

**RETAIL PADS & SHOP SPACE NOW AVAILABLE FOR LEASE**

# CERES GATEWAY CENTER

**HIGHWAY 99 & MITCHELL ROAD • CERES, CA**



### Property Features:

- **Location:** Highway 99 & Mitchell Road, Ceres, CA
- **Pads & Shop Spaces Available For Lease, Ground Lease, or Build-to-Suit. Contact Agent for Details.**
- Proposed Super Walmart across street.
- Mitchell Road interchange access.
- New interchange planned at Service Road.
- ±1,100 linear feet of Highway 99 frontage.
- ±85' freeway pylon sign planned.
- New signalized entry into project on Mitchell Road.
- Highway 99 & Mitchell Road provides direct access to the County Airport.

### Traffic Counts:

Highway 99 (2017):	118,000 ADT
Mitchell Road (2018):	28,590 ADT
Service Road (2018):	12,384 ADT

*\*Sources: Caltrans & CoStar*

### FOR MORE INFORMATION, PLEASE CONTACT:

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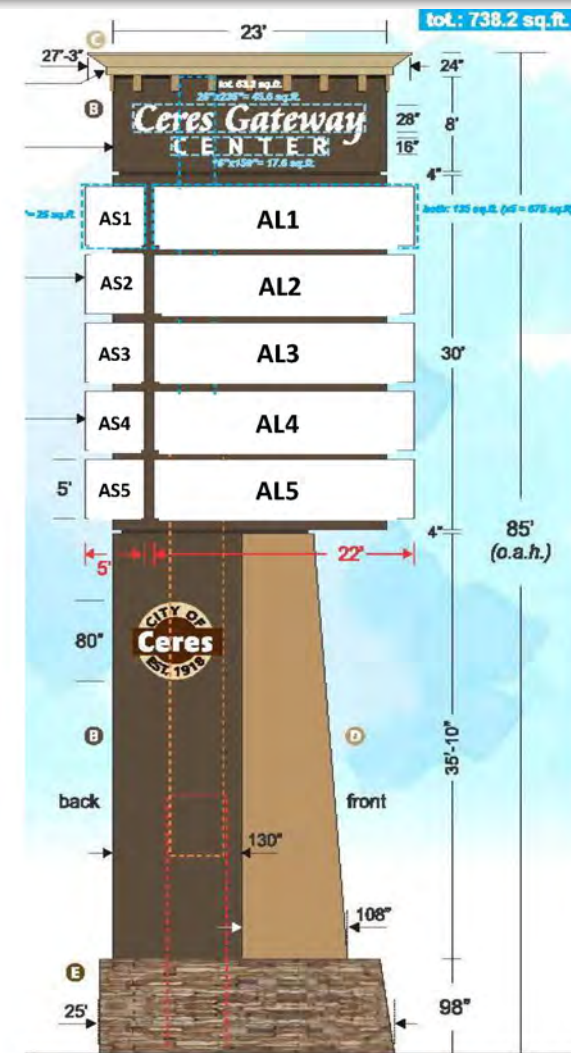
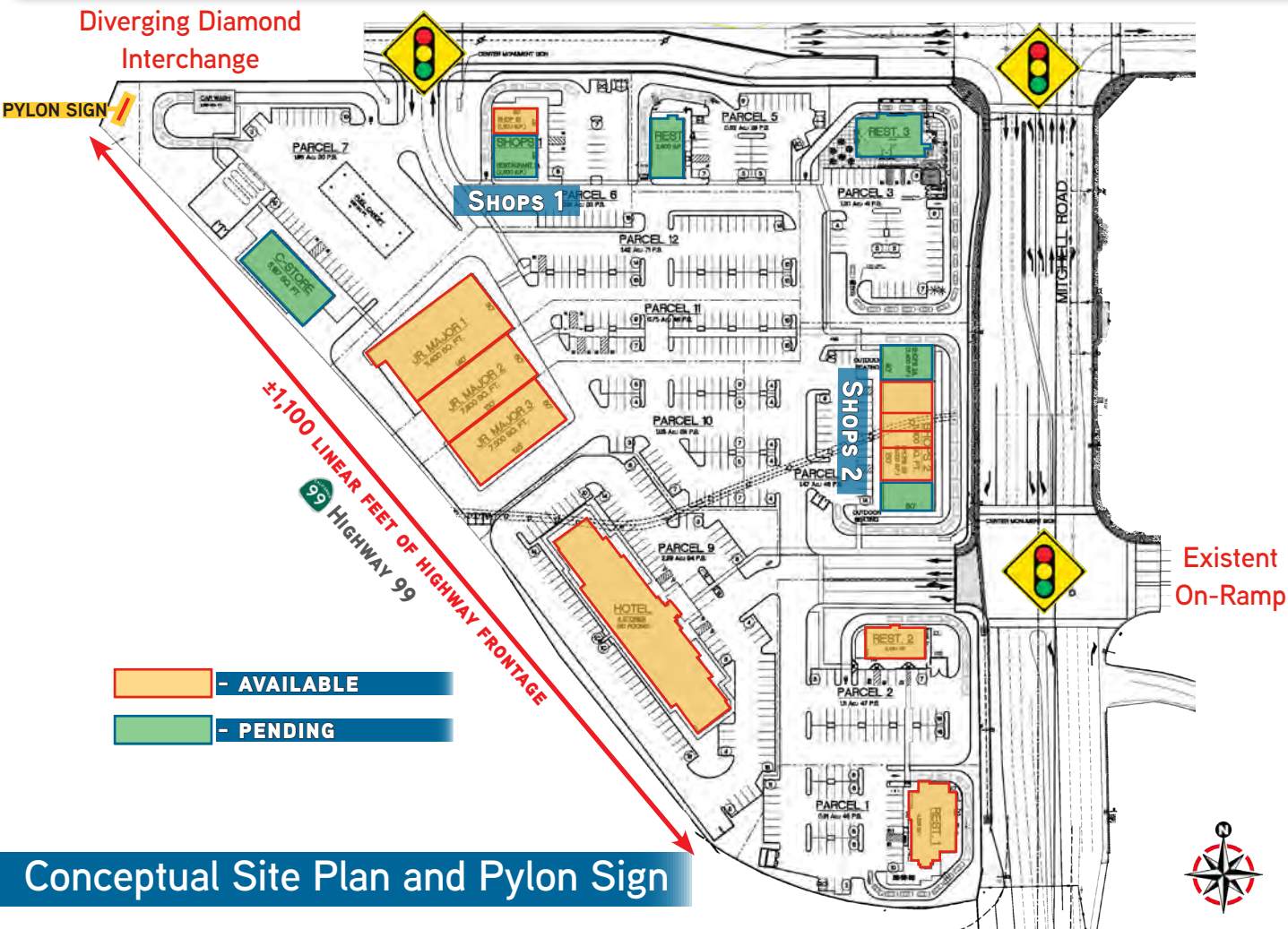




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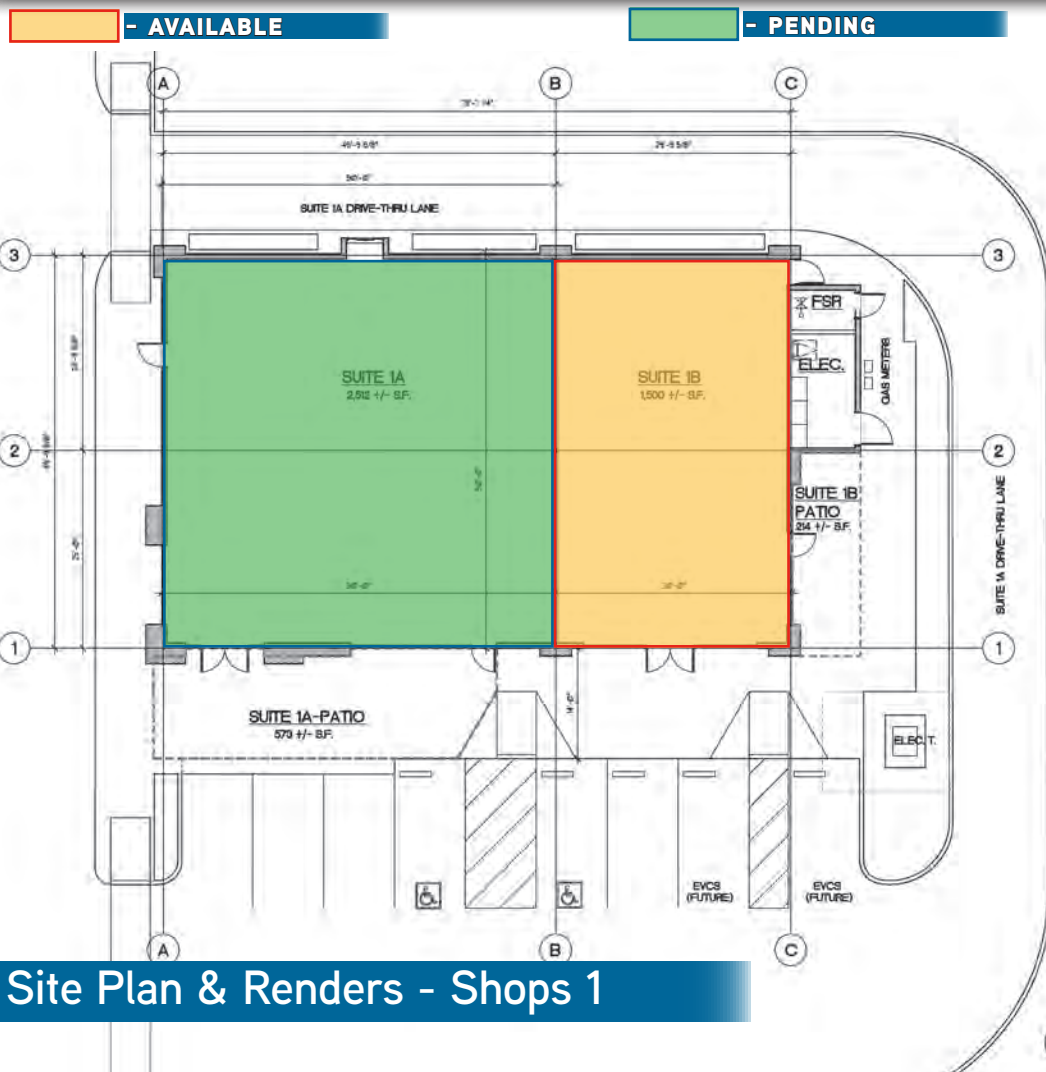
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### HIGHWAY 99 & MITCHELL ROAD • CERES, CA



Shops 1 - Southeast View



Shops 1 - Northeast View



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**- PENDING**



## Shops 2 - Southwest View



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Competition Aerial

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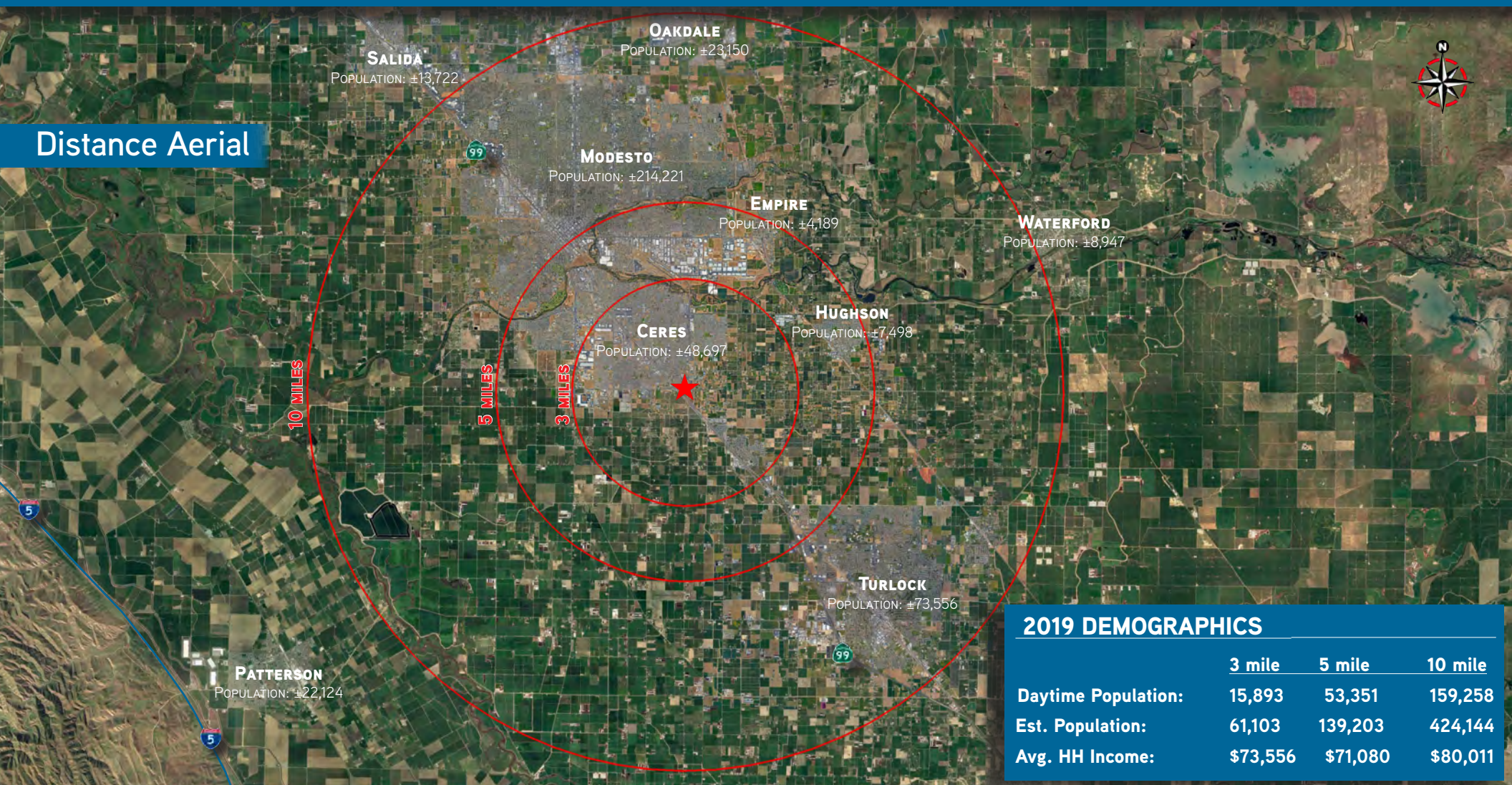


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Distance Aerial



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