



SIZE

81,897 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	17,890	87,413	211,498
Households	5,072	24,969	65,282
Median HH Income (\$)	74,394	67,237	68,087

MAJOR TENANT(S)

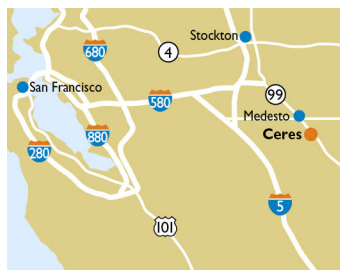
Food 4 Less
Panda Express
Starbucks
Wingstop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1507-1571 Mitchell Road | Ceres, CA 95307

PROPERTY HIGHLIGHTS

- Anchored by a 24-hour Food 4 Less
- Additional tenants include Starbucks, Round Table Pizza, Panda Express, Subway and Wingstop
- Located in Ceres, a suburb seven miles south of Modesto, with a population exceeding 83,600 in a three-mile radius
- The center is situated at the intersection of Mitchell Road and East Hatch Road, which benefits from over 62,900 vehicles per day



CENTRAL VALLEY MARKETPLACE

1507-1571 Mitchell Road | Ceres, CA 95307

SPACE	TENANT	SQ. FT.
SHAD1	Valley First Credit Union	
07-01	Starbucks	1,600 SF
07-02	AVAILABLE	1,200 SF
07-03	Panda Express	2,000 SF
15-01	Subway	1,560 SF
15-02	Round Table Pizza	3,460 SF
15-04	J's Smoke Shop	950 SF
15-05	Encore Salon and Supply	1,200 SF
15-06	Mango Crazy	1,200 SF
15-07	Bel Air Nails	900 SF
15-08	Wash & Dry 4 Less	2,340 SF
15-10	Fred Loya Insurance	1,300 SF
15-11	Wingstop	1,257 SF
15-12	Cricket	795 SF
1561	Food 4 Less	59,809 SF
1571	Taqueria Lagos	2,326 SF
TOTAL SQ. FT.		81,897

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 37.60808

Longitude: -120.940297

Central Valley Marketplace Ceres, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	17,890	87,413	211,498
	2028 Projected Population	18,802	91,585	222,119
	2010 Census Population	16,129	82,053	199,311
	2000 Census Population	11,854	69,421	173,744
	1990 Census Population	10,106	55,388	145,984
	Historical Annual Growth 1990 to 2000	1.61%	2.28%	1.76%
	Historical Annual Growth 2000 to 2010	3.13%	1.69%	1.38%
	Estimated Annual Growth 2010 to 2023	0.76%	0.46%	0.43%
	Projected Annual Growth 2023 to 2028	1.00%	0.94%	0.98%
	Median Age	36.1	34.5	35.7
Households	Q4 2023 Estimated Households	5,072	24,969	65,282
	2028 Projected Households	5,329	26,169	68,644
	2010 Census Households	4,777	23,577	61,387
	2000 Census Households	3,788	20,775	54,244
	1990 Census Households	3,401	17,884	48,051
	Historical Annual Growth 1990 to 2000	1.08%	1.51%	1.22%
	Historical Annual Growth 2000 to 2010	2.35%	1.27%	1.24%
	Estimated Annual Growth 2010 to 2023	0.44%	0.42%	0.45%
	Projected Annual Growth 2023 to 2028	0.99%	0.94%	1.01%
	Population per Household	3.52	3.47	3.20
Population by Race	White	29.5%	24.3%	31.1%
	Black or African American	1.1%	2.6%	2.9%
	Asian & Pacific Islander	10.6%	6.5%	5.8%
	Other Races	4.3%	4.0%	4.7%
	Hispanic Population	54.5%	62.5%	55.5%
Income	Average Household Income	\$88,797	\$81,810	\$86,429
	Median Household Income	\$74,394	\$67,237	\$68,087
	Per Capita Income	\$25,228	\$23,518	\$26,870
Education (Age 25+)	Elementary	11.7%	14.8%	13.1%
	Some High School	8.0%	11.3%	10.2%
	High School Graduate	40.5%	36.1%	32.9%
	Some College	21.2%	21.3%	23.1%
	Associates Degree Only	5.6%	6.2%	7.0%
	Bachelors Degree Only	9.7%	7.7%	9.8%
	Graduate Degree	3.4%	2.7%	3.8%
Business	Number of Businesses	341	1,977	6,574
	Total Number of Employees	2,671	19,737	70,410
	Employees per Business	7.84	9.98	10.71
	Residential Population per Business	52.53	44.21	32.17

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.