

Properties for Lease

1 HWY 99 & Mitchell Road, Ceres, CA 95307



Space Available	100,000 SF	Property Notes
Rental Rate Yr	Negotiable	
Spaces	1	
Building Size	100,000 SF	
Property Sub-type	Retail Pad	
Broker Information	Diane Correia Colliers International (209) 475-5128	
Status	Active	

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	100,000 SF	Negotiable	750 SF	10,000 SF		Now		

Property Description

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

2 HWY 99, Ceres, CA 95307



Space Available	143,690 SF	Property Notes
Rental Rate Yr	Negotiable	
Lots	1	
Property Sub-type	Commercial/Other (land)	
Broker Information	Lisa Hodgson Colliers International (209) 475-5111	
Status	Active	

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
ALL	143,690 SF	Negotiable	30,000 SF	143,690 SF		Now		

Property Description

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)
Pricing: Sale and Ground Lease, Please Inquire.



Space Available 1,500 - 1,600 SF
 Rental Rate Yr \$16.20 - 18 /SF/Yr
 Spaces 5
 Gross Leasable Area 24,000 SF
 Property Sub-type Strip Center
 Broker Information Angel Polhemus
 Guardian Angel Commercial Property
 Services, LLC
 (209) 614-6658
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 101/Bldg A&B	1,600 SF	\$16.20 - \$18 /SF/Yr	1,600 SF	3,100 SF	NNN		Property has 2 shop space buildings (i.e., Bldg "A" & "B"). Both bldgs have Suite 101 available. We have a contiguous space in Building B which has a neighboring space of 1500 sq.ft, which could create a total of 3100 sq.ft.	
Suite 102/Bldg B	1,500 SF	Negotiable	1,600 SF	3,100 SF	NNN	Now		
Suite 105-Bldg "A"	1,500 SF	Negotiable	1,500 SF	1,500 SF	NNN			
Bldg B- #103	1,600 SF	Negotiable	1,500 SF	1,500 SF	NNN	Now	Please see attached photos below, this space is quite quaint inside, formally a Realty Office. This space is turn-key for Office or Retail use.	
# 104-A	1,600 SF	Negotiable			NNN	Now	* This is a Medical/Office Space ready to go....several offices, two fully ADA restrooms, reception area...etc. Perfect for any type of dental/medical type use.	

Property Description

Busy, Highly Visible, State Hwy Strip Center, soon to be surrounded by Power Retail-Big Box Giant(s), Name Brand Restaurants, etc.

4 1994 Rockefeller Drive, Ceres, CA 95307



Space Available 15,468 SF
 Rental Rate Yr \$5.40 /SF/Yr
 Spaces 1
 Building Size 15,468 SF
 Property Sub-type Flex Space
 Broker Information Jake Maiorino
 Cosol Commercial Real Estate
 (209) 521-1591
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	15,468 SF	\$5.40 /SF/Yr			NNN	Now		

Property Description

Freestanding concrete tilt up available for lease in Ceres/Modesto California. This property offers access to HWY 99. Nearby tenants include UPS, Grainger, Airgas and Penske Truck.

5 2025 Rockefeller Dr, Ceres, CA 95307



Space Available 1,250 SF
 Rental Rate Yr \$7.68 /SF/Yr
 Spaces 1
 Building Size 12,000 SF
 Property Sub-type Warehouse
 Broker Information Jordan Amarant
 PMZ Commercial
 (209) 345-8209
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,250 SF	\$7.68 /SF/Yr			Modified Gross	Now		

Property Description

Nice Warehouse Space, Attractive Exterior, Clean Business Park. Security System with key punch pad, security cameras for parking lot, well insulated with white roof to reflect heat and back wall has 2 hour fire wall. 3 phase power. Water Sewer Garbage included, Landlord on site.



Space Available	1,200 - 28,300 SF	Property Notes
Rental Rate Yr	Negotiable	
Spaces	10	
Gross Leasable Area	120,208 SF	
Property Sub-type	Neighborhood Center	
Broker Information	Shane Anderson Commercial Retail Associates (559) 650-1300	
Status	Active	

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2517A	1,500 SF	Negotiable	1,500 SF	1,500 SF	NNN	Now		
2517E	1,200 SF	Negotiable	1,200 SF	1,200 SF	NNN	Now		
2908A	4,000 SF	Negotiable	2,000 SF	6,000 SF	NNN	Now		
2908B	2,000 SF	Negotiable	2,000 SF	6,000 SF	NNN	Now		
2908E	2,100 SF	Negotiable	2,100 SF	2,100 SF	NNN	Now		
2908J	1,200 SF	Negotiable	1,200 SF	2,420 SF	NNN	Now		
2908K	1,220 SF	Negotiable	1,220 SF	2,420 SF	NNN	Now		
2912B	1,440 SF	Negotiable	1,440 SF	2,840 SF	NNN	Now		
2912C	1,400 SF	Negotiable	1,400 SF	2,840 SF	NNN	Now		
2916	28,300 SF	Negotiable	10,000 SF	28,300 SF	NNN	Now		

Property Description

Whitmore Plaza is undergoing a complete remodel of all storefront facades (see attached brochure with elevations). Save Mart will be expanding and remodeling their store in the center. Co-tenants include Save Mart, Bank of America, Rent-A_Center, and Taco Bell. Anchor, pad, retail shop, office, restaurant and end cap spaces available.

7 1917 Foundry Ct, Ceres, CA 95307



Space Available 15,600 SF
 Rental Rate Yr \$6 /SF/Yr
 Spaces 1
 Building Size 15,600 SF
 Property Sub-type Warehouse
 Broker Information Dale DeBoer
 DeBoer Commercial Real Estate
 (209) 578-1122
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1	15,600 SF	\$6 /SF/Yr	15,600 SF	15,600 SF	Industrial Gross		+/- 15,600 square feet on 1.14 acres includes +/- 1,000 square fee of office and fenced yard. Possible truck dockExcellent location near highway 99 in Ceres Ca	

Property Description

1,000 square feet of office and 2,000 square feet of showroom. Nicely finished. Warehouse includes 1 recessed Loading dock with 12' roll up door and fenced yard area.

8 2401 Rockefeller Drive, Ceres, CA 95307



Space Available 3,000 SF
 Rental Rate Yr \$7.20 /SF/Yr
 Spaces 1
 Building Size 16,000 SF
 Property Sub-type Flex Space
 Broker Information Rob Sauser
 PMZ Commercial
 (209) 484-6713
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 400	3,000 SF	\$7.20 /SF/Yr	3,000 SF		Modified Gross			

Property Description

Suite 400 has 2-Grade High Roll Up doors. High roof clearance. Potential uses, sales, paint shop, fabrication.



Space Available 3,950 - 4,665 SF
 Rental Rate Yr \$17.40 - 18 /SF/Yr
 Spaces 2
 Gross Leasable Area 42,812 SF
 Property Sub-type Strip Center
 Broker Information Randy Brekke
 Brekke Real Estate
 (209) 571-7230
 Status Active

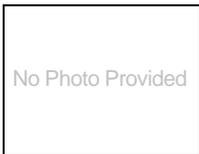
Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
206 (1778)	3,950 SF	\$18 /SF/Yr			NNN	Now	Former restaurant (El Rosal) with ample seating capacity, 2 restrooms, kitchen w/ hood & walk-in, large built in bar & small office.	
301 (1768)	4,665 SF	\$17.40 /SF/Yr			NNN		Former furniture store with large showroom and expansive glass storefront. Small office and restrooms.	

Property Description

RENT SUBSTANTIALLY REDUCED & UP TO 6 MOS. FREE RENT*Space Available & Rent Details:1768 Mitchell Road, Suite 301 - 4,665± sf @ \$1.45 psf/mos. (NNN) 1778 Mitchell Road, Suite 206 - 3,950± sf @ \$1.50 psf/mos. (NNN) Excellent location near major arterial. Located in a fast growing city. Next to Wal-Mart & Food-4-Less shopping center. Ample parking. Great visibility from Mitchell Road. Very well maintained center.Co-Tenants include: West America Bank, H&R Block, Farmers Insurance, Affection Clothing, Pacific Tanning and more... *Free Rent period based on length of lease term and other qualifying conditions. Call for more details.



Space Available 406 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 406 SF
 Property Sub-type Vehicle Related
 Broker Information Gil's Real Estate
 Gil's Real Estate
 (866) 454-4457
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	406 SF	Negotiable			Other	Now	USED CAR LOT + RETAIL LAND	

Property Description

Approximately .75 acre Used Car Lot with extra land for future expansion. total size of the property is 3.98 acres."THERE IS NO COMPENSATION TO AGENTS"

11 3005 4th Street, Ceres, CA 95307



Space Available 1,800 SF
 Rental Rate Yr \$12 /SF/Yr
 Spaces 1
 Building Size 4,020 SF
 Property Sub-type Free Standing Bldg
 Broker Information Kris Klair
 Exit Realty Consultants
 (209) 678-5747
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,800 SF	\$12 /SF/Yr				Now		

Property Description

Recently renovated with new flooring, retextured interior walls and exterior facade. Open space with 1 bathroom and basement storage area.

12 2503 E. Hatch Road, Ceres, CA 95307



Space Available 4,500 SF
 Rental Rate Yr \$23.40 /SF/Yr
 Spaces 1
 Building Size 4,500 SF
 Property Sub-type Medical Office
 Broker Information Richard Rand
 Rand Commercial Properties
 (209) 577-0484
 Status Active

Property Notes

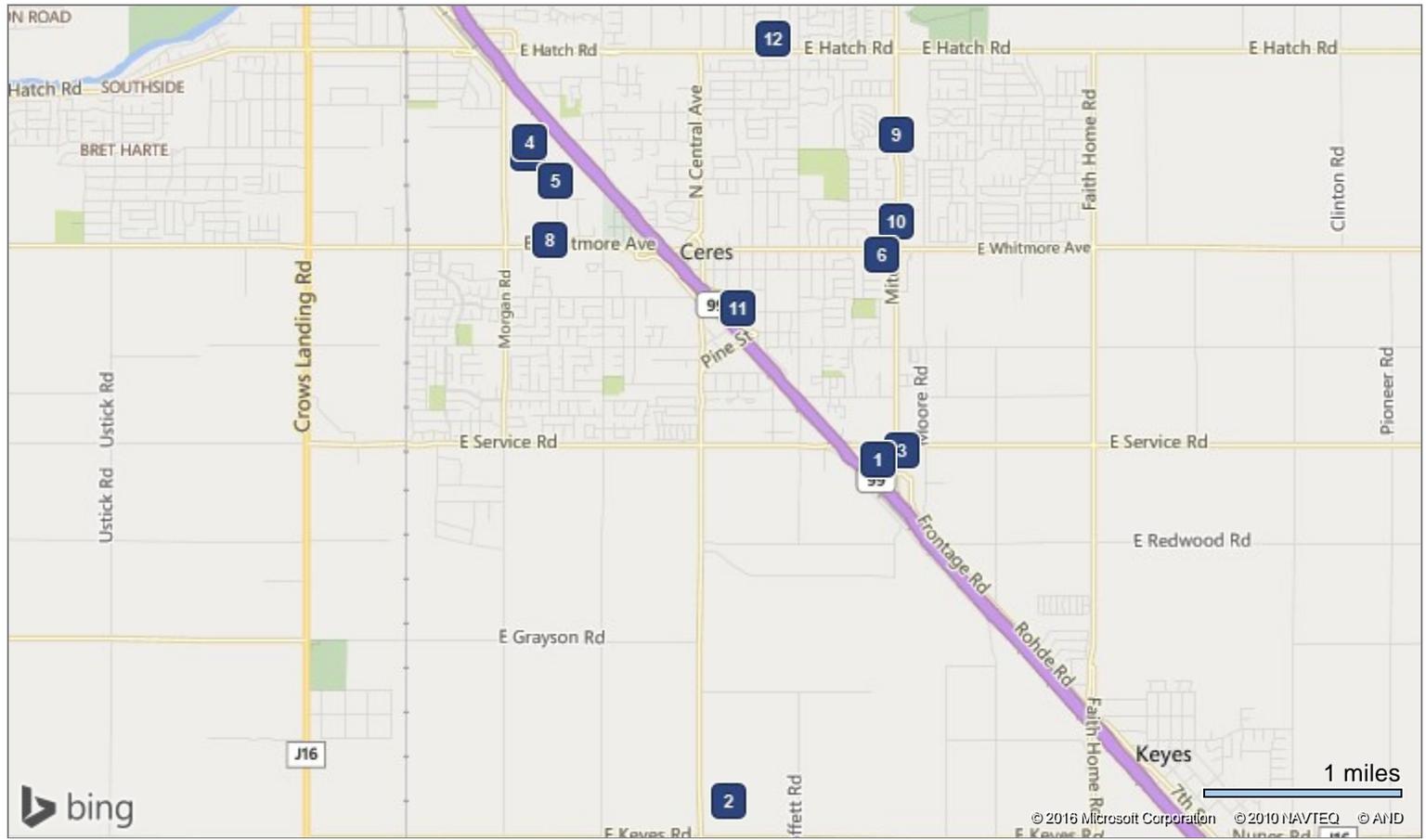
Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,500 SF	\$23.40 /SF/Yr	4,250 SF	4,500 SF		Now		

Property Description

4,500 Square foot, to-be-built Medical Office building located in new business park.

Map



1 HWY 99 & Mitchell Road
Ceres, CA 95307

2 HWY 99
Ceres, CA 95307

3 3100-3018 E. Service Road
Ceres, CA 95307

4 1994 Rockefeller Drive
Ceres, CA 95307

5 2025 Rockefeller Dr
Ceres, CA 95307

6 2517-2912 E Whitmore Ave
Ceres, CA 95307

7 1917 Foundry Ct
Ceres, CA 95307

8 2401 Rockefeller Drive
Ceres, CA 95307

9 1788 Mitchell Road
Ceres, CA 95307

10 2304 Mitchell Rd.
Ceres, CA 95307

11 3005 4th Street
Ceres, CA 95307

12 2503 E. Hatch Road
Ceres, CA 95307