

Mitchell Plaza Shopping Center

1768-1788 Mitchell Road • Ceres, California

Prime Retail Space For Lease

SPACE AVAILABLE:

- 1778 Mitchell Road - Suite 202: 1,200[±] sq. ft.
- 1778 Mitchell Road - Suite 203: 1,100[±] sq. ft.

MONTHLY RENT:

- Call for Rental Rate
- NNN Lease

FEATURES:

- Excellent street visibility & signage
- On major arterial / retail corridor
- Near major retailers including: Rite Aid, Food 4 Less, Auto Zone, In-Shape Fitness, Starbucks, Panda Express, McDonalds, Round Table, Wing Stop & more.
- Three driveways; one at signal
- Well maintained center
- Attractive design
- Co-Tenants: H&R Block, Evolution Salon, West America Bank, DaVita, Angry Chickz Nashville Hot Chicken, Mother India Cuisine, Weight Loss Clinic, StickyRice (coming soon) & more!



RANDY BREKKE DRE# 00856863 • Cell 209.606.0044 • Office 209.571.7230 • randy@brekkere.com • www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



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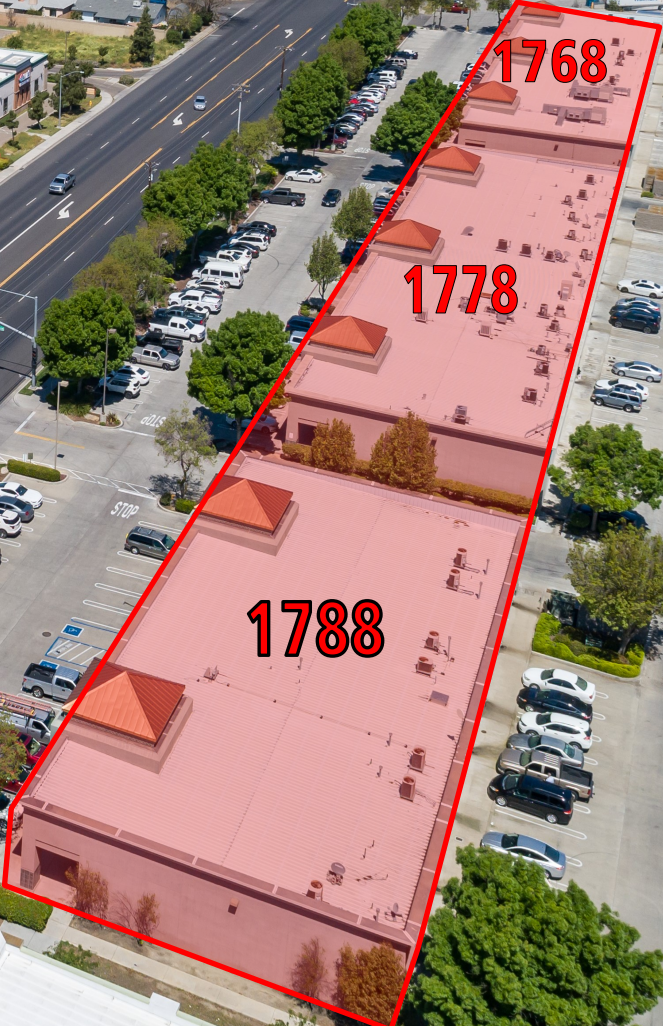
IN-SHAPE
HEALTH CLUBS

LESLIE'S SWIMMING
POOL SUPPLIES

sunlight
INDIAN CUISINE

**Auto
Zone**

**Community
HOSPICE**
HOPE CHEST THRIFT STORE



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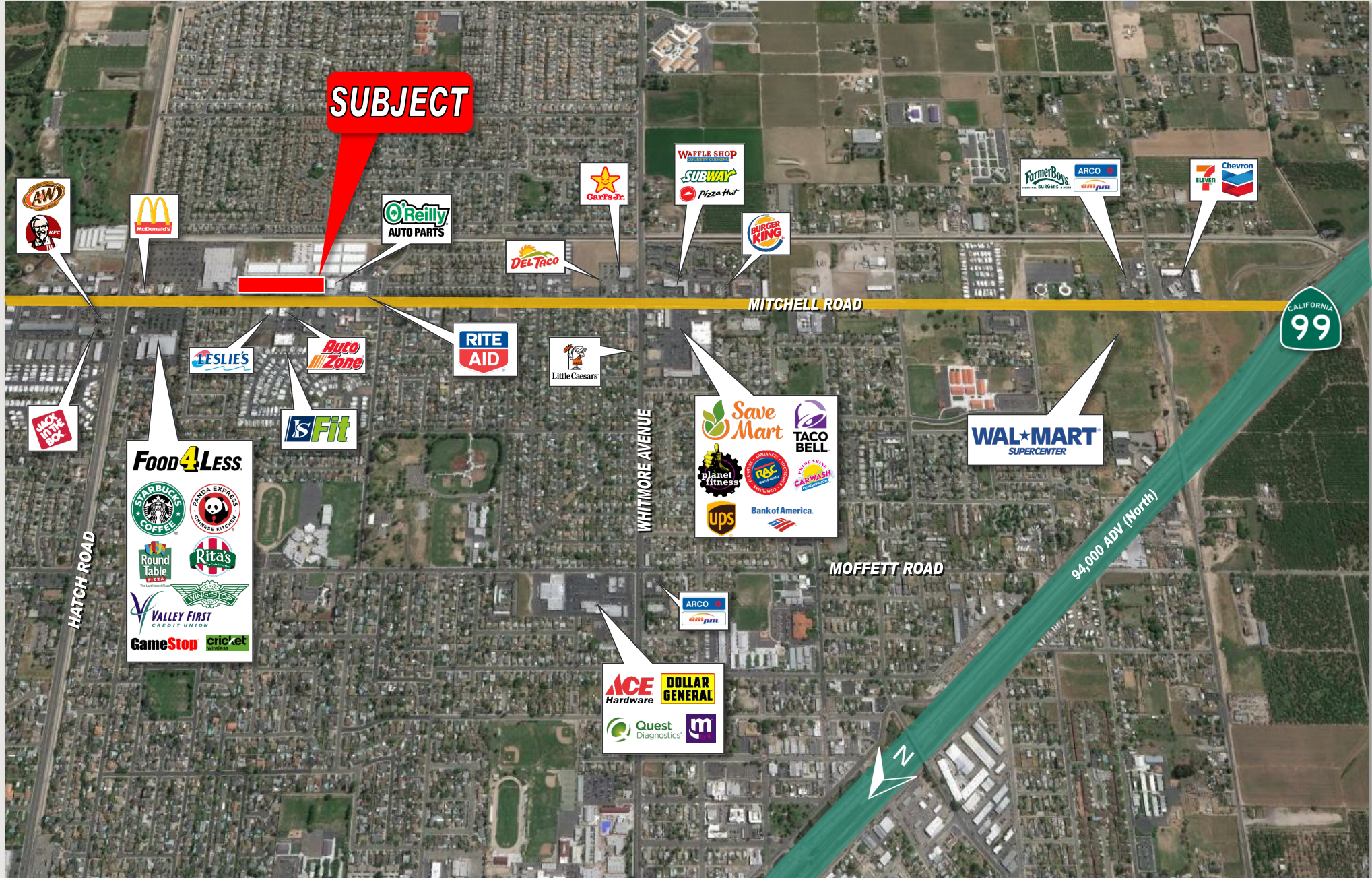
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LOCATION MAP



Immediately south of Modesto with a population of 48,000+, Ceres is strategically located on Highway 99, equidistant between Sacramento and Fresno. The name of the City, taken directly

from the Roman goddess for agriculture, describes the City's primary economic sector.

The City of Ceres is the Central Valley's most rich and diverse agricultural area producing crops including figs, peaches, walnuts, almonds, and vegetables. Dairy cattle provide milk for the Ceres Creamery which produces Ceres Butter. The infamous "Two Buck Chuck" is grown, stored and bottled by The Bronco Wine Company, headquartered in Ceres, California. Ceres is also the home of the new Stanislaus County Agriculture Center. The Center houses the University of California Stanislaus Cooperative Extension, offering educational opportunities in agriculture, 4-H and nutrition, family and consumer science; The Department of Environmental Resources; and the office of the Agricultural Commissioner. There are a highly concentrated number of ancillary services to farming which account for the cities' most specialized fields of fishing & forestry, material moving and transportation.

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TRAFFIC COUNTS

Mitchell Road..... 32,887 ADT
E. Hatch Road 29,272 ADT



DEMOGRAPHIC SUMMARY REPORT

Radius	3 Mile	5 Mile	10 Mile
Population			
2028 Projection	83,290	201,892	449,281
2023 Estimate	82,612	200,300	445,478
2010 Census	76,951	186,892	414,221
Growth 2023 - 2028	0.82%	0.79%	0.85%
Growth 2010 - 2023	7.36%	7.17%	7.55%
2023 Population by Hispanic Origin			
2023 Population			
White	67,806	164,612	363,428
Black	2,939	7,863	16,887
Am. Indian & Alaskan	2,230	5,020	10,053
Asian	5,194	12,140	30,045
Hawaiian & Pacific Island	963	2,001	4,508
Other	3,480	8,664	20,555
U.S. Armed Forces	8	35	152
Households			
2028 Projection	23,963	61,870	145,356
2023 Estimate	23,746	61,369	144,143
2010 Census	22,003	57,192	134,134
Growth 2023 - 2028	0.91%	0.82%	0.84%
Growth 2010 - 2023	7.92%	7.30%	7.46%
Owner Occupied	13,879	34,455	84,012
Renter Occupied	9,866	26,914	60,131
2023 Households by HH Income			
Income: <\$25,000	4,416	11,163	23,769
Income: \$25,000 - \$50,000	5,599	14,470	31,774
Income: \$50,000 - \$75,000	4,775	11,502	26,735
Income: \$75,000 - \$100,000	3,424	8,361	19,498
Income: \$100,000 - \$125,000	2,608	6,531	15,265
Income: \$125,000 - \$150,000	1,483	3,787	10,737
Income: \$150,000 - \$200,000	799	3,380	8,950
Income: \$200,000+	641	2,175	7,415
2023 Avg Household Income	\$71,603	\$76,044	\$82,885
2023 Med Household Income	\$58,865	\$60,439	\$65,157