

*Coming Soon*

**Retail Development |  
Pads & Anchor Space  
Available**

**SWC**  
**Whitemore & Morgan**  
Ceres, CA

**Property Highlights**

- 25,415± AADT at the Intersection
- Co-tenants with McDonald's, gas c-store, incoming Mister Car Wash, Dollar General, O'Reilly's Auto Parts, and Pending Drive-Thru QSR
- Surrounded by over +3M SF of Industrial Distribution Centers and surrounding residential



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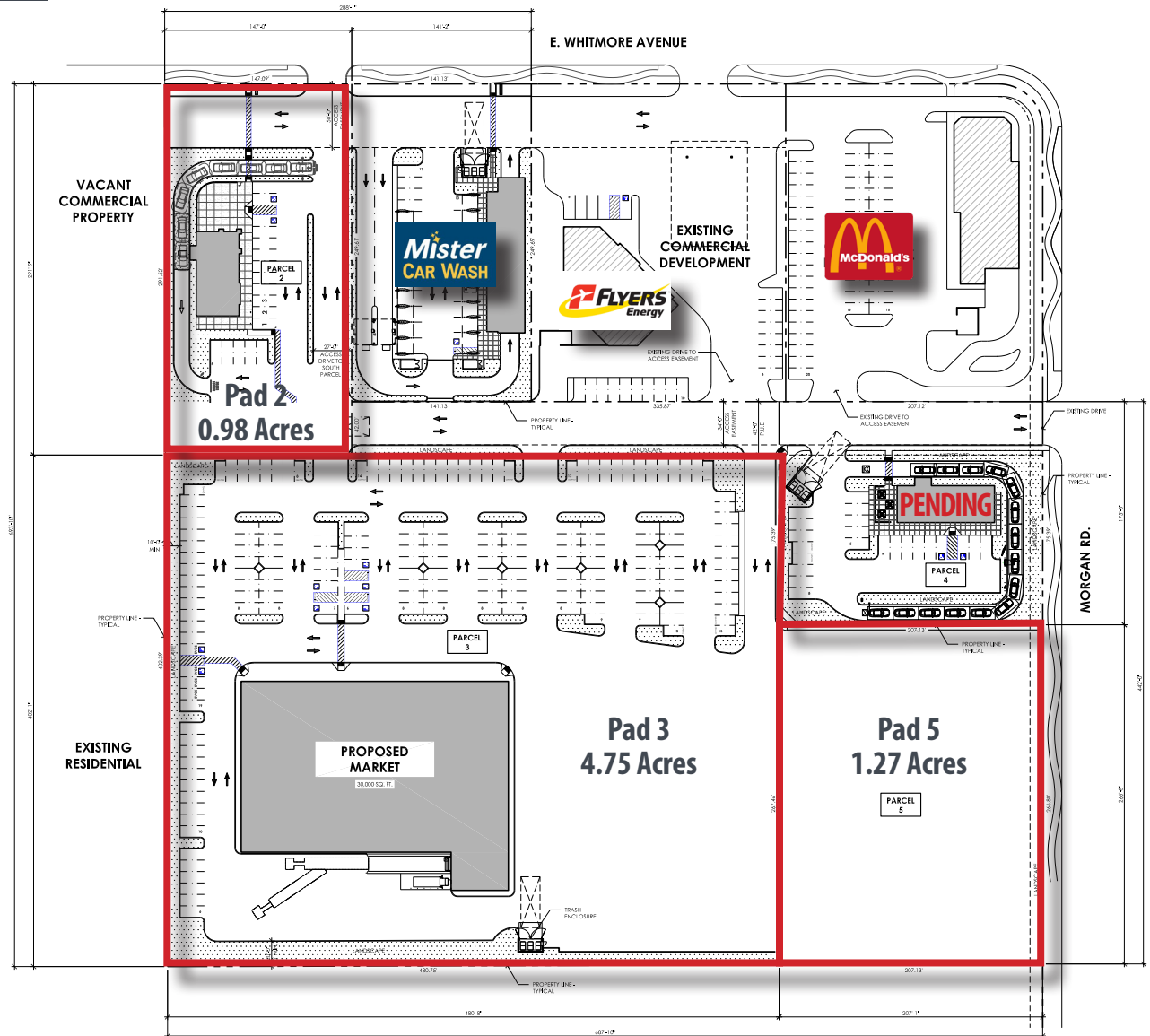
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# Retail Development Available For Sale or Lease

## Site Plan

SWC Whitmore & Morgan • Ceres, CA

- (Pad) Parcel 2 42,751 SF / 0.98 Acres
- (Pad) Parcel 5 55,321 SF / 1.27 Acres
- (Phase II Anchor) Parcel 3 4.75 Acres



\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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## Aerial Map

SWC Whitmore & Morgan - Ceres, CA



Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,530	94,222	176,793
Total Households	3,510	25,530	53,479
Average Household Income	\$94,890	\$86,534	\$92,184
Median Household Income	\$78,418	\$70,629	\$75,289