



FORMER WALMART BUILDING

UP TO 70,000 SF AVAILABLE

1670 Mitchell Rd - Ceres, CA

PROPOSED PADS ALSO AVAILABLE FOR LEASE



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For further information, contact:
Steve Edwards Lic # 00977718
 916-277-8123
 steve@theedwardsco.com

Miles Edwards Lic # 02186200
 916-277-8124
 miles@theedwardsco.com



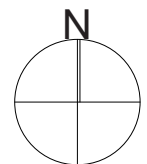
SITE PLAN

BUILDING AREA

Retail	128,000 sf
Restaurant Pads	6,125 sf
Auto	6,700 sf
Bank	3,350 sf

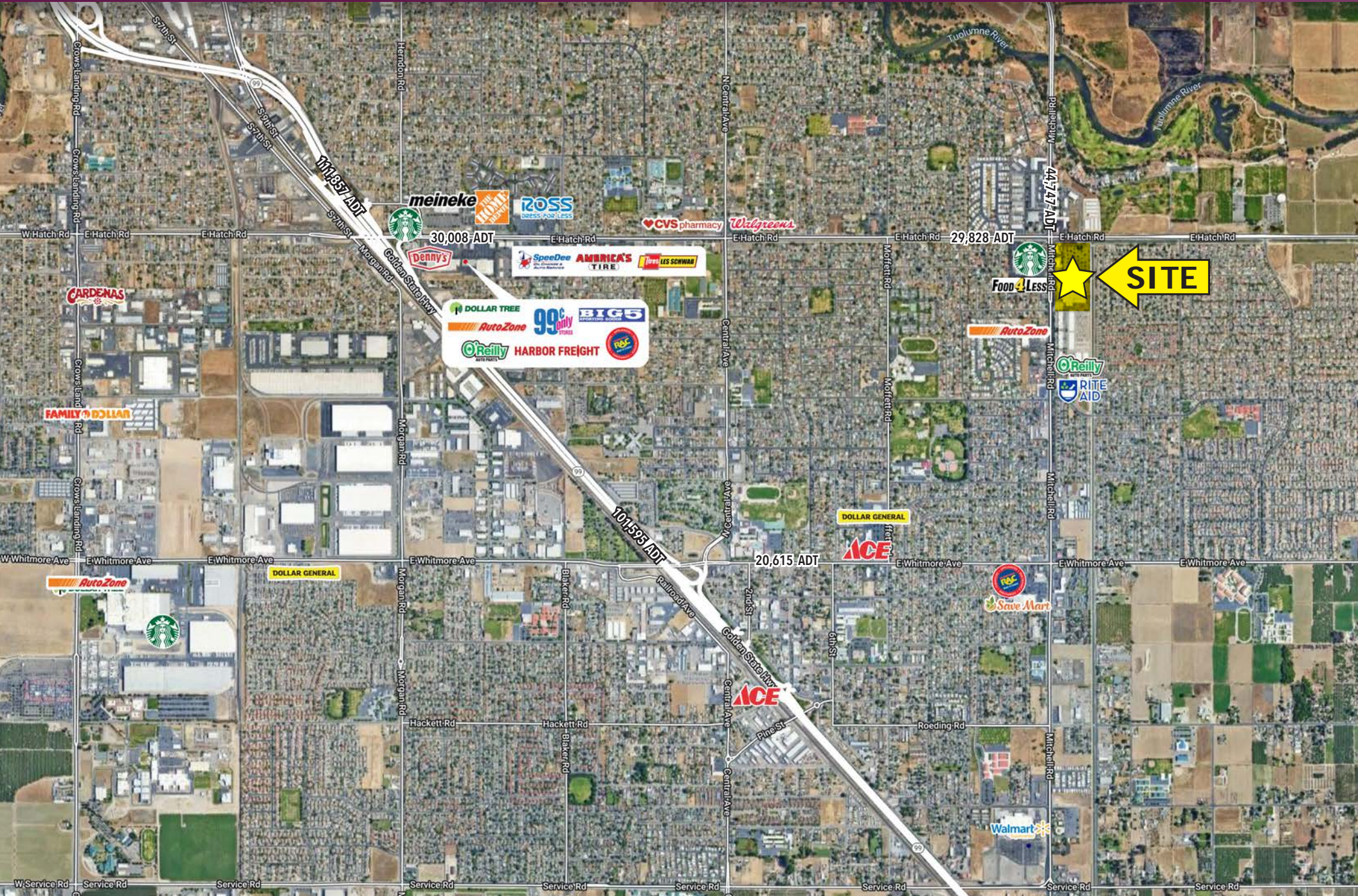
REQUIRED PARKING

- 644 (200sf/car)
 - 62 cars (100sf/car)
 - 23 cars (100sf/car)
 - 12 cars (100sf/car)
-
- 741 cars Required
707 cars Provided



TRADE AREA AERIAL

Ceres, CA



WIDE AERIAL

Ceres, CA



TJ-maxx **target** **ROSS**
base's FOR LESS
CVS pharmacy
Michaels
PET SMART
BEST BUY
BIG LOTS!

DICK'S Tuesday Morning
CHAMPS
TRADER JOE'S
BIG 5

Walmart **KOHL'S** **food maxx**
GROCERY OUTLET **petco** **Office DEPOT**
OfficeMax
DOLLAR TREE **CVS pharmacy** **WinCo FOODS**

HOBBY LOBBY **SPROUTS**
FARMERS MARKET
CVS pharmacy
RITE AID
PET SMART **SAFEWAY**
Durington

KOHL'S **target** **HOME DEPOT**
Save Mart
petco **Staples**
CVS pharmacy

ROSS base's FOR LESS
CVS pharmacy
Marshalls **target**
JOANN

OfficeMax
BIG ACE
base's FOR LESS

ROSS base's FOR LESS
CVS pharmacy
DOLLAR TREE
BIG 5
99¢ ONLY
DOLLAR GENERAL

SITE

DOLLAR TREE
ACE
Builders
FirstSource

DEMOGRAPHICS

5 Mile Radius

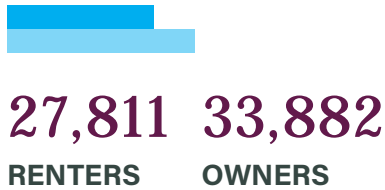
201,267
POPULATION

3.5
AVE HH SIZE

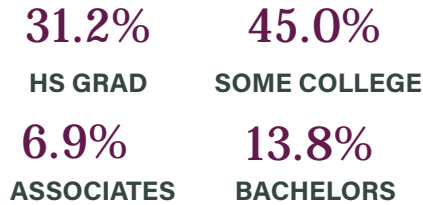
\$76,347
AVE HH INCOME

32.9
MEDIAN AGE

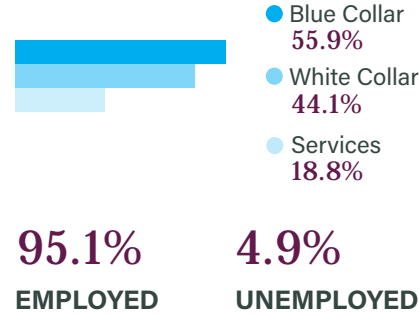
 HOME OWNERSHIP



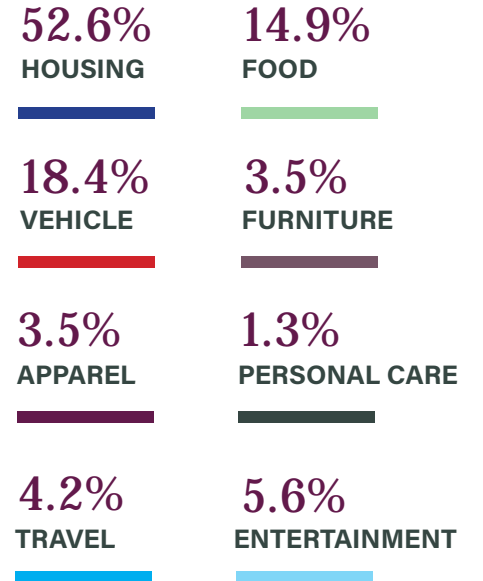
 EDUCATION



 EMPLOYMENT



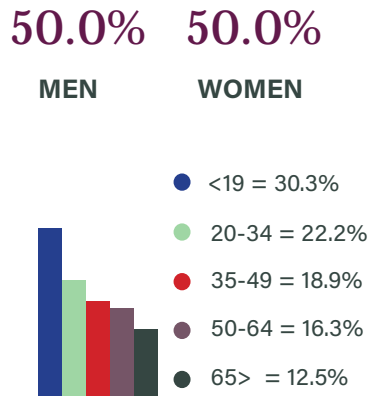
 AVERAGE MONTHLY HOUSEHOLD SPENDING



 RACE & ETHNICITY

White	41.8%
Asian	5.9%
American Indian	2.0%
African-American	3.0%
Hispanic	56.4%
Two or More Races	32.8%

 GENDER & AGE



 INCOME BY HOUSEHOLD

