

RETAIL PADS AVAILABLE

CERES GATEWAY CENTER

HIGHWAY 99 & MITCHELL ROAD • CERES, CA



Property Features:

- Site Acreage: ±13.66 Acres, (PAD sizes variable)
- Location: Highway 99 & Mitchell Road, Ceres, CA
- Zoning: R-C, Regional Commercial (City of Ceres)
- Pricing: Sale and Ground Lease, Please Inquire
- Pads delivered rough graded with drive aisles and utilities stubbed, off-sites complete
- Mitchell Road interchange access
- Mixed use development with retail, hotels, restaurants and office space
- Highway 99 exposure
- Freeway pylon sign planned
- New signalized entry on Mitchell Road
- Proposed Super Walmart (2018) across street
- New interchange planned at Service Road
- Ceres is a growing community in the heart of the Central Valley (Stanislaus County)

Demographics:	3 mile	5 mile	10 mile
Daytime Population:	16,467	54,257	172,530
Est. Population (2017):	59,922	135,343	416,123
Avg. HH Income (2017):	\$64,313	\$60,131	\$69,243
Traffic Counts:			
Highway 99 (2015):	101,500 ADT		
Mitchell Road (2014):	21,477 ADT		
Service Road (2014):	12,911 ADT		

FOR MORE INFORMATION, PLEASE CONTACT:

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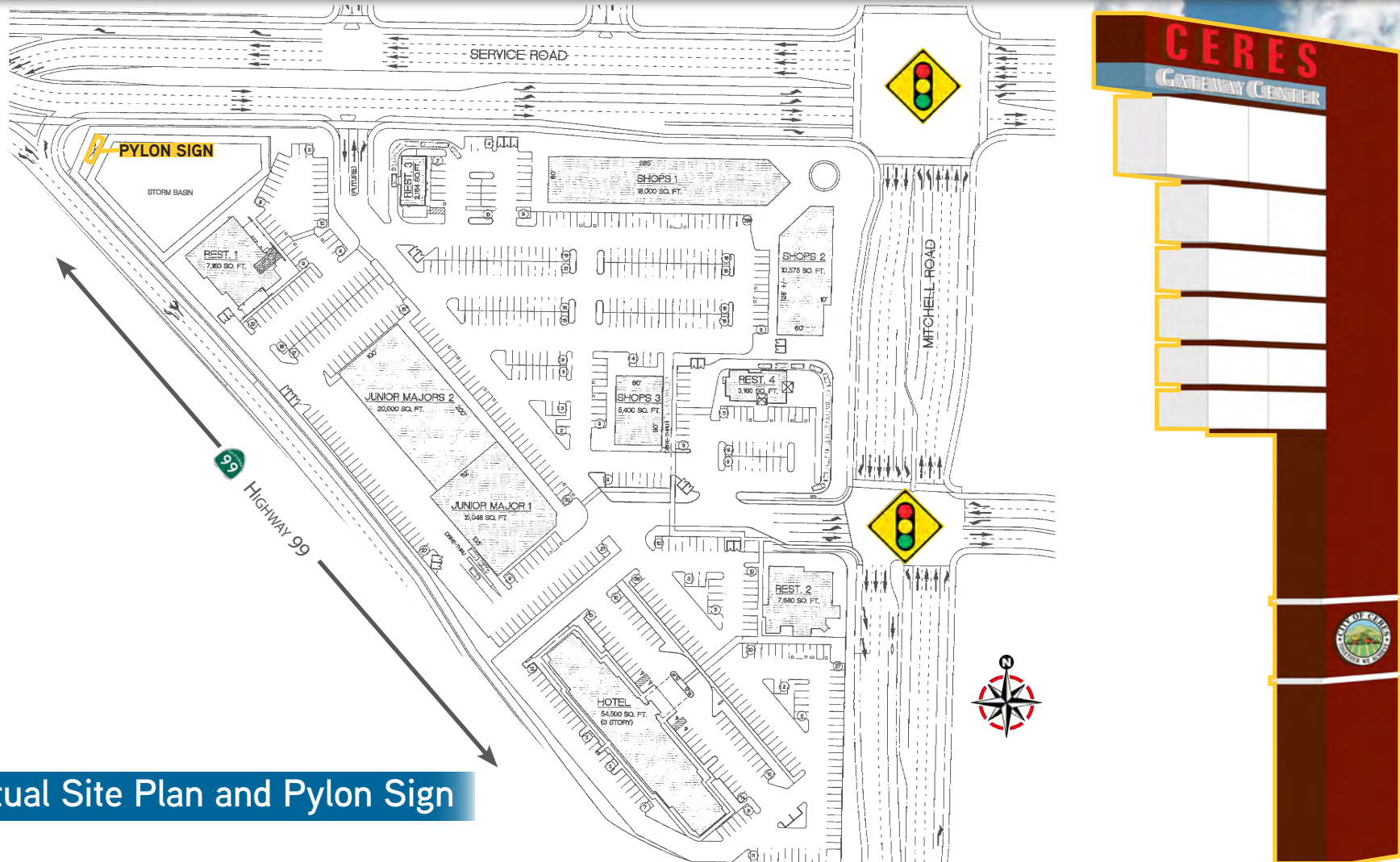
COLLIERS INTERNATIONAL
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Stockton, CA 95219
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Conceptual Site Plan and Pylon Sign

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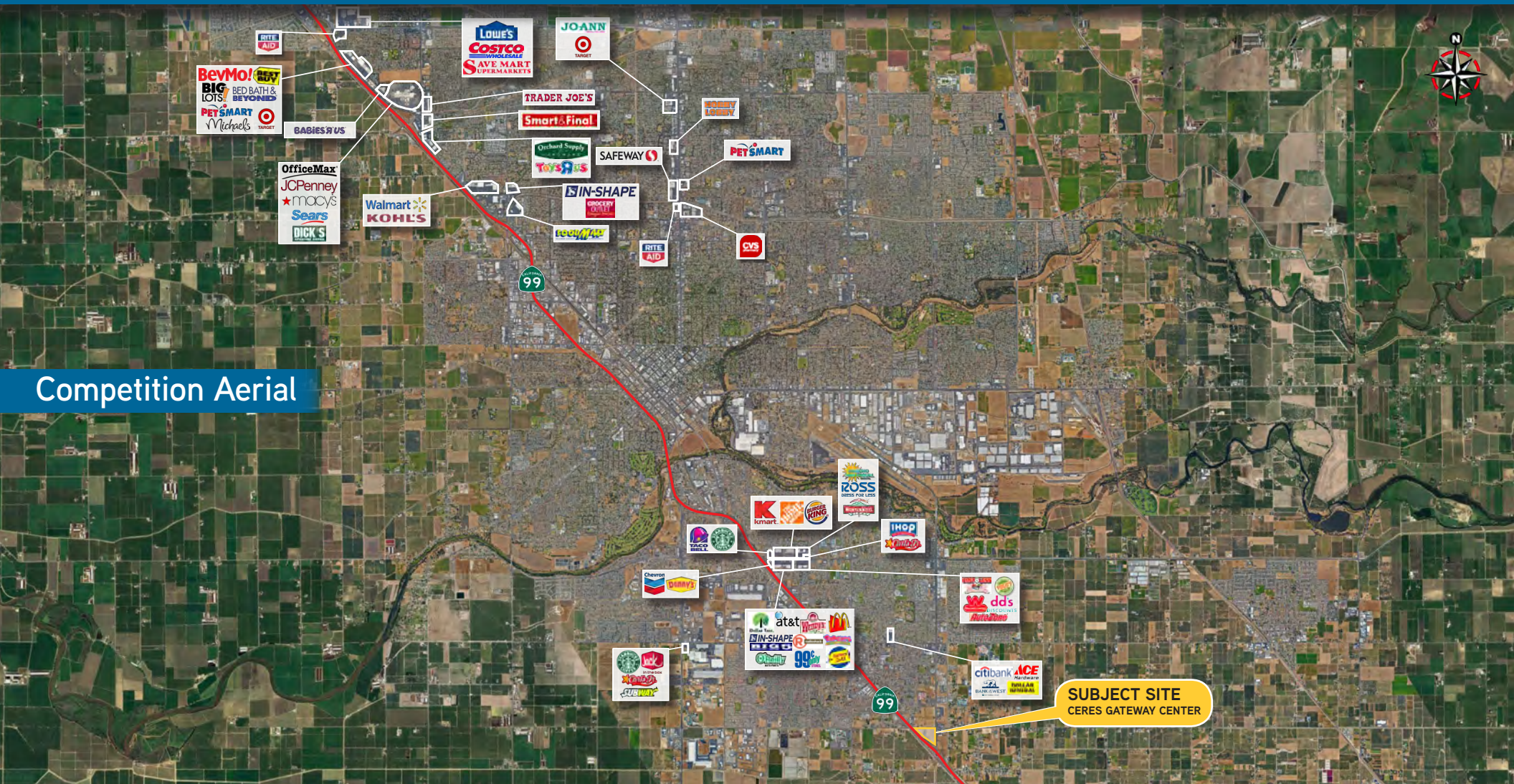
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Competition Aerial

SUBJECT SITE
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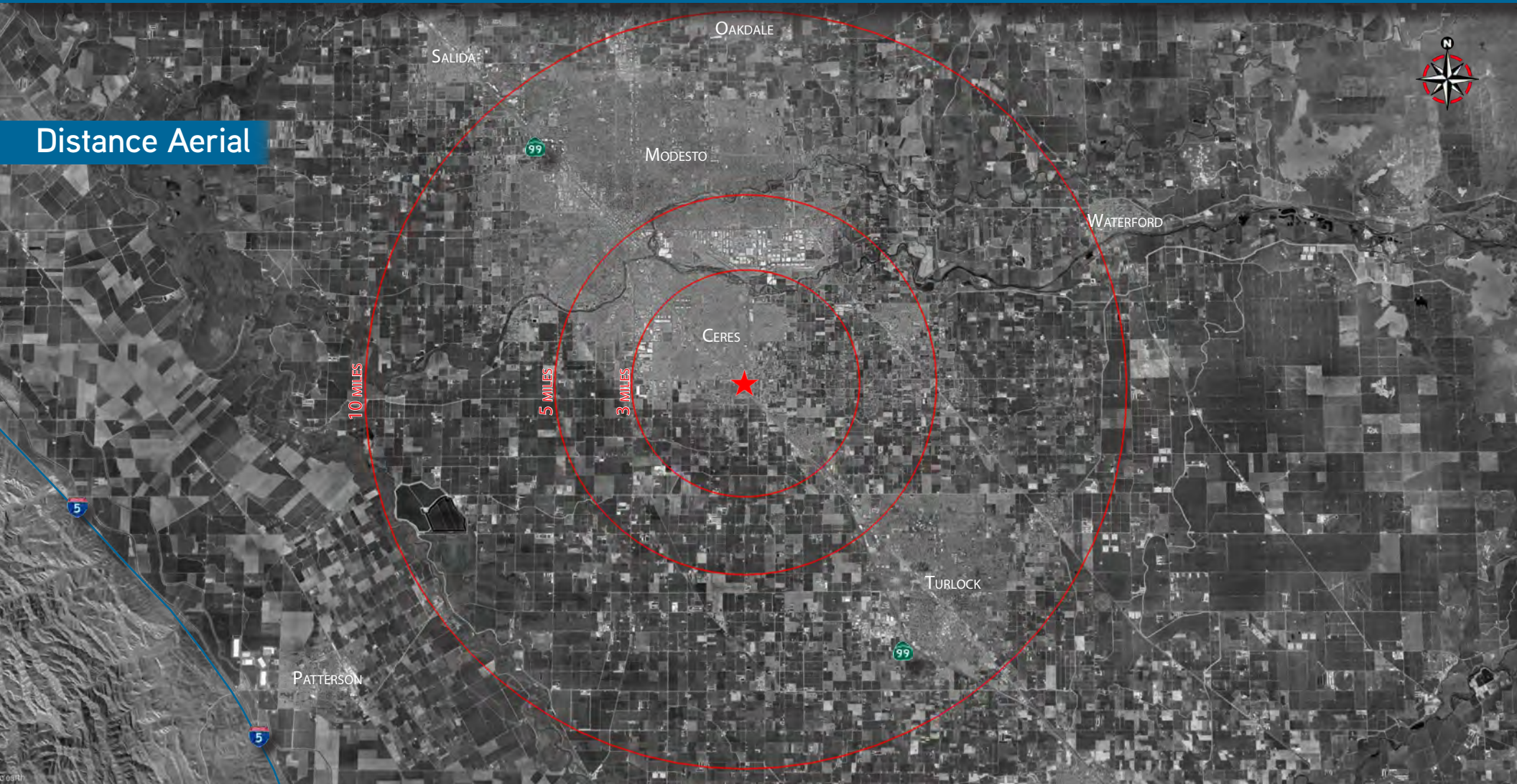


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Distance Aerial



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