

# NOW SEEKING ANCHOR TENANTS

# CERES GATEWAY CENTER

## HIGHWAY 99 & MITCHELL ROAD • CERES, CA



### Property Features:

- **Site Acreage:** ±13.66 Acres
- **Location:** Highway 99 & Mitchell Road, Ceres, CA
- **Zoning:** R-C, Regional Commercial (City of Ceres)
- **Pricing:** Sale and Ground Lease, Please Inquire
- Mitchell Road interchange access
- Mitchell Road is the southern entrance to the Modesto City-County Airport & Beard Industrial Park
- 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 (2019) across street
- New interchange planned at Service Road
- Ceres is a growing community in the heart of the Central Valley (Stanislaus County)

Demographics (2019):	3 mile	5 mile	10 mile
Daytime Population:	15,893	53,351	159,258
Est. Population:	61,103	139,203	424,144
Avg. HH Income:	\$73,556	\$71,080	\$80,011
<b>Traffic Counts:</b>			
Highway 99 (2016):	101,500 ADT		
Mitchell Road (2017):	21,477 ADT		
Service Road (2017):	12,503 ADT		

*\*Sources: Caltrans & CoStar*

### FOR MORE INFORMATION, PLEASE CONTACT:

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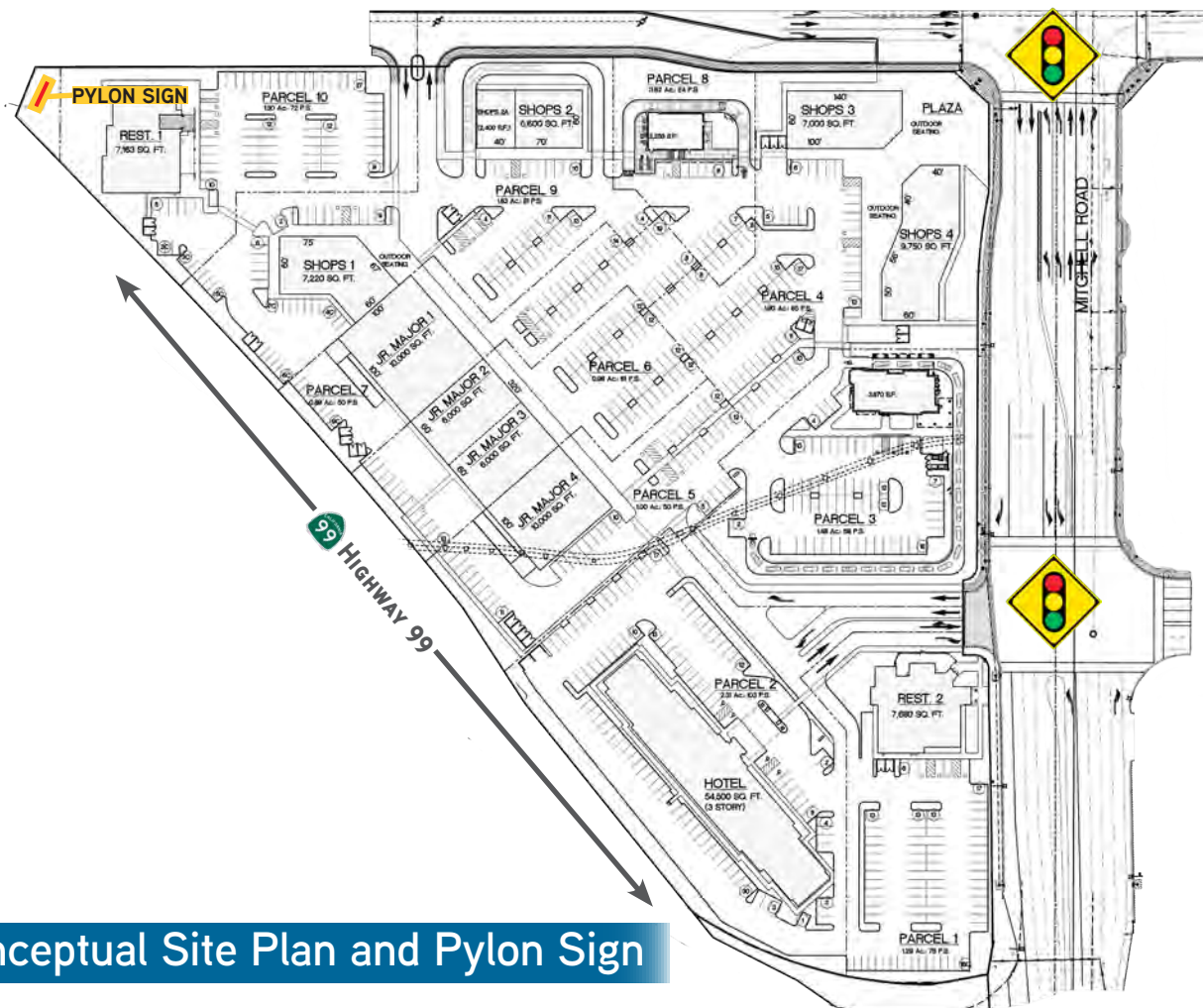
**COLLIERS INTERNATIONAL**  
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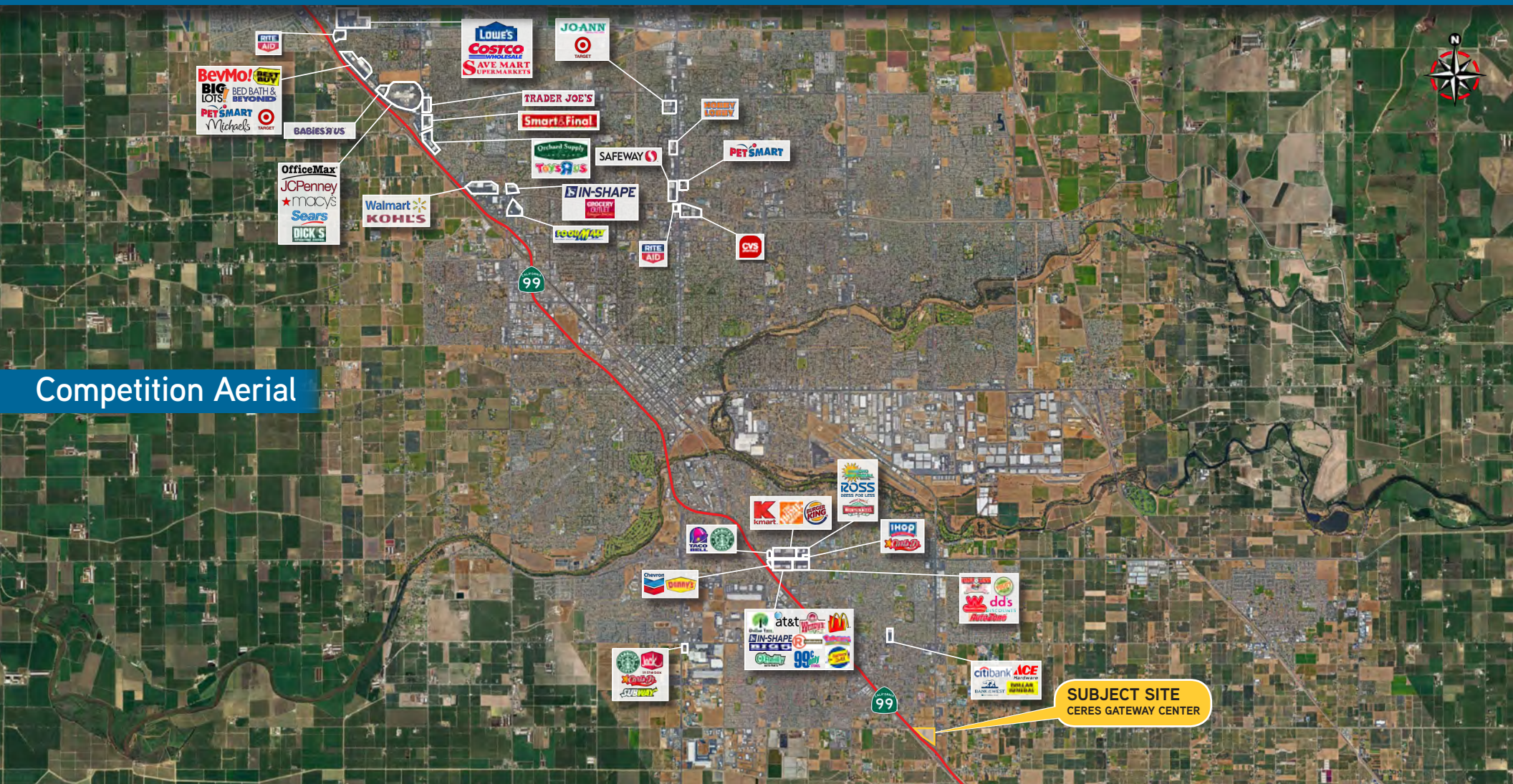
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Competition Aerial

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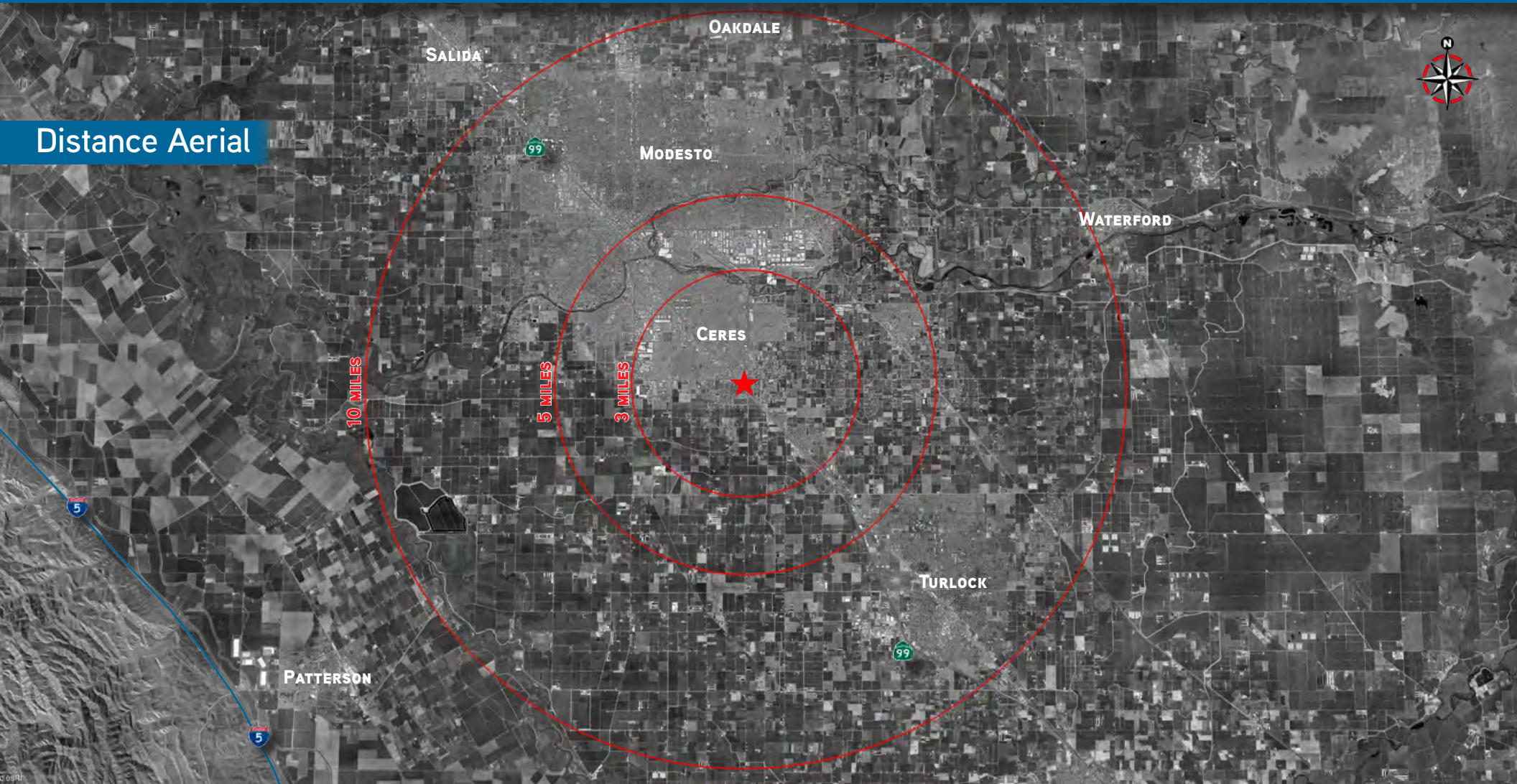


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Distance Aerial



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