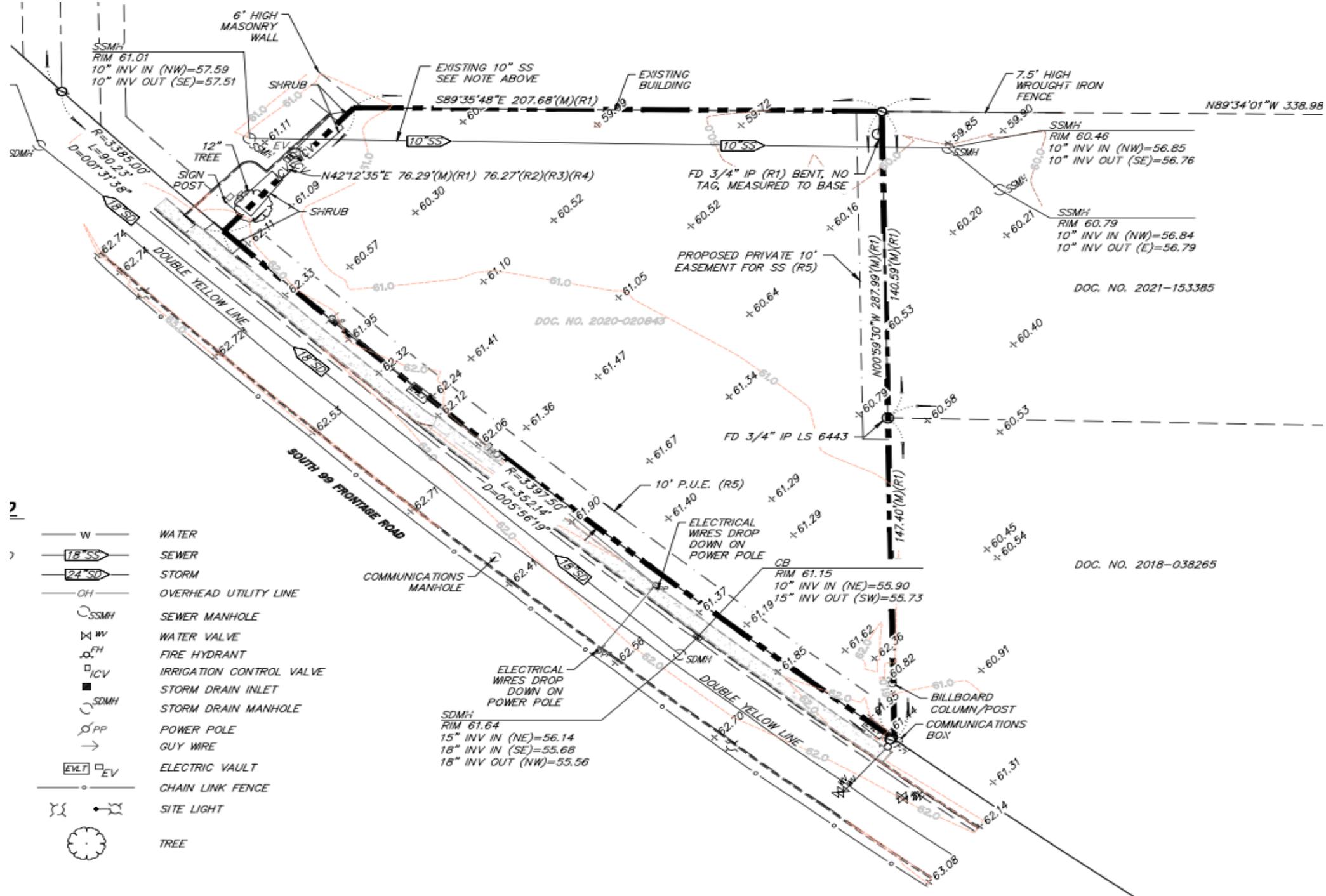
- Markets, Restaurants, Other Food Establishments, QSR, Drive-Thru's
- Retail, Personal Services
- Office
- Sport Related Retail & Services, Indoor Sports Activities
- Hotel, Motel
- Public and Quasi-Public Uses
- And more!

Demographics	1 Mile	3 Mile	5 Mile
Population	2500	13,481	66,867
HH Income	\$109,290	\$96,181	\$91,035



# Site Plan:

## 904 Frontage Road, Ripon CA 95366



DOC. NO. 2020-020843

DOC. NO. 2021-153385

DOC. NO. 2018-038265

- W — WATER
- 18" SS SEWER
- 24" SD STORM
- OH — OVERHEAD UTILITY LINE
- SSMH SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- SDMH STORM DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- PP POWER POLE
- GUY WIRE
- ELECTRIC VAULT
- CHAIN LINK FENCE
- SITE LIGHT
- TREE

SDMH  
RIM 61.64  
15" INV IN (NE)=56.14  
18" INV IN (SE)=55.68  
18" INV OUT (NW)=55.56

CB  
RIM 61.15  
10" INV IN (NE)=55.90  
15" INV OUT (SW)=55.73

BILLBOARD  
COLUMN/POST  
COMMUNICATIONS  
BOX

COMMUNICATIONS  
MANHOLE

10' P.U.E. (R5)  
ELECTRICAL  
WIRES DROP  
DOWN ON  
POWER POLE

PROPOSED PRIVATE 10'  
EASEMENT FOR SS (R5)

FD 3/4" IP LS 6443

FD 3/4" IP (R1) BENT, NO  
TAG, MEASURED TO BASE

EXISTING 10" SS  
SEE NOTE ABOVE

EXISTING  
BUILDING

7.5' HIGH  
WROUGHT IRON  
FENCE

6' HIGH  
MASONRY  
WALL

SSMH  
RIM 61.01  
10" INV IN (NW)=57.59  
10" INV OUT (SE)=57.51

SSMH  
RIM 60.46  
10" INV IN (NW)=56.85  
10" INV OUT (SE)=56.76

SSMH  
RIM 60.79  
10" INV IN (NW)=56.84  
10" INV OUT (E)=56.79

N89°34'01"W 338.98

N00°59'30"W 287.99'(M)(R1)  
140.59'(M)(R1)

147.40'(M)(R1)

S89°35'48"E 207.68'(M)(R1)

N42°12'35"E 76.29'(M)(R1) 76.27'(R2)(R3)(R4)

R=3385.00'  
L=90.23'  
D=007°37'58"

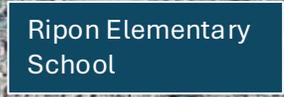
R=3397.50'  
L=352.14'  
D=005°56'19"

SOUTH 89 FRONTAGE ROAD

DOUBLE YELLOW LINE

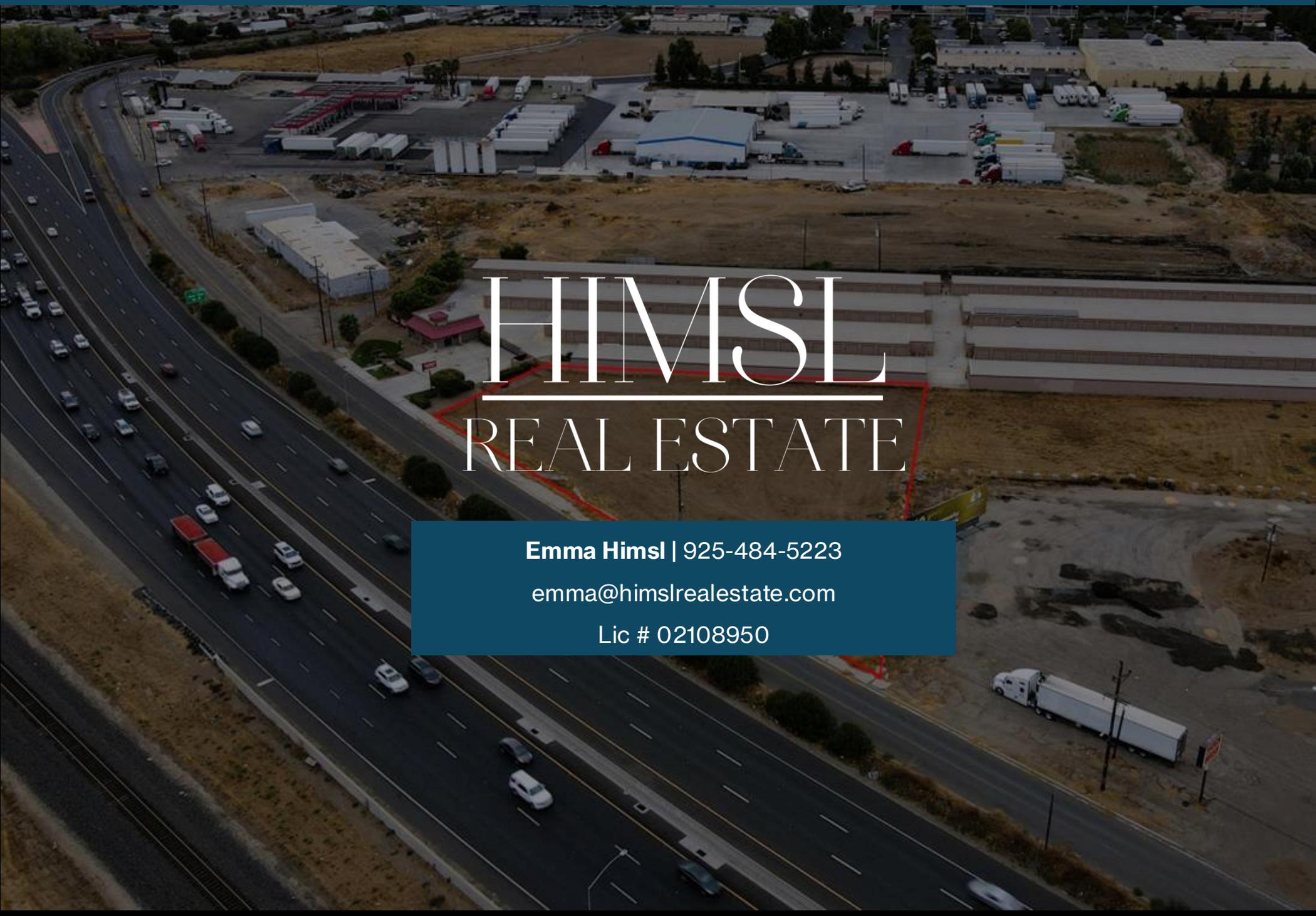
# Market Aerial:

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