

COLONY PLAZA SHOPPING CENTER

Colony Road | Highway 99 & Jack Tone Road | Ripon, California

LOCATION:

SEC of Colony Road & Brady Lane
SEQ of Hwy 99 & Jack Tone Rd, Ripon, CA

AVAILABLE:

- 1,800 SF In-Line Space
- 7,000 SF Pad Site Available for Ground Lease or BTS
- Call for Pricing

DESCRIPTION:

- 74,061 SF Neighborhood Shopping Center anchored by Save Mart Supermarket
- Located off of the Hwy 99 and Jack Tone Rd intersection
- Pylon Signage
- Excellent location in one of Central Valley's most affluent communities
- Close proximity to Mistin Sports Park with ±200,000 visitors
- Join these strong national and regional retailers:



TRAFFIC COUNTS:

Highway 99: 129,000 VPD (Kalibrate 2021)
Jack Tone Rd: 11,170 VPD (Kalibrate 2021)
Colony Rd: 12,473 VPD (Kalibrate 2021)

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2021 Population	6,626	18,298	56,394
Daytime Population	6,260	16,464	52,839
Average HH Income	\$125,024	\$116,359	\$104,516



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**7,000 SF
PAD SITE
AVAILABLE
GL or BTS**

**Esmeralda's
Mexican
Restaurant**

**AVAILABLE
1,800 SF**

**COUNTRY
SKILLET'S**

Conceptual Rendering for Available Pad Site ±7,000 SF Building



