

# Mitchell Plaza Shopping Center

1768-1788 Mitchell Road • Ceres, California

## PRIME RETAIL SPACE FOR LEASE

### SPACE AVAILABLE:

- 1778 Mitchell Road, Suite 205  
(Please do not disturb tenant)
- 1,200<sup>±</sup> sq. ft.

### MONTHLY RENT:

- Call for Rental Rate (NNN lease)

### FEATURES:

- Excellent street visibility & signage
- On major arterial / retail corridor
- Near major retailers including: 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: DaVita, Buffalo Wild Wings Go (coming soon!), Evolution Salon, West America Bank, Angry Chickz Nashville Hot Chicken, Mother India Cuisine, Forkd Kitchen (coming soon!), Weight Loss Clinic, StickyRice Restaurant & more!



Photo Enhanced for Reference Purposes

**RANDY BREKKE** DRE# 00856863

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**BREKKE REAL ESTATE** DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

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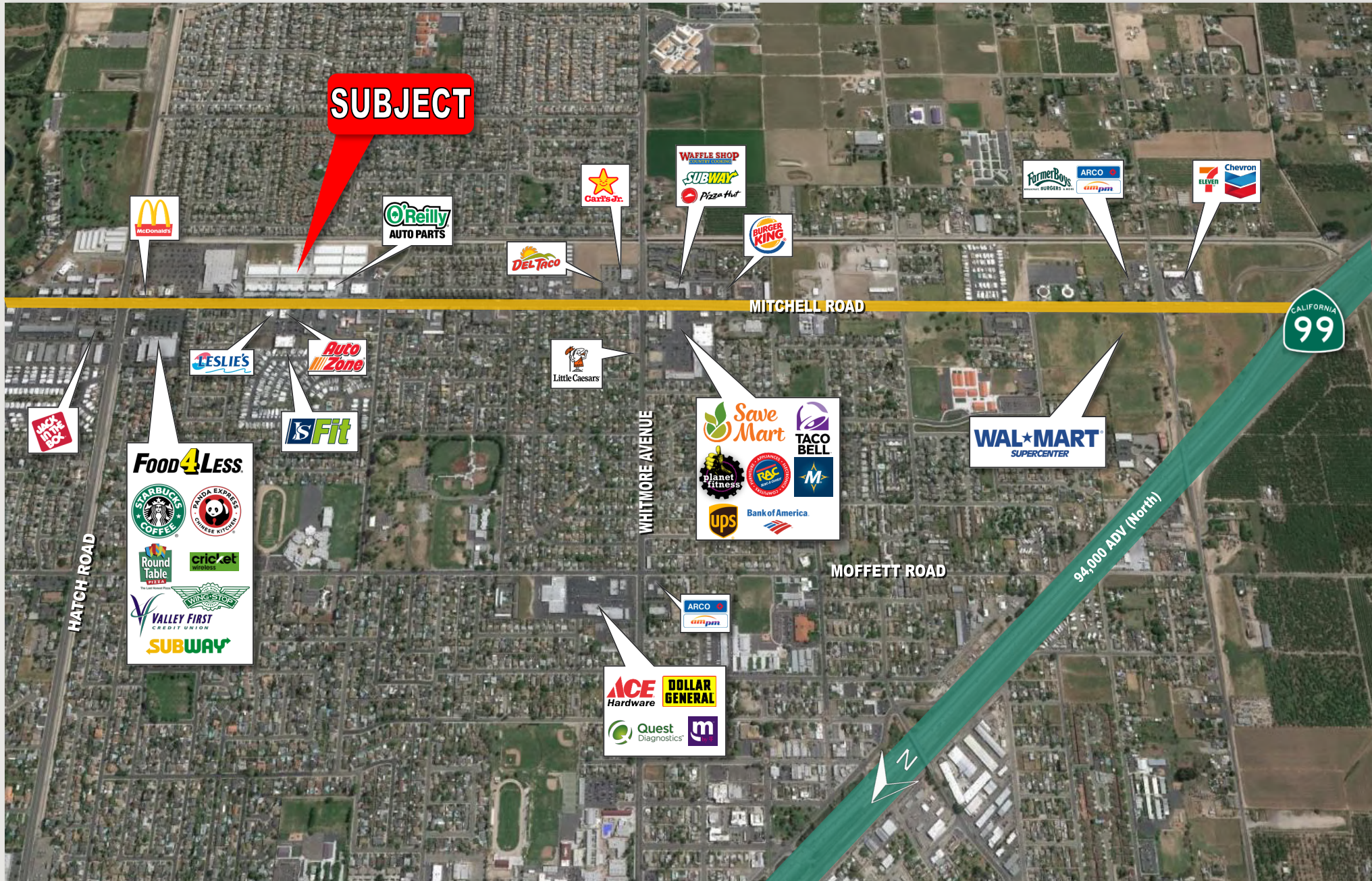




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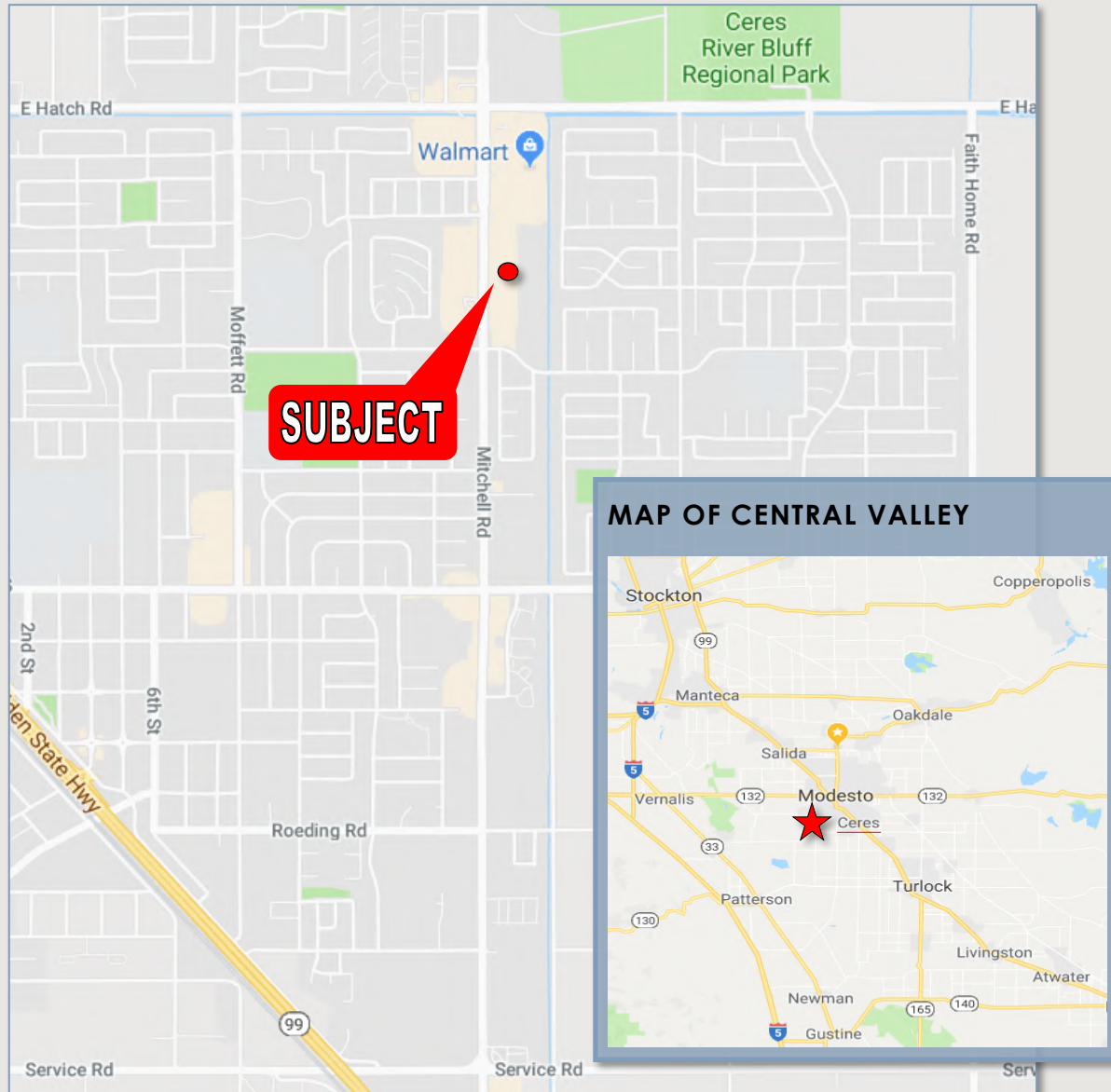


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## LOCATION MAP



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						
2029 Projection	81,551		195,758		443,399	
2024 Estimate	81,658		196,188		443,239	
2020 Census	82,195		198,381		442,345	
Growth 2024 - 2029	-0.13%		-0.22%		0.04%	
Growth 2020 - 2024	-0.65%		-1.11%		0.20%	
2024 Population by Hispanic Origin	54,005		115,716		222,256	
2024 Population	81,658		196,188		443,239	
White	23,217	28.43%	68,037	34.68%	181,978	41.06%
Black	1,644	2.01%	4,555	2.32%	10,866	2.45%
Am. Indian & Alaskan	1,393	1.71%	3,213	1.64%	6,750	1.52%
Asian	5,128	6.28%	11,053	5.63%	29,783	6.72%
Hawaiian & Pacific Island	709	0.87%	1,486	0.76%	3,762	0.85%
Other	49,567	60.70%	107,844	54.97%	210,101	47.40%
U.S. Armed Forces	11		95		295	
Households						
2029 Projection	23,111		59,905		142,915	
2024 Estimate	23,146		60,043		142,851	
2020 Census	23,325		60,729		142,448	
Growth 2024 - 2029	-0.15%		-0.23%		0.04%	
Growth 2020 - 2024	-0.77%		-1.13%		0.28%	
Owner Occupied	13,548	58.53%	33,607	55.97%	82,533	57.78%
Renter Occupied	9,598	41.47%	26,435	44.03%	60,317	42.22%
2024 Households by HH Income	23,147		60,043		142,851	
Income: <\$25,000	4,272	18.46%	10,630	17.70%	22,170	15.52%
Income: \$25,000 - \$50,000	4,209	18.18%	11,401	18.99%	24,997	17.50%
Income: \$50,000 - \$75,000	4,829	20.86%	11,527	19.20%	26,356	18.45%
Income: \$75,000 - \$100,000	3,506	15.15%	7,919	13.19%	19,017	13.31%
Income: \$100,000 - \$125,000	2,769	11.96%	7,545	12.57%	18,076	12.65%
Income: \$125,000 - \$150,000	1,515	6.55%	4,074	6.79%	10,197	7.14%
Income: \$150,000 - \$200,000	1,139	4.92%	3,777	6.29%	11,668	8.17%
Income: \$200,000+	908	3.92%	3,170	5.28%	10,370	7.26%
2024 Avg Household Income	\$78,832		\$83,900		\$92,620	
2024 Med Household Income	\$65,593		\$67,111		\$72,943	

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