



MONARCH
COMMERCIAL ADVISORS

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CERES MARKETPLACE

CERES, CA (MODESTO MSA)

Best in Class Shopping Center on Primary Retail Thoroughfare in the Central Valley

CONFIDENTIALITY AGREEMENT

Monarch Commercial Advisors ("Agent") has been engaged as the exclusive agent for the sale of Ceres Marketplace (the "Property") located in Ceres, CA, by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Monarch Commercial Advisors as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor."

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent and delivered by the recipient(s) to Monarch Commercial Advisors.





This fully leased shopping center with over \$4 million in recent renovations is anchored by three tenants, Grocery Outlet, Crunch Fitness, and Ross. The subject property is located on a heavily-trafficked, primary retail corridor of East Hatch Road (31K VPD) just off CA-99 (105K VPD).

Price	\$19,810,000
Cap Rate	6.75%
NOI	\$1,337,204
Price/SF	\$187.38
Leasable Area	105,720 SF
Land Area	9.30 AC
Year Built	1998-2000
Years Renovated	2015 & 2023 & 2025
Renovation Cost	\$4 Million

1611-1667 E HATCH RD, CERES, CA

04 RETAIL TRADE AREA

Located in a thriving retail trade area featuring many national tenants and surrounded by dense housing

877K
ANNUAL VISITS TO THE ENTIRE CERES MARKETPLACE

31,247
VEHICLES PER DAY ALONG E HATCH RD

230K
POPULATION WITHIN A 5-MILE RADIUS



EAST HATCH ROAD -
31,247 VPD

RICHLAND AVE







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PROPERTY DATA

105,720
Rentable SF

9.30
Acres

490
Parking Spaces

LEGEND



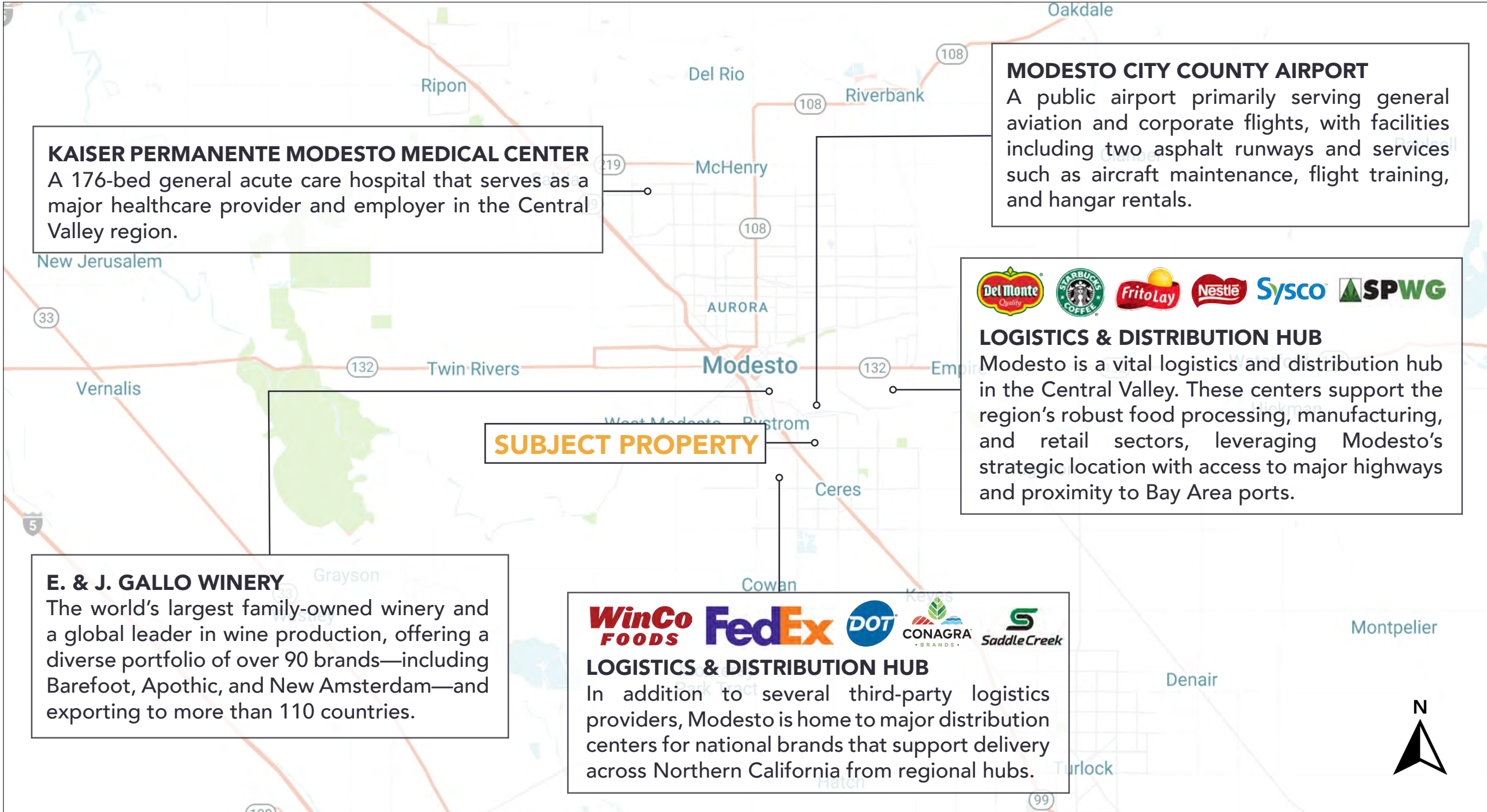
Property Boundary



Reciprocal Parking
Benefitting Property



Egress





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