

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[±] 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

Office 209.571.7230 | Cell 209.606.0044 | randy@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 warranty, 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.

BREKKE REAL ESTATE DRE# 01208688

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



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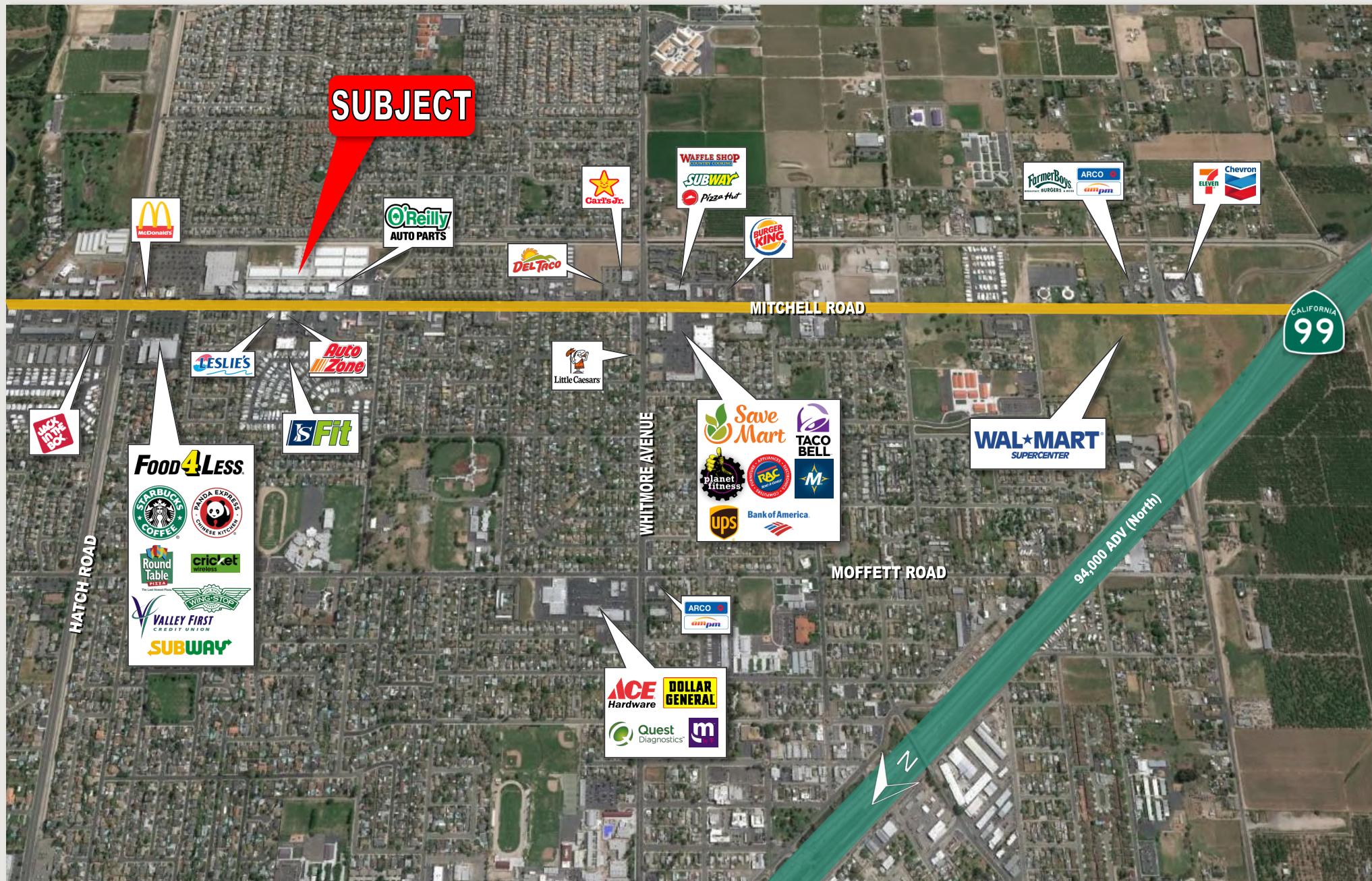
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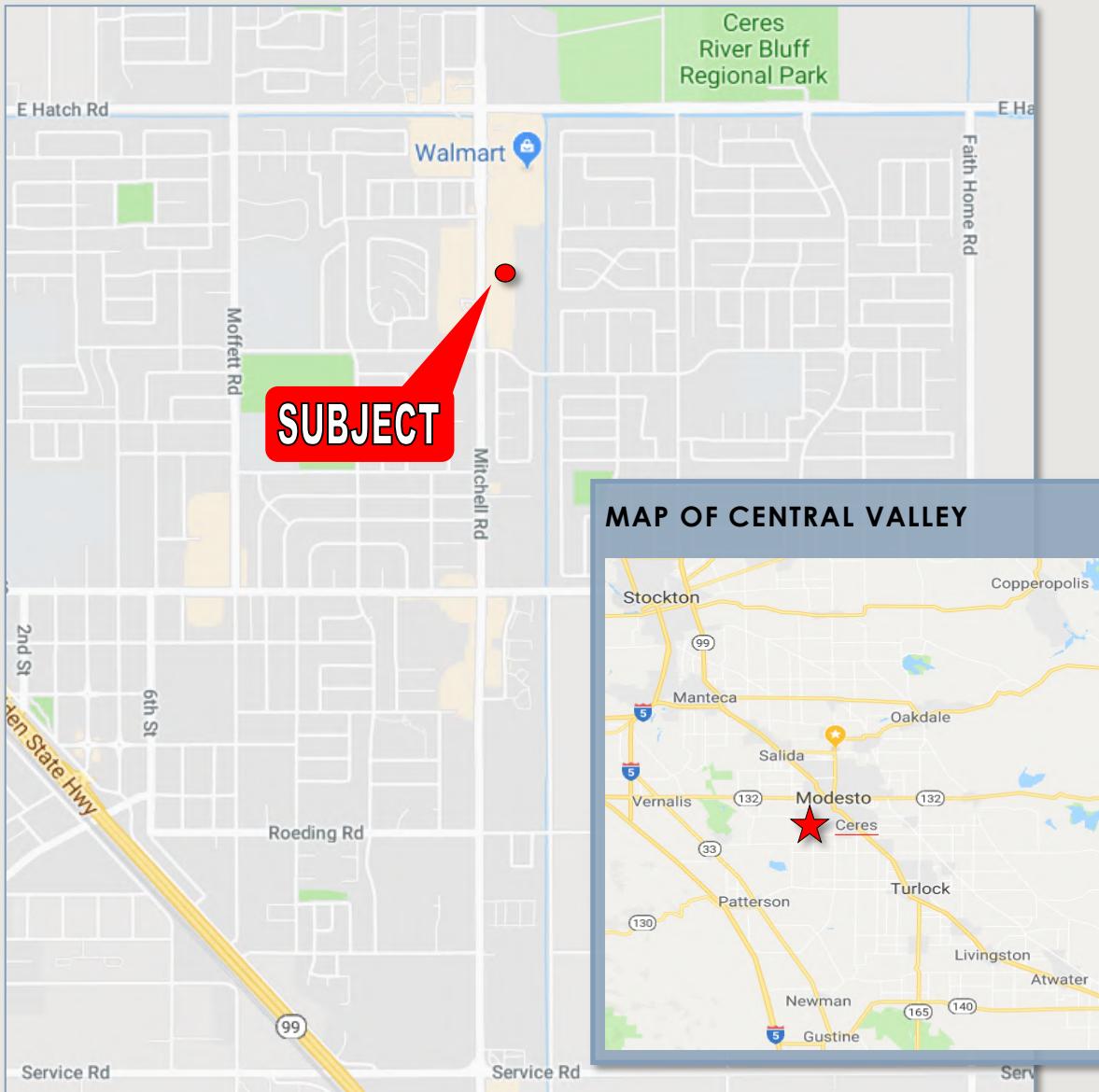
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LOCATION MAP



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



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BREKKE
REAL ESTATE INC

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			
2024 Population			
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			
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