

WHITMORE PLAZA

CERES | CA

For Lease

±1,200 to ±5,100 SF

Grocery-anchored center with ±1.8M visitors per year in Ceres, CA, one of the fastest growing suburbs in the Modesto area.

- 80% of Whitmore Plaza customers drive 20 miles to visit the center
- Over 170,000 estimated residents within a 5-mile radius.
- The trade area population is ±100,128.
- Located on the corner of E. Whitmore Avenue (±9,907 ATC) and Mitchell Road (±12,607 ATC).
- Lease rate of \$2.25 PSF with NNN rate of \$0.47 PSF.

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LOCATION HIGHLIGHTS

**WHITMORE
PLAZA**
CERES | CA



171,298
Estimated
Residential
Population

Five-Mile Radius



22,514
Combined
Traffic
Counts

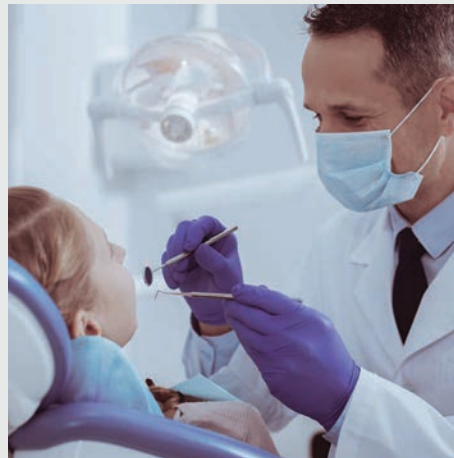
ADT



\$99,091
Average
Household
Income

One-Mile Radius

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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SITE PLAN & AVAILABILITY

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-  **SUBJECT PROPERTY**
 **AVAILABLE**
 **NOT INCLUDED**

SUITE	TENANT
2517-A	L&L Hawaiian BBQ
2517-B	Ace Cash
2517-C	Freeway Insurance
2517-D	W.E. Design
2517-E	Cafe Pressed
2517-F	Partners Personal
2517-G	Cold Stone Creamery
2908-A	Available (±3,000 Square Feet)
2908-B	Bob's Coffee Shop
2908-C	Nail Tech
2908-D	Sub & Deli
2908-E	Golden Bear
2908-F/G	H&R Block
2908-H	The UPS Store
2908-I	French Cleaners
2908-J	Wireless Solutions
2908-K	Available (±1,200 Square Feet)
2912-A	Available (±5,100 Square Feet)
2912-B/C	Mountain Mikes
2912-D	Quickly Boba Tea
2912-E	Discount Liquor
2914	Taco Bell
2916	Planet Fitness
2617	Bank of America
2920	Save Mart
—	Habit Burger



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RETAIL AREA

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RESIDENTIAL AREA

**WHITMORE
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**CASWELL
ELEMENTARY**

**MAE HENSLEY
JR HIGH SCHOOL**

**SAMUEL VAUGHN
SCHOOL**

**CERES
HIGH SCHOOL**

**CARROLL FOWLER
ELEMENTARY**

**WHITMORE
PLAZA**
CERES | CA

**CASA GRANDE
APARTMENTS**

**CESAR CHAVEZ
JR HIGH SCHOOL**

**ARGUS
HIGH SCHOOL**

**WINDMERE
APARTMENTS**

WHITMORE RANCH
100-acre Housing
Development

**LA ROSA
ELEMENTARY**

**VILLAGE CERES
APARTMENTS**

**WHITMORE CHARTER
HIGH SCHOOL**

 APARTMENTS & HOUSING
 SCHOOLS & EDUCATION

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PROPERTY PHOTOS

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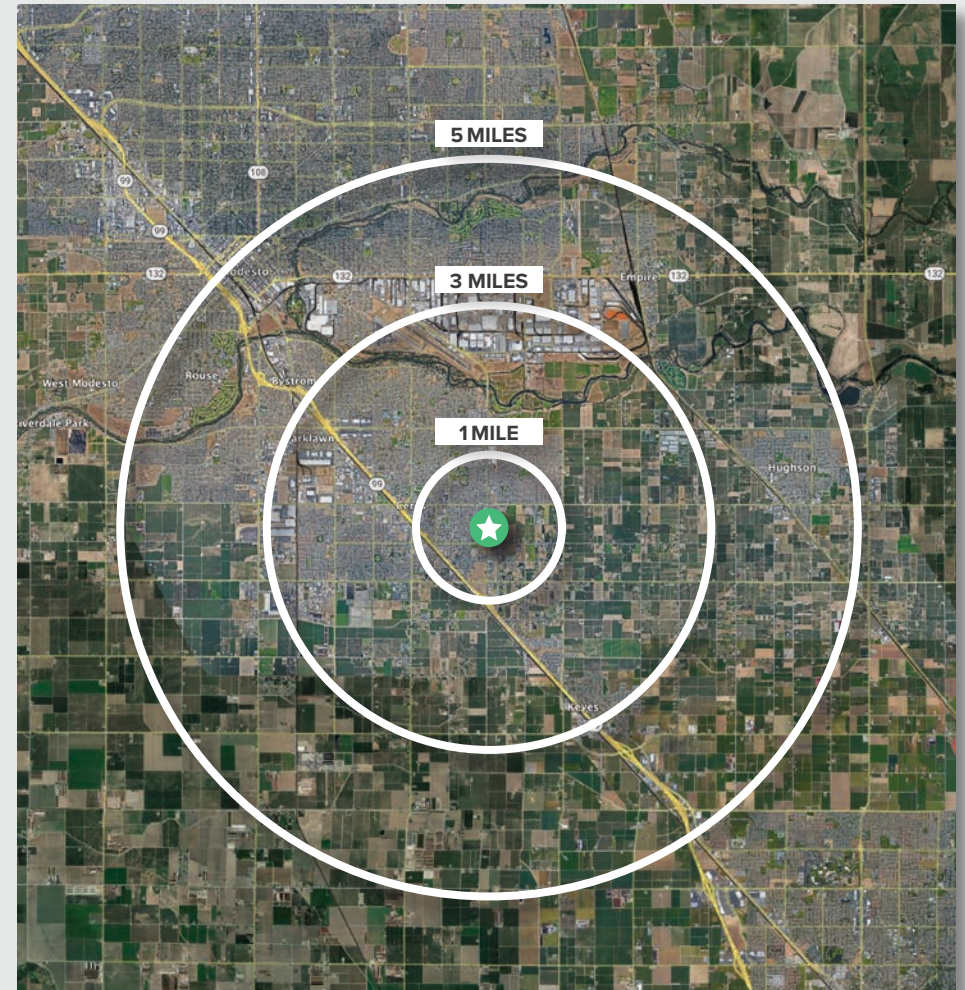
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REGIONAL DEMOGRAPHICS

**WHITMORE
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,762	66,267	171,298
2020 Census Population	17,321	66,047	170,651
2010 Census Population	16,101	62,308	161,903
2025 Median Age	31.9	31.6	32.7
HOUSEHOLDS			
2025 Estimated Households	5,082	18,313	51,199
2020 Census Households	5,157	18,245	50,783
2010 Census Households	4,867	17,283	48,176
INCOME			
2025 Estimated Average Household Income	\$99,091	\$95,595	\$94,492
2025 Estimated Median Household Income	\$76,112	\$75,904	\$75,276
BUSINESS			
2025 Estimated Total Businesses	462	1,613	4,701
2025 Estimated Total Employees	3,633	15,319	46,799

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

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As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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