

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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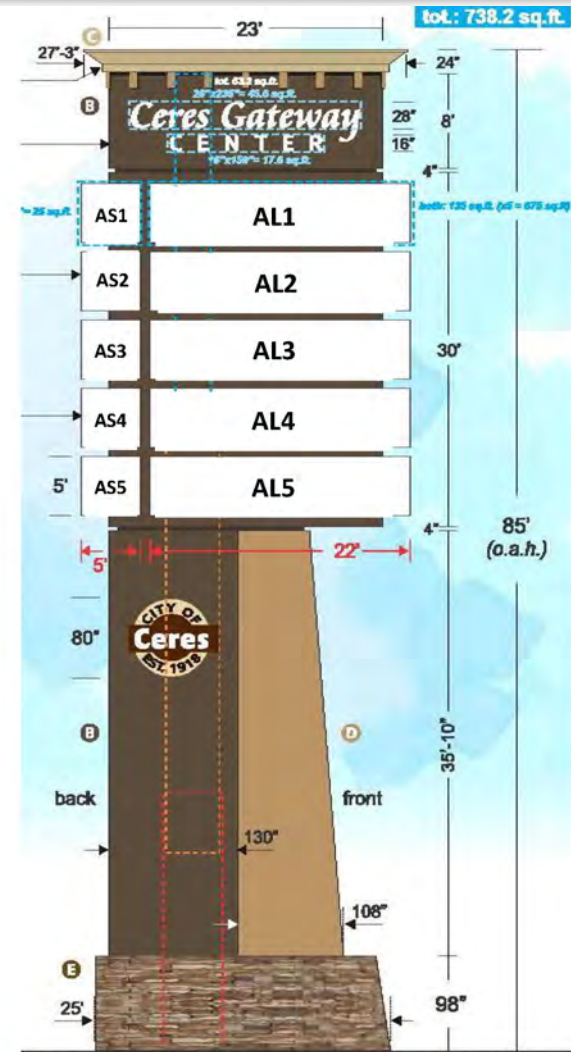
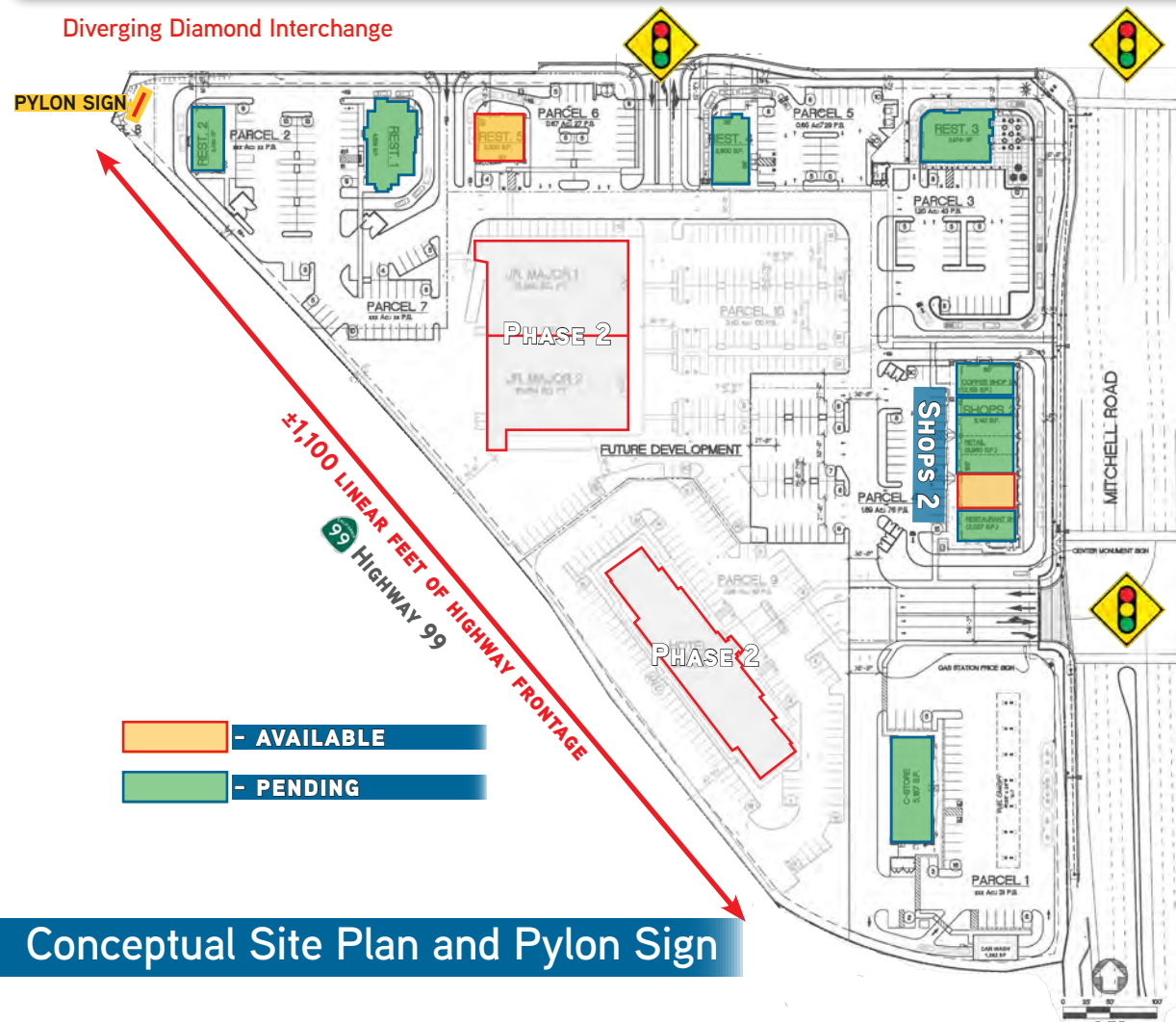


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Diverging Diamond Interchange



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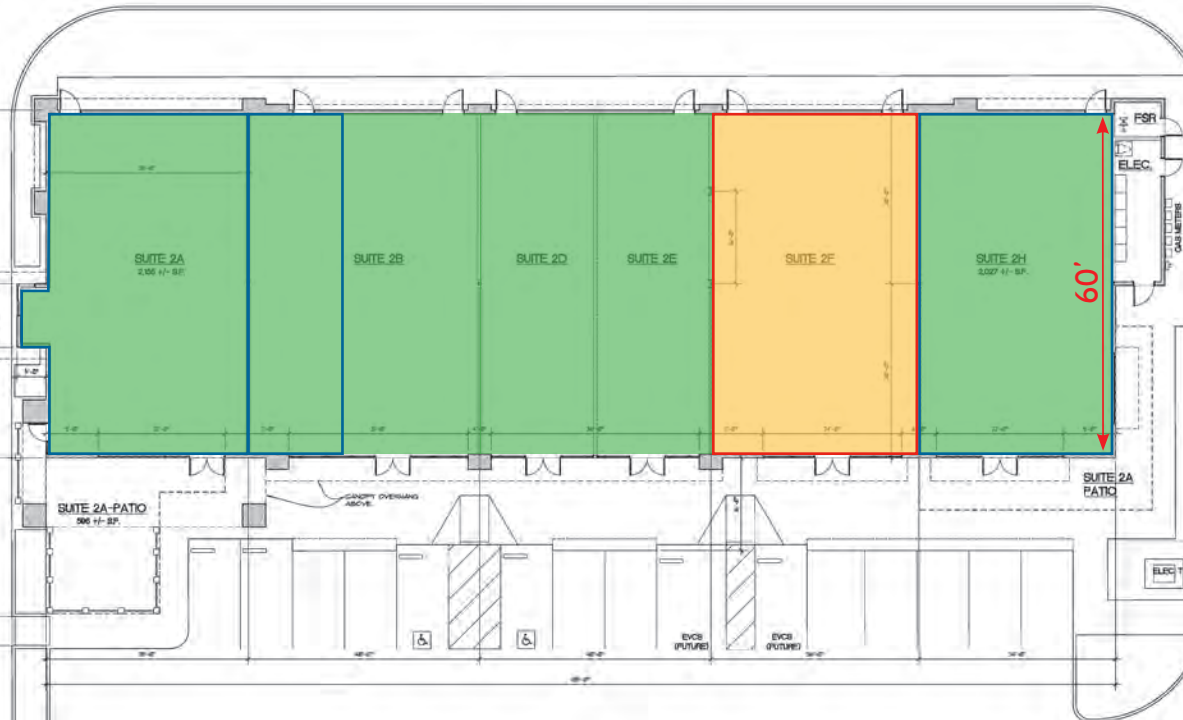
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 - AVAILABLE

 - PENDING



Shops 2 - Northwest View



Shops 2 - Southwest View



Site Plan & Renders - Shops 2

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CERES GATEWAY CENTER

Competition Aerial

SUBJECT SITE
CERES GATEWAY CENTER



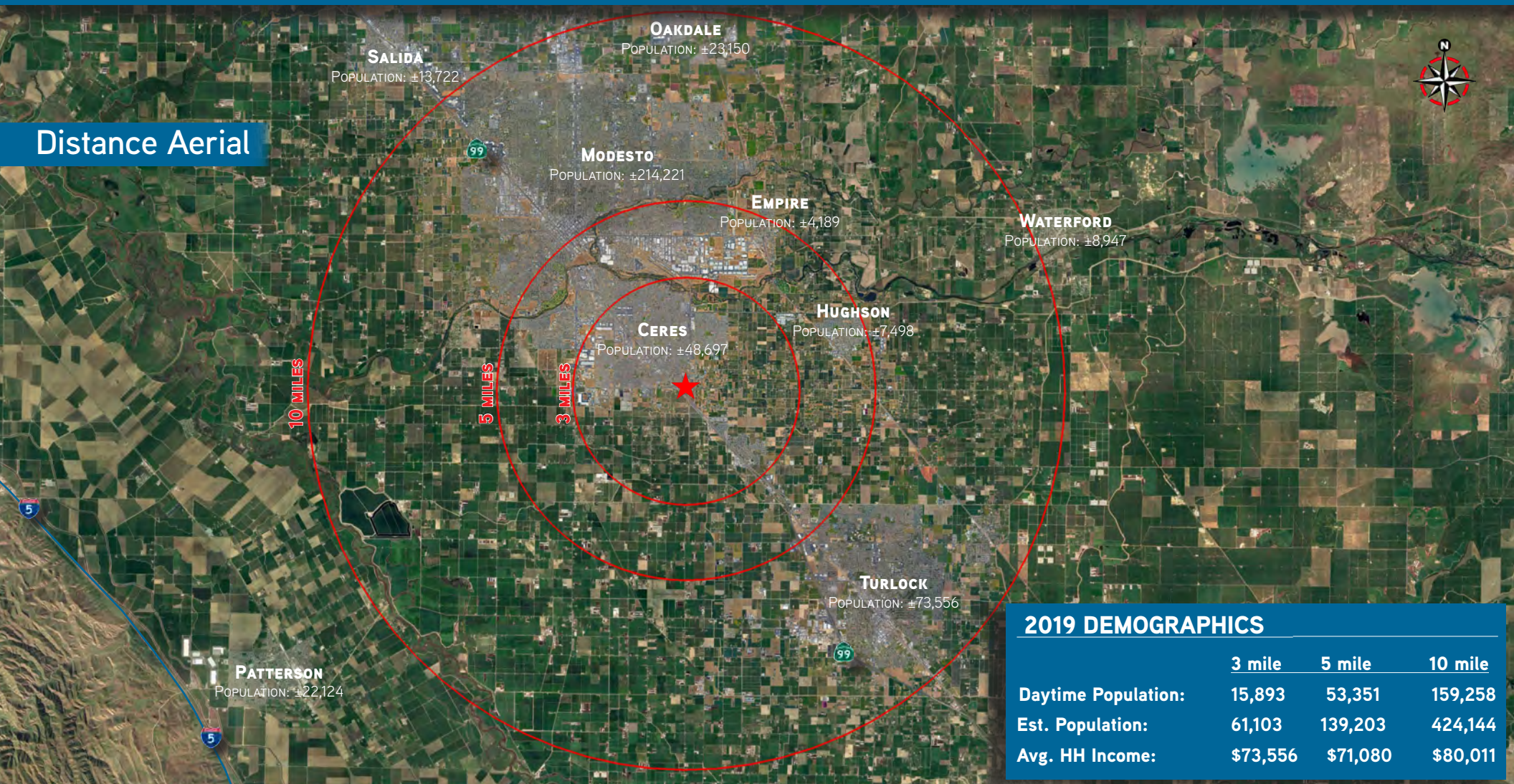
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Distance Aerial



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