

CENTRAL VALLEY MARKETPLACE

CERES, CA



SIZE

81,897 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,266	83,602	209,311
Households		
4,809	42,038	64,556
Median HH Income (\$)		
69,448	59,612	61,881

MAJOR TENANT(S)

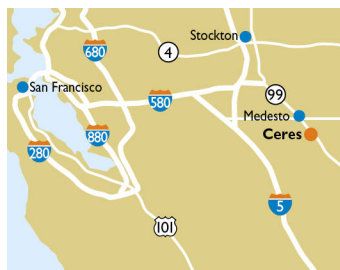
Food 4 Less
Panda Express
Starbucks
Wingstop

LEASING CONTACT

Marissa Visconci
Mobile (303) 547-4386
mvisconci@phillipsedison.com

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



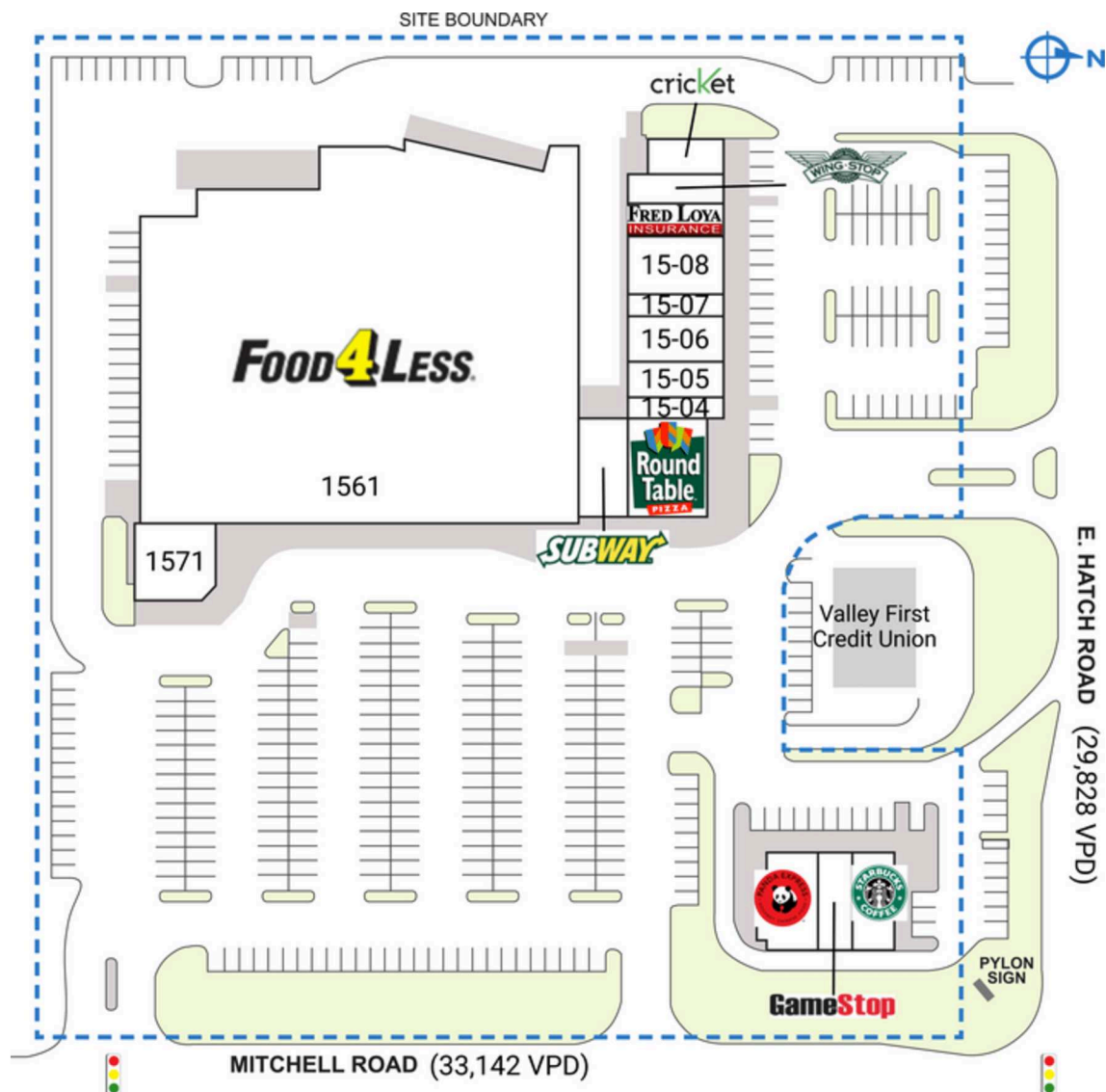
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
SHAD1	Valley First Credit Union	
07-01	Starbucks	1,600 SF
07-02	GameStop	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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Central Valley Marketplace Ceres, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	16,266	83,602	209,311
	2027 Projected Population	16,909	87,284	220,540
	2010 Census Population	16,074	81,670	199,671
	2000 Census Population	12,272	71,695	182,478
	1990 Census Population	9,926	57,277	152,733
	Historical Annual Growth 1990 to 2000	2.15%	2.27%	1.80%
	Historical Annual Growth 2000 to 2010	2.74%	1.31%	0.90%
	Estimated Annual Growth 2010 to 2022	0.09%	0.18%	0.37%
	Projected Annual Growth 2022 to 2027	0.78%	0.87%	1.05%
	Median Age	35.6	34.0	34.9
Households	Q2 2022 Estimated Households	4,809	24,038	64,556
	2027 Projected Households	5,002	25,116	68,112
	2010 Census Households	4,747	23,469	61,437
	2000 Census Households	3,964	21,701	57,473
	1990 Census Households	3,310	18,806	51,106
	Historical Annual Growth 1990 to 2000	1.82%	1.44%	1.18%
	Historical Annual Growth 2000 to 2010	1.82%	0.79%	0.67%
	Estimated Annual Growth 2010 to 2022	0.10%	0.19%	0.39%
	Projected Annual Growth 2022 to 2027	0.79%	0.88%	1.08%
	Population per Household	3.37	3.44	3.20
Population by Race	White	34.7%	29.1%	36.0%
	Black or African American	2.6%	3.0%	3.2%
	Asian & Pacific Islander	8.3%	5.5%	5.4%
	Other Races	4.5%	3.8%	3.8%
	Hispanic Population	49.9%	58.5%	51.5%
Income	Average Household Income	\$80,298	\$72,281	\$79,312
	Median Household Income	\$69,448	\$59,612	\$61,881
	Per Capita Income	\$23,808	\$20,931	\$24,657
Education (Age 25+)	Elementary	11.5%	16.0%	13.2%
	Some High School	7.5%	12.4%	10.9%
	High School Graduate	36.8%	33.4%	31.5%
	Some College	24.1%	21.9%	23.7%
	Associates Degree Only	6.9%	6.2%	6.9%
	Bachelors Degree Only	9.8%	7.7%	9.7%
	Graduate Degree	3.4%	2.5%	4.1%
Business	Number of Businesses	176	1,261	3,731
	Total Number of Employees	2,666	19,902	59,812
	Employees per Business	15.12	15.79	16.03
	Residential Population per Business	92.26	66.32	56.10

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