

# COLONY PLAZA

## NEIGHBORHOOD SHOPPING CENTER

Colony Road • Hwy 99 & Jack Tone Road • Ripon, CA



*Colony Plaza is a neighborhood center anchored by Save Mart Supermarket. 81,199 sq. ft. at full build-out (GLA). Centrally located off Hwy 99 at Jack Tone Rd. interchange in Ripon, CA. 6.9 miles southeast of Manteca, 11.9 miles southeast of Lathrop, and 13.6 miles north of Modesto, CA.*

### **AVAILABLE SHOP SPACE:**

- 1,800± sf
- Call for rental rates & details

### **AVAILABLE PADS:**

- Two pads: Ground Lease or Build-to-Suit
- Up to 5,000± sf building (divisible)
- See conceptual rendering/site plan pages

### **DETAILS & FEATURES:**

- Anchored by Save Mart
- Immediate access to/from Hwy 99
- Attractive & well maintained property
- Quality construction & lush landscaping
- Monument signage available
- Panel available on 110' freeway pylon sign for pad tenants
- Located in one of Central Valley's most desirable & affluent communities
- Parking Ratio: 5 / 1,000 sq. ft.

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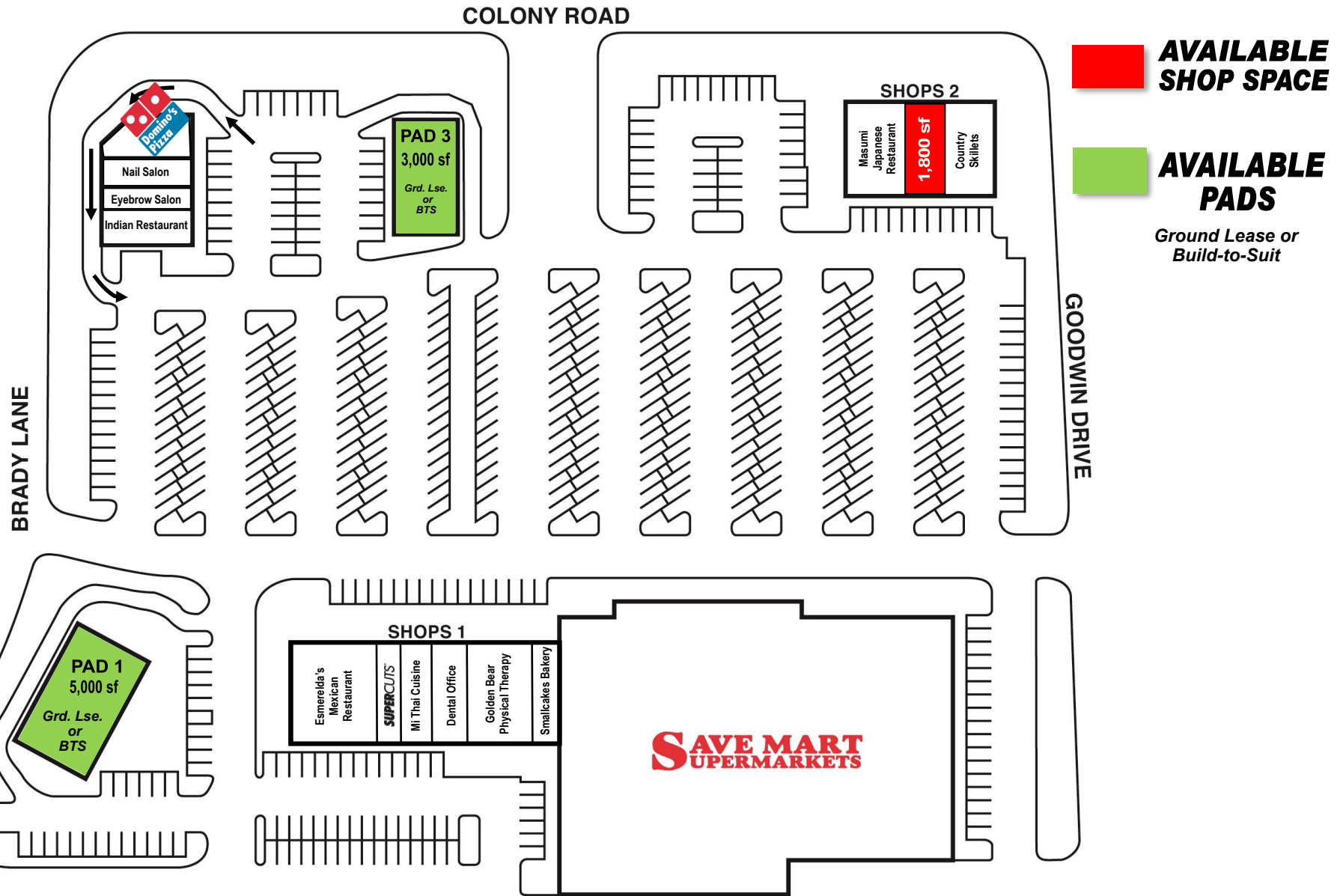


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### Conceptual Rear Building Rendering - 5,000± sf



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### Conceptual Site Plan - Future Pad Buildings





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### SURROUNDING RETAILERS



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### MISTLIN SPORTS PARK:

Located less than one mile from the center. This 80 acre park has over 100,000 visitors annually and is equipped with 12 full size soccer fields and 2 full size baseball fields. Over 55 local soccer teams play regularly bringing estimated 2,000-3,000 visitors weekly. Baseball tournaments are also held the majority of weeks throughout the year. The popular Almond Blossom Festival and Hot Air Balloon Festival are held at the park annually, attracting over 10,000 people to the area.

**SITE**

### NEW RESIDENTIAL

Construction to start in 2019 ; 2 phases

181±  
New Homes  
Coming

Spring Creek  
Golf & Country Club

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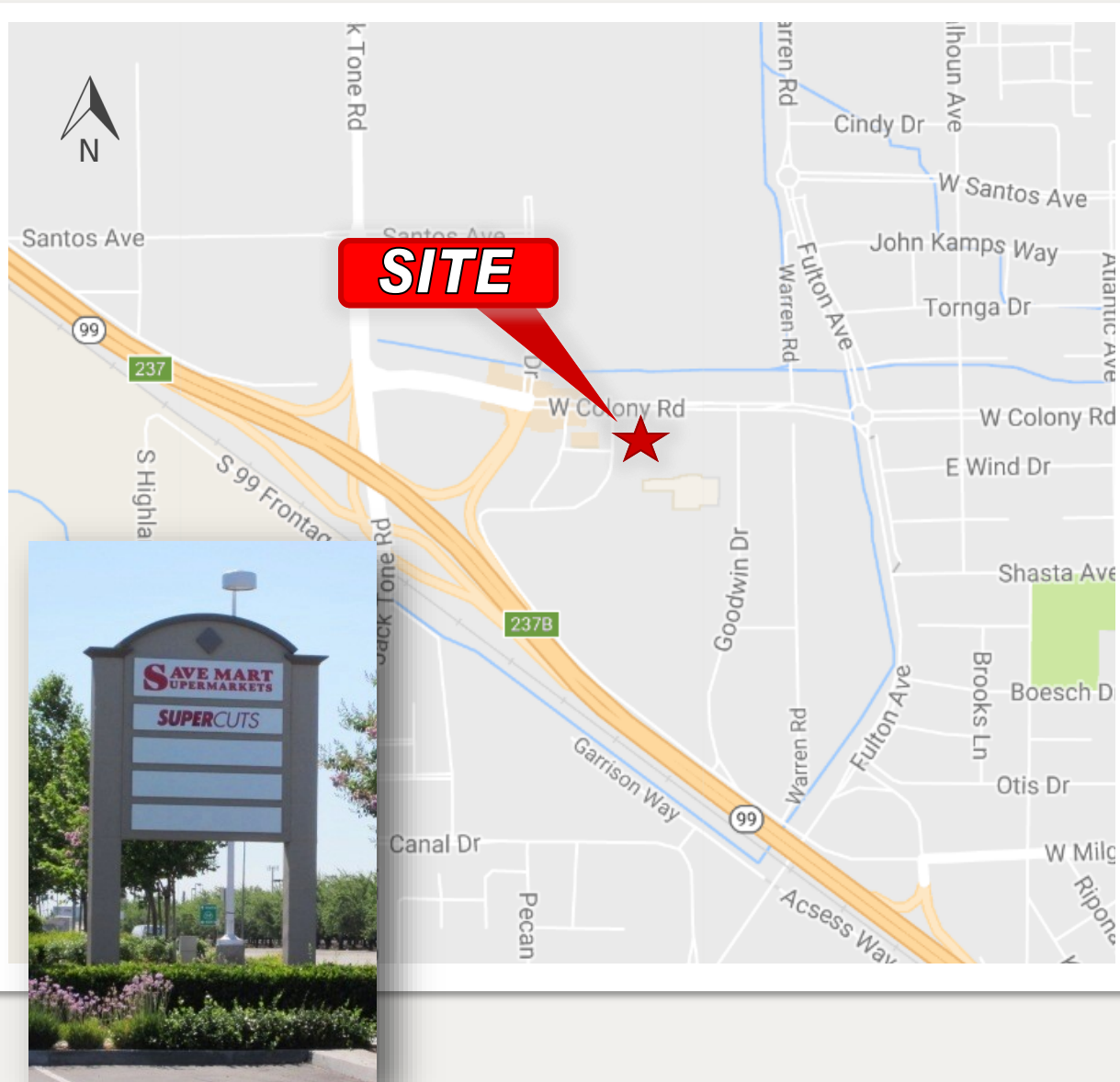


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### LOCATION MAP



### DAILY TRAFFIC COUNTS

Hwy 99 @ Jack Tone Road..... 124,000± ADT

Colony Road..... 26,969± ADT

### DISTANCES

To Modesto ..... 12 Miles

To Tracy..... 18 Miles

To Stockton ..... 20 Miles

To Sacramento ..... 65 Miles

To San Francisco..... 80 Miles

To Fresno..... 108 Miles

### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b><u>Population</u></b>			
2017 Population	5,422	17,282	51,439
2022 Population	5,712	18,108	54,168
<b><u>Median HH Income</u></b>	\$92,446	\$81,340	\$73,549
<b><u>Households</u></b>			
2017 Households	1,788	5,816	16,303
2022 Households	1,884	6,124	17,157
<b><u>Median Age</u></b>	37.4	37.8	35.2

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