

## Properties for Sale

### 1 1611-1667 E Hatch Rd, Ceres, CA 95307



Price	Price Not Disclosed	Property Notes
Gross Leasable Area	105,711 SF	
Property Sub-type	Neighborhood Center	
Broker Information	Lindsey Snider Colliers International (408) 282-3987	
Status	Active	

#### Property Description

Ceres Marketplace is co-anchored by Rancho San Miguel, a Hispanic grocery concept operated by PAQ, Inc., the largest Food 4 Less franchisee in Northern California and Ross Dress for Less. The Property is easily accessible from Highway 99 via the Hatch road interchange. Benefits from strong traffic counts in excess of 30,000 cars per day as well as from the regional draw of adjacent Home Depot and Kmart and the concentration of national tenants in the immediate area. The shopping center is 100% occupied with a stable rent roll and nationally recognized tenants. Rancho San Miguel has a long-term lease in place, expiring in January of 2024.

### 2 4416-4436 Admiral Ct, Ceres, CA 95307



Price	\$268,450	Property Notes
Lot Size	2.27 AC	
Property Sub-type	Industrial (land)	
Broker Information	Craig Lewis Berkshire Hathaway Drysdale Properties (209) 758-3120	
Status	Active	

#### Lots

#	Price	Size	Price/Size	Description
	\$268,450	2.27 AC	\$118,259.91 /AC	

#### Property Description

3 vacant industrial/commercial lots

3 1290 Partee Ln, Ceres, CA 95307



Price \$66,500 Property Notes  
 Lot Size 0.51 AC  
 Property Sub-type Industrial (land)  
 Broker Information Craig Lewis  
 Berkshire Hathaway Drysdale Properties  
 (209) 758-3120  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
11	\$66,500	0.51 AC	\$130,392.16 /AC	

**Property Description**

Vacant commercial/industrial lot available. May be combined with two other lots.

4 4416-4436 Admiral Ct, Ceres, CA 95307



Price \$136,950 Property Notes  
 Lot Size 1.26 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Craig Lewis  
 Berkshire Hathaway Drysdale Properties  
 (209) 758-3120  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
24	\$136,950	1.26 AC	\$108,690.48 /AC	

**Property Description**

Vacant commercial land

5 4416 Admiral Court, Ceres, CA 95307



Price \$65,000 Property Notes  
 Lot Size 0.50 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Craig Lewis  
 Berkshire Hathaway Drysdale Properties  
 (209) 758-3120  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
24	\$65,000	0.50 AC	\$130,000 /AC	

**Property Description**

Vacant land located in Ceres, available for commercial use

6 1424 E Whitmore Ave, Ceres, CA 95307

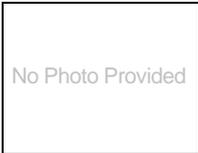


Price	\$4,360,000	Property Notes
Building Size	9,000 SF	
Cap Rate	5.25%	
Property Sub-type	Free Standing Bldg	
Broker Information	Nathan Huffman No Company (972) 865-7991	
Status	Active	

**Property Description**

Transwestern's Healthcare Advisory Services Group is pleased to offer for sale on an exclusive basis the DaVita Dialysis ( DVA ) of Ceres, CA. The 9,000 sf, free standing facility was a build-to-suit completed earlier this year and strategically located in one of the fastest growing suburbs in the Modesto area. The Tenant's rent commenced in March of 2016 on a fifteen year term with 10% bumps every five years and two options to renew. The Landlord is responsible for maintaining the roof, foundation, structure, parking area and HVAC. In addition to the operating expenses the Tenant is obligated to reimburse the Landlord for any costs associated with the parking area, roof and HVAC.

7 1064 Marchy Ln, Ceres, CA 95307



Price	\$145,000	Property Notes
Lot Size	50,529 SF	
Property Sub-type	Industrial (land)	
Broker Information	Fred Miller RE/MAX Executive, Commercial Division (209) 577-4747 Ext: 302	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
	\$145,000	50,529 SF	\$2.87 /SF	

**Property Description**

1 + acre comm/industrial parcel. level, vacant with city water, sewer, natural gas, electric and telephone stubbed into site. Fenced at rear and one side. Beautiful parcel, no association dues.

8 1910 Rockefeller Dr, Ceres, CA 95307



Price	Price Not Disclosed	Property Notes
Building Size	15,945 SF	
Property Sub-type	Warehouse	
Broker Information	Ryan DeAngelis, SIOR CBRE, Inc. (916) 492-6975	
Status	Active	

**Property Description**

This ±15,945 SF building has 2 docks and 1 ground level door. The building has great HWY 99 visibility and is situated on ±2.43 Acres with potential for a large secured yard. The property is zoned M-2(General Industrial).

9 1994 Rockefeller Dr, Ceres, CA 95307



Price \$1,315,000 Property Notes  
 Building Size 15,468 SF  
 Property Sub-type Manufacturing  
 Broker Information Jake Maiorino  
 Cosol Commercial Real Estate  
 (209) 521-1591  
 Status Active

**Property Description**

Free Standing CTU warehouse with 3 grade level roll-up doors. Mechanical system includes 2 HVAC units, 7 evaporative coolers and space heaters. 800 amps of power - 208/120v 3 phase 4 wire. 24' foot ceilings with insulated roof.

10 1651 E Whitmore Ave, Ceres, CA 95307



Price \$3,950,000 Property Notes  
 Lot Size 24.86 AC  
 Property Sub-type Industrial (land)  
 Broker Information David Quinonez  
 PMZ Commercial  
 (209) 614-5653  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$3,950,000	24.86 AC	\$158,889.78 /AC	

**Property Description**

Totalling 24.86 acres, the lots have several carports and cinder block buildings scattered throughout the premises. Currently the land is leased and used by a flea market, trucking school, and UPS for storage. Given its location this land is perfect for distribution, equipment yard, and manufacturing. Zoned M2 (Industrial) Paved lot Gated Yard Currently month to month leases with Truck Driving School, Flea Market, and UPS Located in Fairview Industrial Park with a good range of local and corporate neighbors. Brick and cinderblock buildings and carports on premises APN#s 040-007-037 and 040-088-025

11 1725-1771 Mitchell Rd, Ceres, CA 95307



Price \$1,100,000 Property Notes  
 Gross Leasable Area 26,356 SF  
 Property Sub-type Community Center  
 Broker Information Brian Heron  
 NAI Benchmark  
 (209) 900-4505  
 Status Active

**Property Description**

Two improved parcels (2.1 acres) Excellent visibility with a high traffic count of 33,264 ADT. Signalized entry. National Tenants in trade area include: In-Shape Health Club, Walmart, Rite Aid, Food4Less, O'Reilly's, Leslie's Pool Supply, Auto Zone, and Starbucks.

12 1900 Kinser Road, Ceres, CA 95307



Price \$1,299,000  
Building Size 30,000 SF  
Property Sub-type Flex Space  
Broker Information Richard Rand  
Rand Commercial Properties  
(209) 577-0484  
Status Active

Property Notes

**Property Description**

The property consist of three, one story metal buildings. Building 1 is 9,000 sqft and is approx. 50% built-out into office space including a kitchen/employee break area, mulitple private offices and three bathrooms. Building 2 is approx. 12,000 sqft and is mostly industrial space with two restrooms. Building 3 is approx. 9,000 sqft and is mostly industrial space with small office and two restroom and breakroom.

13 2120/2128 Pine St, Ceres, CA 95307



Price \$930,500  
Building Size 18,080 SF  
Cap Rate 8%  
Property Sub-type Industrial-Business Park  
Broker Information Danny Price  
PMZ Commercial  
(209) 351-0708  
Status Active

Property Notes

**Property Description**

Approx. 18,080 SF of industrial space spread out over 4 buildings. Property is fully leased with 5 separate industrial tenants. \$7,725/month in income.

14 Ceres, Ceres, CA 95307



Price \$409,000  
Building Size 288 SF  
Property Sub-type Self/Mini-Storage Facility  
Broker Information DAVID HAIDAR  
PMZ Real Estate  
(209) 996-5814  
Status Active

Property Notes

**Property Description**

25 year recycling center includes 1 office and another 1 bedroom 1 bath home. Lot is .35 acre. This business grosses over 1.2 million per year in sales. Includes equipment. Call agent for details. Seller may also be interested in leasing this facility to qualified buyer.

15 2012 - 2026 Herndon Rd, Ceres, CA 95307



Price \$795,000 Property Notes  
 Lot Size 5.22 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Dale DeBoer  
 DeBoer Commercial Real Estate  
 (209) 578-1122  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
1	\$795,000	5.22 AC	\$152,298.86 /AC	Level and graded on Herendon Road Ceres, Ca with Freeway visibility

**Property Description**

Property Description: Commercial Development SiteLand Intended Use: Commercial Development SiteLand Structures: NoneProperty Use Description: Hold for Development Level and graded on Herendon Road Ceres, Ca with Freeway visibility

16 Marchy Lane, Ceres, CA 95307



Price \$75,000 Property Notes  
 Lot Size 0.52 AC  
 Property Sub-type Industrial (land)  
 Broker Information Fred Miller  
 RE/MAX Executive, Commercial Division  
 (209) 577-4747 Ext: 302  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
.52	\$75,000	0.52 AC	\$144,230.77 /AC	

**Property Description**

.52 acre parcel, 150x150 with city water, sewer, natural gas and cheap TID electric to site. Level, no association dues. In Morgan Road Industrial Park. Priced right, can add up to two acres.

17 4416 & 4436 Admiral Court, Ceres, CA 95307



Price	\$364,161	Property Notes
Lot Size	1.76 AC	
Property Sub-type	Industrial (land)	
Broker Information	Randy Brekke Brekke Real Estate (209) 571-7230	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
	\$364,161	1.76 AC	\$206,909.66 /AC	

**Property Description**

1.76 Acre corner lot within sold out new development. All utilities in place. Development is in a designated Enterprise Zone. All city services to site. Curbs with 60' wide streets. Between Modesto and Turlock, a few miles west of Hwy 99 in Ceres. Exit Hatch Rd., .5 mi to Morgan Rd., south 2.4 mi to Partee Ln., north 200 feet.

18 1290 Partee Lane, Ceres, CA 95307



Price	\$105,600	Property Notes
Lot Size	0.51 AC	
Property Sub-type	Industrial (land)	
Broker Information	Jeanette Woerman Brekke Real Estate (209) 571-7230	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
	\$105,600	0.51 AC	\$207,058.83 /AC	

**Property Description**

.51AC corner lot within sold out new development. All utilities in place. Development is in a designated Enterprise Zone. All city services to site. Curbs with 60' wide streets. Between Modesto and Turlock, a few miles west of Hwy 99 in Ceres. Exit Hatch Rd., .5 mi to Morgan Rd., south 2.4 mi to Partee Ln., north 200 feet. If this lot is purchased as a portfolio sale with 4436 and 4416 Admiral Court the purchase price shall be reduced to \$4.50/sf

19 2936 Roeding, Ceres, CA 95307



Price \$1,250,000 Property Notes  
 Lot Size 4.82 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Joe Muratore, CCIM  
 NAI Benchmark  
 (209) 534-9455  
 Status Active

Lots

#	Price	Size	Price/Size	Description
	\$1,250,000	4.82 AC	\$259,336.09 /AC	

Property Description

-Parcel at Roeding off of Mitchell-Zoned HWY Commercial-30,000 cars per day

20 4220 Farm Supply Drive, Ceres, CA 95307



Price \$275,000 Property Notes  
 Lot Size 1.04 AC  
 Property Sub-type Industrial (land)  
 Broker Information Fred Miller  
 RE/MAX Executive, Commercial Division  
 (209) 577-4747 Ext: 302  
 Status Active

Lots

#	Price	Size	Price/Size	Description
	\$275,000	1.04 AC	\$264,423.09 /AC	

Property Description

One acre light industrial site, city water and sewer, TID electric & natural gas all at site. Improvements offsite complete. Rare size available.

21 3308 El Camino Ave, Ceres, CA 95307



Price \$29,900 Property Notes  
 Building Size 250 SF  
 Cap Rate 5%  
 Property Sub-type Industrial-Business Park  
 Broker Information josephine thompson  
 ERA Stargate  
 (209) 261-2861  
 Status Active

Property Description

Concrete and Rock Porta Mix plant with equipment on frontage rd. of highway 99

22 HWY 99, Ceres, CA 95307



Price	Price Not Disclosed	Property Notes
Lot Size	595,030 SF	
Property Sub-type	Retail (land)	
Broker Information	Lisa Hodgson Colliers International (209) 475-5111	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
1		595,030 SF		

**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.

23 1779 Mitchell Road, Ceres, CA 95307



Price	\$900,000	Property Notes
Lot Size	87,523 SF	
Property Sub-type	Commercial/Other (land)	
Broker Information	Todd Armstrong  (209) 204-0874	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
025	\$900,000	87,523 SF	\$10.28 /SF	T shaped lot with access from Mitchell Road

**Property Description**

2.0093ac Zoning: Highway Commercial-HCT shaped lot, 45' wide paved property from Mitchell Road. Perfect for many many uses.



Price	Price Not Disclosed	Property Notes
Lot Size	11.80 AC	
Property Sub-type	Industrial (land)	
Broker Information	Xavier Santana Northgate Commercial (925) 226-2455	
Status	Active	

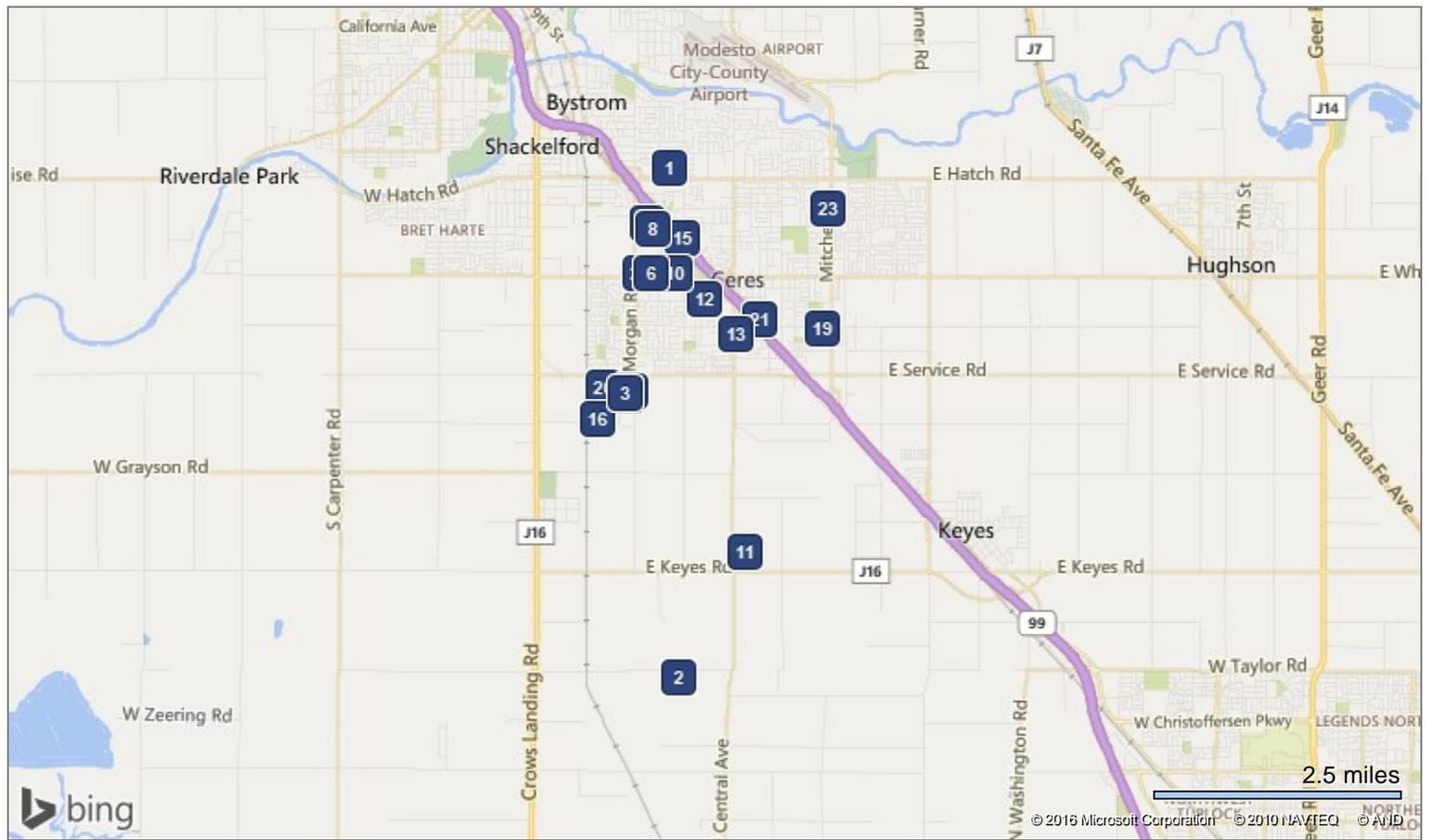
**Lots**

#	Price	Size	Price/Size	Description
		11.80 AC		

**Property Description**

-Electrical water, sewer and storm utilities are stubbed to the site-Zoned as General Industrial (M-2). Flexible zoning allows for industrial, office or flex uses

# Map



**1** 1611-1667 E Hatch Rd  
Ceres, CA 95307

**4** 4416-4436 Admiral Ct  
Ceres, CA 95307

**7** 1064 Marchy Ln  
Ceres, CA 95307

**10** 1651 E Whitmore Ave  
Ceres, CA 95307

**13** 2120/2128 Pine St  
Ceres, CA 95307

**16** Marchy Lane  
Ceres, CA 95307

**19** 2936 Roeding  
Ceres, CA 95307

**22** HWY 99  
Ceres, CA 95307

**2** 4416-4436 Admiral Ct  
Ceres, CA 95307

**5** 4416 Admiral Court  
Ceres, CA 95307

**8** 1910 Rockefeller Dr  
Ceres, CA 95307

**11** 1725-1771 Mitchell Rd  
Ceres, CA 95307

**14** Ceres  
Ceres, CA 95307

**17** 4416 & 4436 Admiral Court  
Ceres, CA 95307

**20** 4220 Farm Supply Drive  
Ceres, CA 95307

**23** 1779 Mitchell Road  
Ceres, CA 95307

**3** 1290 Partee Ln  
Ceres, CA 95307

**6** 1424 E Whitmore Ave  
Ceres, CA 95307

**9** 1994 Rockefeller Dr  
Ceres, CA 95307

**12** 1900 Kinser Road  
Ceres, CA 95307

**15** 2012 - 2026 Herndon Rd  
Ceres, CA 95307

**18** 1290 Partee Lane  
Ceres, CA 95307

**21** 3308 El Camino Ave  
Ceres, CA 95307

**24** 1379 East Whitmore Avenue  
Ceres, CA 95307