

An aerial photograph of a suburban neighborhood in Ceres, California. The image shows a mix of residential houses, commercial buildings, and parking lots. A large white text overlay is centered in the upper half of the image. The text reads "WHITMORE PLAZA" in large, bold, white capital letters, followed by a horizontal line, and then "CERES | CA" in smaller, white capital letters. Below this, the words "FOR LEASE" are written in white capital letters. At the bottom of the image, the address "2617 MITCHELL ROAD | CERES, CA 95307" is displayed in white capital letters. The background shows a clear blue sky and distant hills.

**WHITMORE  
PLAZA**  
CERES | CA

**FOR LEASE**

**2617 MITCHELL ROAD | CERES, CA 95307**

# EXECUTIVE SUMMARY

**WHITMORE  
PLAZA**  
CERES | CA

## PROPERTY OVERVIEW

Whitmore Plaza is the premier neighborhood shopping center in Ceres, CA. Anchored by a high-performing SaveMart and Planet Fitness, the plaza is ideally located on the corner of E. Whitmore Avenue ( $\pm 27,797$  ATC) and Mitchell Road ( $\pm 28,115$  ATC).

The City of Ceres is located in the central San Joaquin Valley, 80 miles south of Sacramento and 95 miles east of San Francisco, in the heart of Stanislaus County. Ceres is in one of the Central Valley's richest and most diverse agricultural areas and is the home of the new \$14 million County Agriculture Center.

## PROPERTY HIGHLIGHTS

- Premier grocery-anchored center located in the heart of Ceres, CA which is one of the fastest growing suburbs in the Modesto area.
- Whitmore Plaza has  $\pm 1.8$ M visitors per year.
- 80% of Whitmore Plaza customers drive 20 miles to visit the center.
- The trade area population is  $\pm 100,128$ .
- Nearly 168,000 estimated residents within a 5-mile radius.

## OFFERING SUMMARY

- **Available Square Feet:**  $\pm 1,300$  SF and  $\pm 4,000$  SF (divisible)
- **TIA:** Available, inquire with broker
- **Lease Rate:** \$2.25 PSF
- **NNN Rate:** \$0.47 PSF



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# SITE PLAN & AVAILABILITY

**WHITMORE  
PLAZA**  
CERES | CA

- 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 (±4,000 SF divisible end cap)
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 SF 2nd-generation salon)
2912-A	Rent-A-Center
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

# WHITMORE PLAZA CERES | CA



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# RESIDENTIAL AREA

**WHITMORE  
PLAZA**  
CERES | CA

**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**

**APARTMENTS & HOUSING**

**SCHOOLS & EDUCATION**

**VILLAGE CERES  
APARTMENTS**

**WHITMORE CHARTER  
HIGH SCHOOL**

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# PROPERTY PHOTOS

**WHITMORE  
PLAZA**  
CERES | CA



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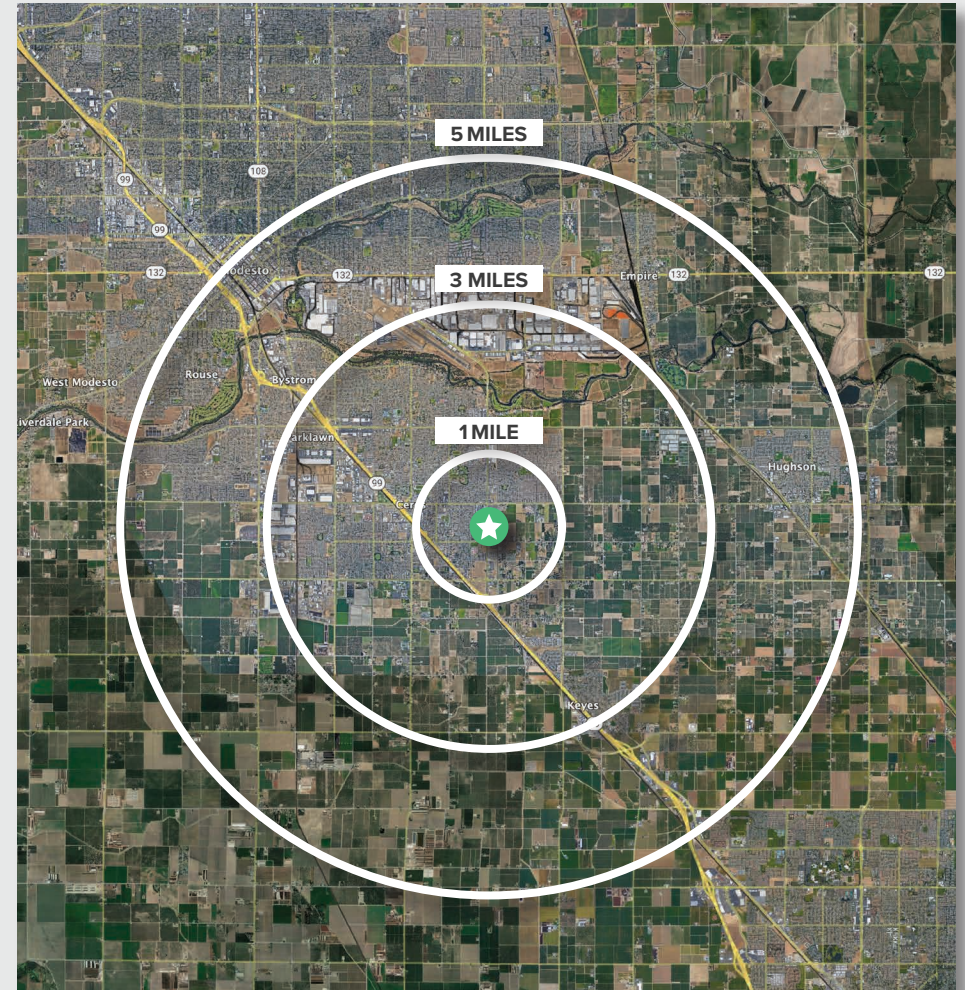


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# REGIONAL DEMOGRAPHICS

**WHITMORE  
PLAZA**  
CERES | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	17,003	65,565	167,754
2028 Projected Population	17,389	67,626	172,542
2020 Census Population	16,974	65,115	166,811
2010 Census Population	15,778	61,384	158,267
2022 Median Age	31.8	31.7	32.5
<b>HOUSEHOLDS</b>			
2023 Estimated Households	5,077	18,331	50,491
2028 Projected Households	5,306	19,314	52,983
2020 Census Households	5,011	17,967	49,537
2010 Census Households	4,733	17,019	46,981
<b>INCOME</b>			
2023 Estimated Average Household Income	\$87,745	\$90,353	\$90,666
2023 Estimated Median Household Income	\$72,004	\$66,258	\$66,846
2023 Estimated Per Capita Income	\$26,241	\$25,437	\$27,455
<b>BUSINESS</b>			
2023 Estimated Total Businesses	438	1,551	4,446
2023 Estimated Total Employees	3,411	14,499	44,855



Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1

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