

**RETAIL PADS & SHOP SPACE NOW AVAILABLE FOR LEASE**

# CERES GATEWAY CENTER

HIGHWAY 99 & MITCHELL ROAD • CERES, CA



## Property Features:

- **Location:** Highway 99 & Mitchell Road, Ceres, CA
- **Pads & Shop Spaces Available For Lease, Ground Lease, or Build-to-Suit. Contact Agent for Details.**
- Proposed Super Walmart across street (Building permits issued Feb. 2019)
- Mitchell Road interchange access.
- New interchange planned at Service Road.
- ±1,100 linear feet of Highway 99 frontage.
- ±85' freeway pylon sign planned.
- New signalized entry into project on Mitchell Road.
- Highway 99 & Mitchell Road provides direct access to the County Airport.

## Traffic Counts:

Highway 99 (2017):	118,000 ADT
Mitchell Road (2018):	28,590 ADT
Service Road (2018):	12,384 ADT

*\*Sources: Caltrans & CoStar*

## FOR MORE INFORMATION, PLEASE CONTACT:

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### COLLIERS INTERNATIONAL

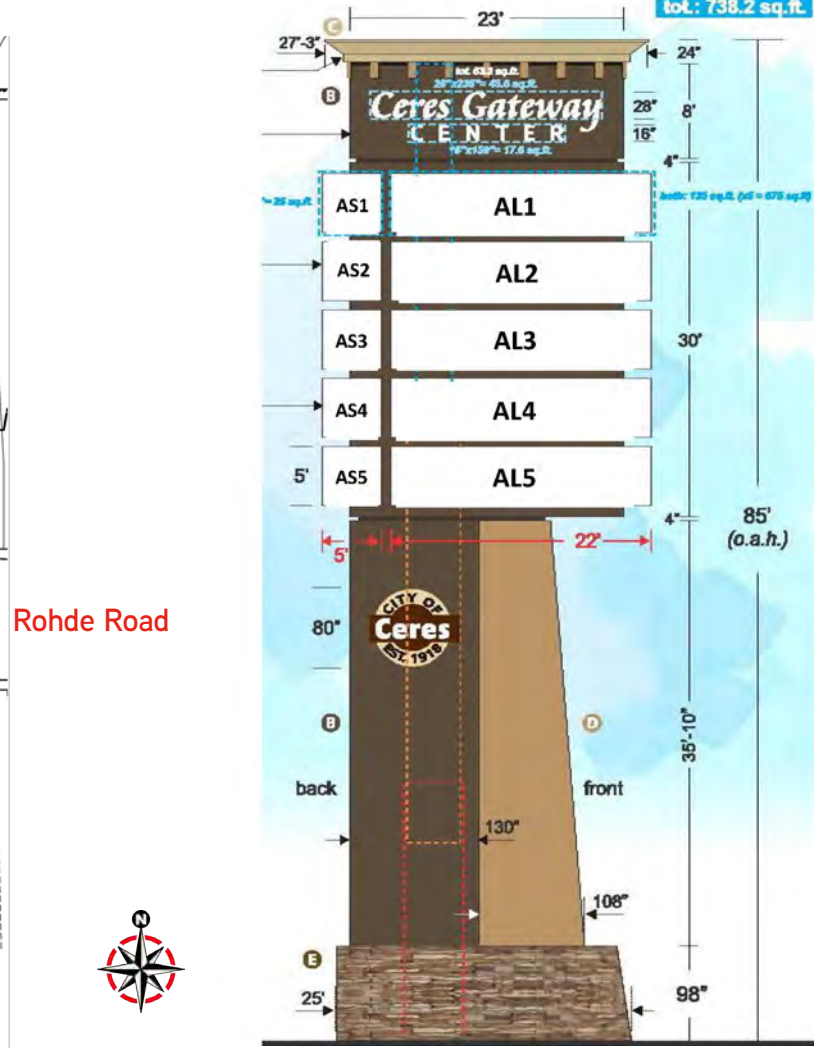
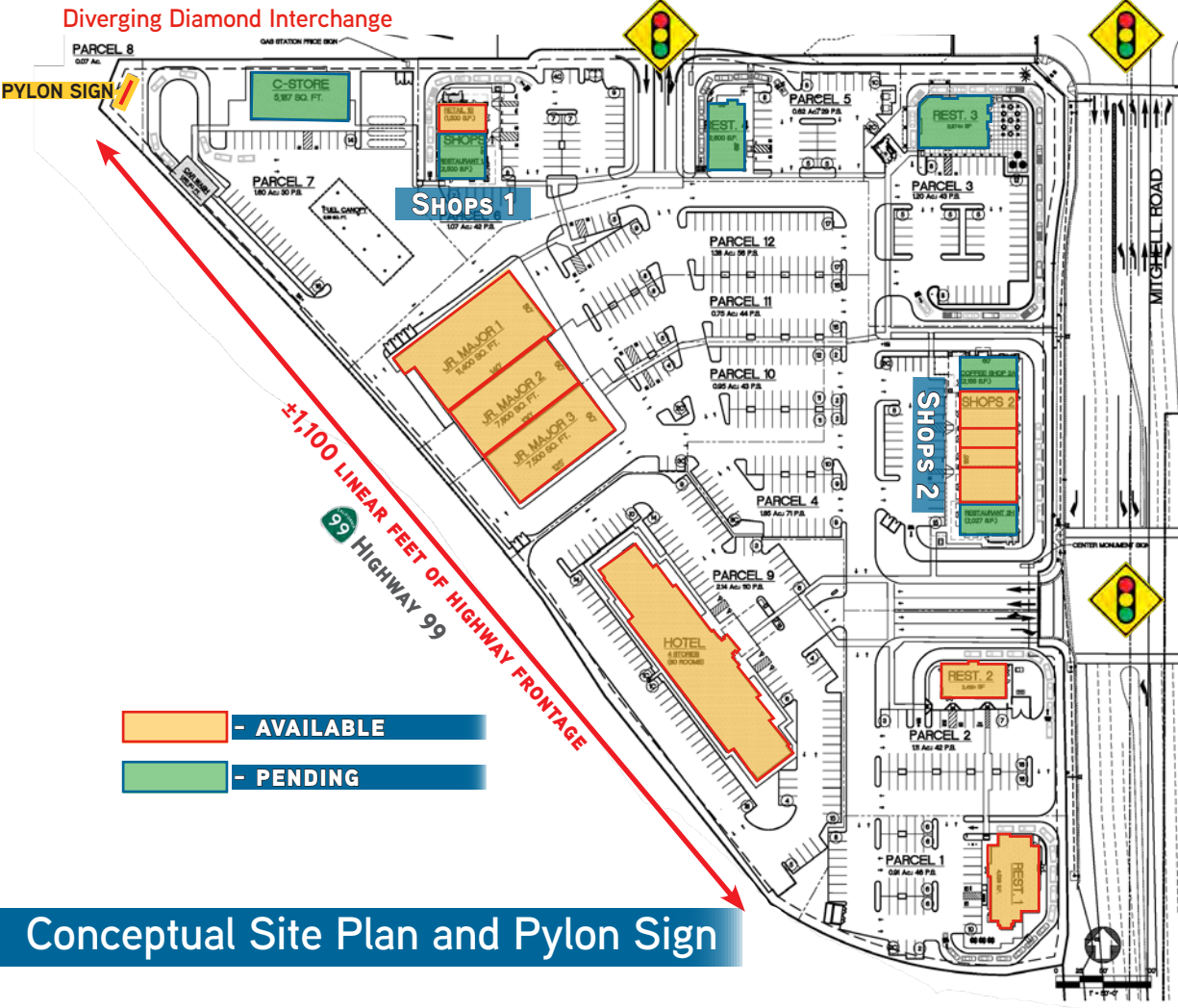
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Conceptual Site Plan and Pylon Sign

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Shops 1 - Southeast View



Shops 1 - Northeast View



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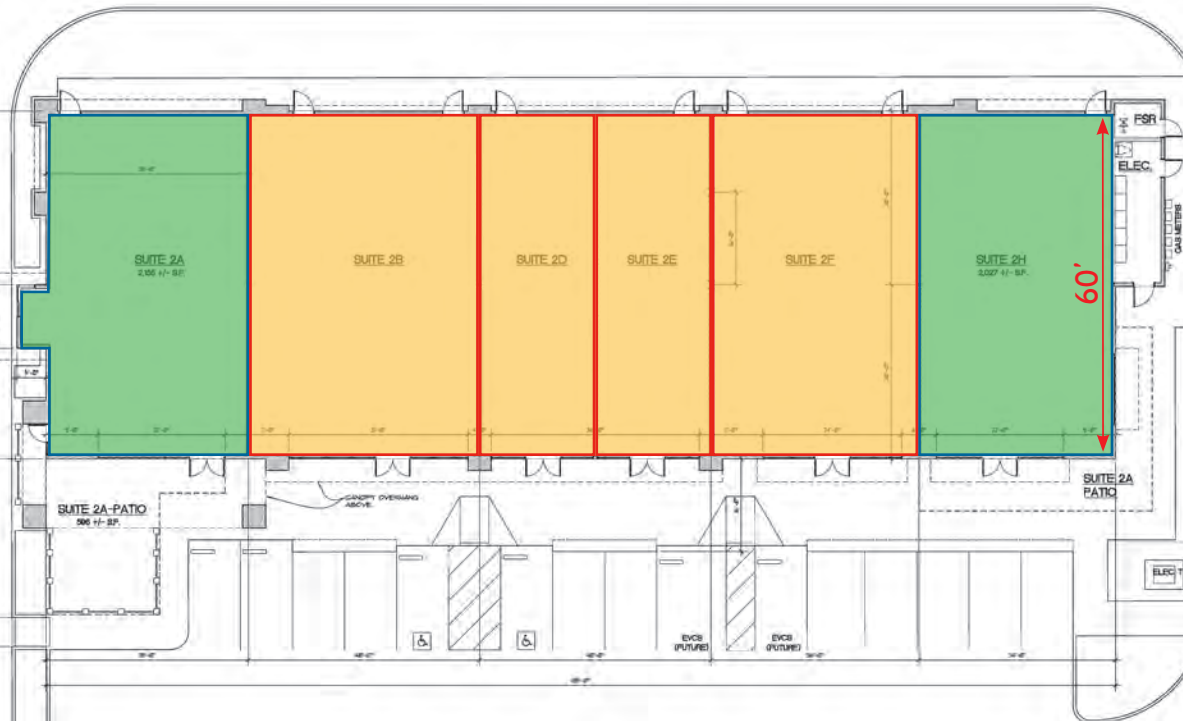
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 - AVAILABLE

 - PENDING



Shops 2 - Northwest View



Shops 2 - Southwest View



## Site Plan & Renders - Shops 2

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Competition Aerial

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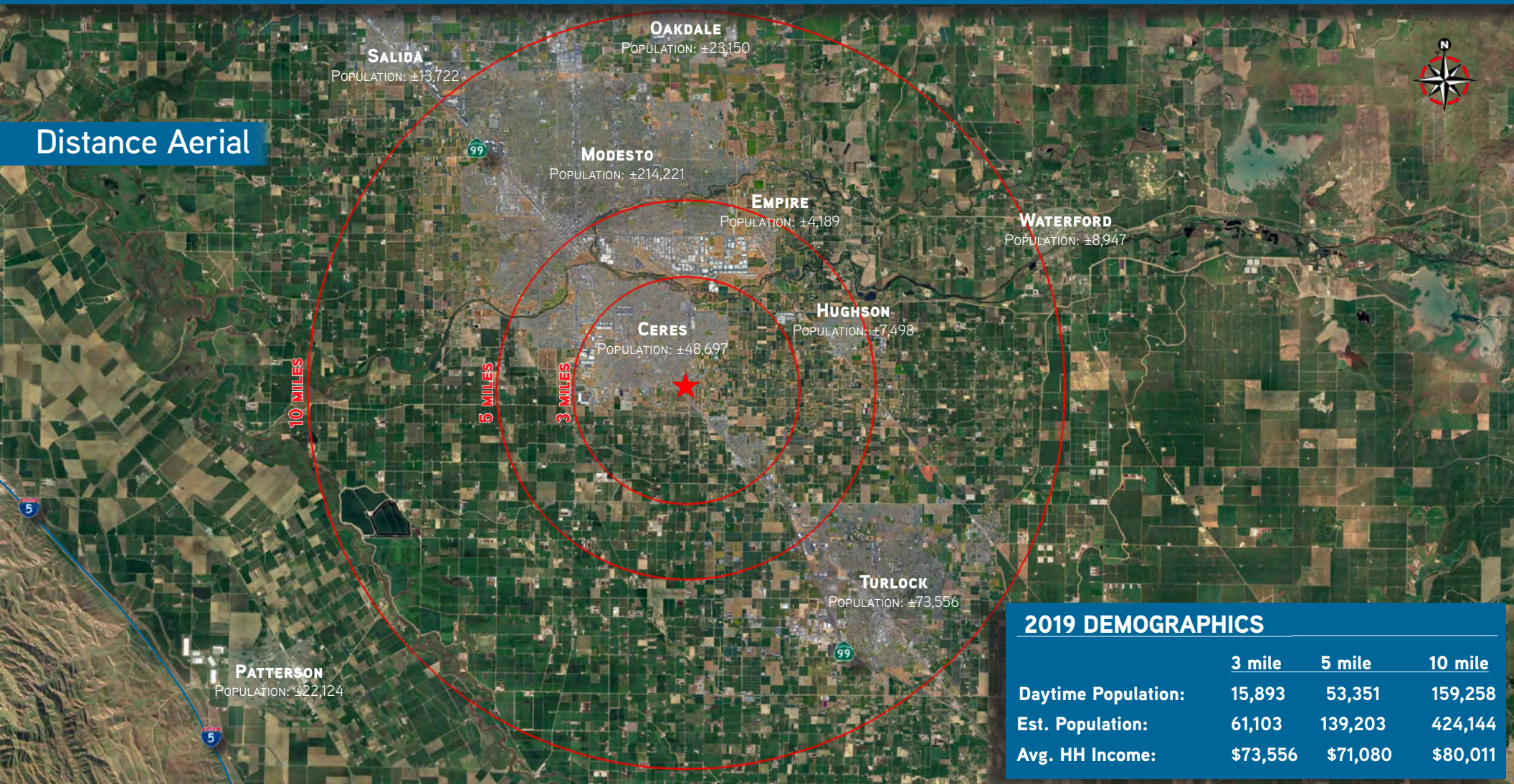
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**Distance Aerial**

<b>2019 DEMOGRAPHICS</b>			
	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>
<b>Daytime Population:</b>	15,893	53,351	159,258
<b>Est. Population:</b>	61,103	139,203	424,144
<b>Avg. HH Income:</b>	\$73,556	\$71,080	\$80,011

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