

Warehouse, Retail, and Brewery Space Available

Located in Premier Ceres Industrial Park

1920 Foundry Court, Ceres CA 95307



Sizes Available: 1,700 – 3,500 SF

Lease Rate: \$0.95/SF NNN

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EXECUTIVE SUMMARY

1920 Foundry Court, Ceres, CA 95307



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

197,822

Population

60,445

Households

\$81,109

Average
Household
Income



PROPERTY DETAILS

ADDRESS	1920 Foundry Ct, Ceres CA 95307
NUMBER OF AVAILABLE SUITES	5
SIZE RANGES	1,700 SF - 3,500SF
ZONING	M-2 General Industrial
TOTAL SIZE OF COMPLEX	37,800SF
YEAR BUILT	2007

HIGHLIGHTS

- 5 Suites available ranging from 1,700 SF - 3,500 SF
- Includes 1,700 SF air conditioned retail space and 3,500 SF brewery
- Located in recently constructed warehouses in beautiful condition
- Great tenant mix
- Gated parking
- Located in well known industrial park with local, regional, and national tenants
- Other spaces are warehouses, containing one restroom and small office
- All units have insulated ceilings and are fire sprinklered



SUITE OVERVIEW

1920 Foundry Ct – Suites A-1 and A-2

HIGHLIGHTS

- Size: 3,500 SF
- 1,700 Retail space formerly used as boutique
- Plenty of natural light from windows
- 2 Small offices
- Showroom/Warehouse
- Central HVAC
- Restroom
- Sprinklered
- Insulated ceiling
- Additional 1,800 SF warehouse space with grade level door, small office, and restroom available next door

Lease Rate: \$0.95/SF NNN



SUITE OVERVIEW

1920 Foundry Ct – Suites B-1 and B-2

HIGHLIGHTS

- Size: 3,500 SF
- Currently operating as a brewery
- Windows built out providing plenty of natural lighting
- Showroom/brewery space
- 1 grade level door
- Small office
- Restroom
- Sprinklered
- Insulated ceiling

Lease Rate: \$0.95/SF NNN



SUITE OVERVIEW

1920 Foundry Ct - Suites B-3, B-5
and B-10

HIGHLIGHTS

- Each unit is 1,800 SF (30' x 60')
- 1 grade level door
- Warehouse
- Small office
- Restroom
- Sprinklered
- Insulated ceiling

Lease Rate: \$0.95/SF NNN





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,864	102,274	197,822
Growth 2024 - 2029	0.09%	-0.04%	-0.11%
Growth 2020 - 2024	0.49%	-0.21%	-0.53%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,391	28,005	60,445
Growth 2024 - 2029	0.11%	-0.05%	-0.12%
Growth 2020 - 2024	0.53%	-0.21%	-0.56%
2024 Average HH Income	\$74,228	\$73,750	\$81,109

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Herndon Rd	Evans Rd	2025	4,184	.20
Herndon Rd	Evans Rd	2024	4,244	.21
State Hwy 99	E Hatch Rd	2021	107,566	.23
State Hwy 99	E Hatch Rd	2025	106,560	.23
Herndon Rd	Evans Rd	2024	3,564	.24
Herndon Rd	Evans Rd	2025	3,533	.24
State Hwy 99		2025	101,709	.25
Morgan Rd	Whitmore Ave	2024	8,560	.36
Morgan Rd	Whitmore Ave	2025	8,465	.36
Whitmore Ave	Warwick Ln	2025	15,330	.45



LOCAL AERIAL VIEW



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