

FOR LEASE FREESTANDING BUILDING
1520 MITCHELL ROAD
CERES :: CALIFORNIA 95307

± 3,763 SQ FT
AVAILABLE



FOR MORE INFORMATION
PLEASE CONTACT:

Tim Bettencourt
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CoSoL Commercial Real Estate
2020 Standiford Avenue
Modesto, CA 95350
(209) 521-1591 Office



The above information while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein.

PROPERTY INFORMATION

Freestanding former Payless Shoe Source located at the signalized intersection of Hatch Road and Mitchell Road. Great opportunity in an existing retail building.

HIGHLIGHTS

- :: ± 3,763 sq. ft. freestanding building
- :: ± 26,427 sq. ft. Lot
- :: High-identity corner (Hatch & Mitchell)
- :: Close proximity to Walmart & Food 4 Less
- :: Strong day and evening population; densely populated; mature residential area
- :: Building Signage

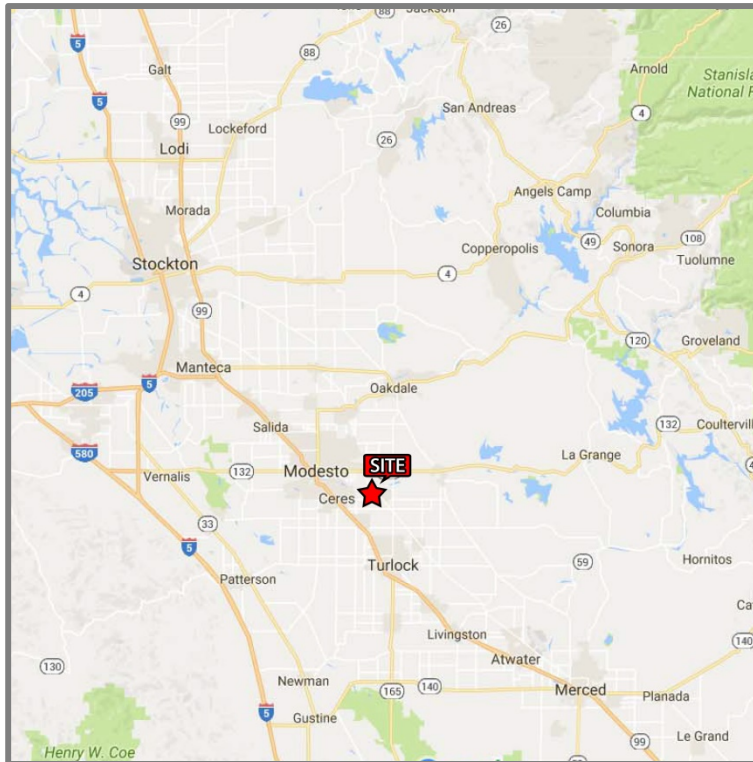


**FOR
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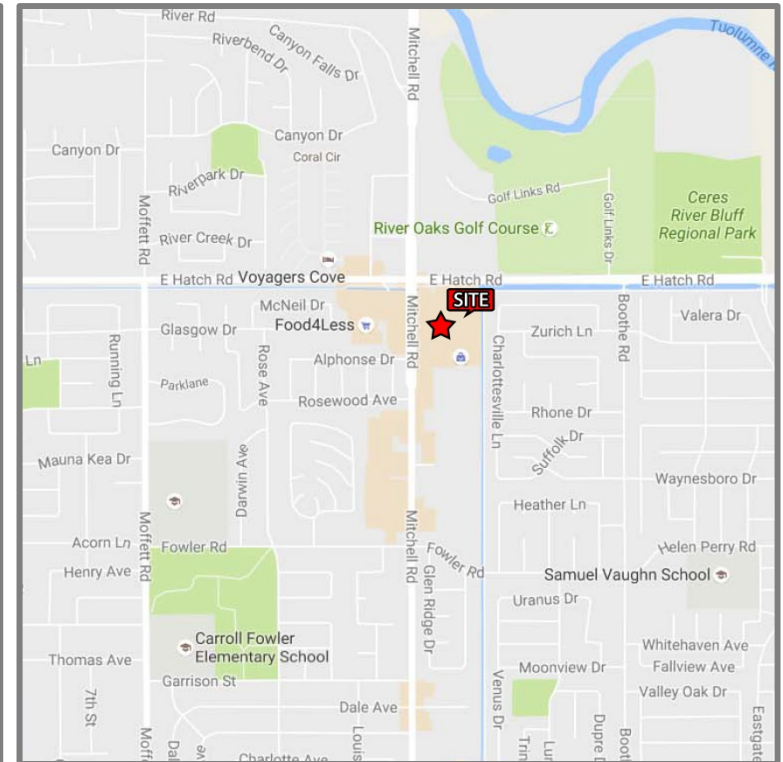
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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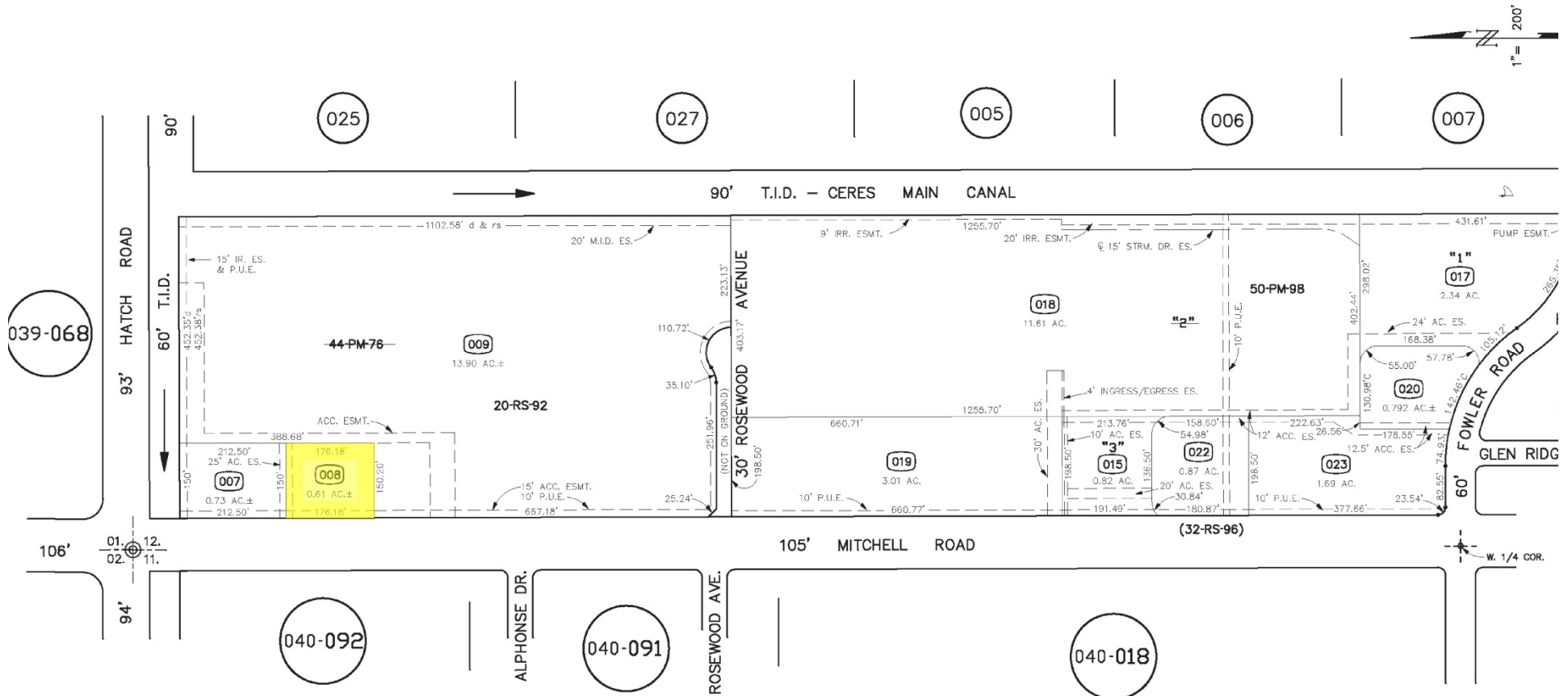


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1-94, 9-11-01 MF, 5-17-04 (V)DH, 11-21-05 DH, 3-6-07 DH, 2-8-08 DH, 04-01-10 MB.



65,94,02,05,08,11

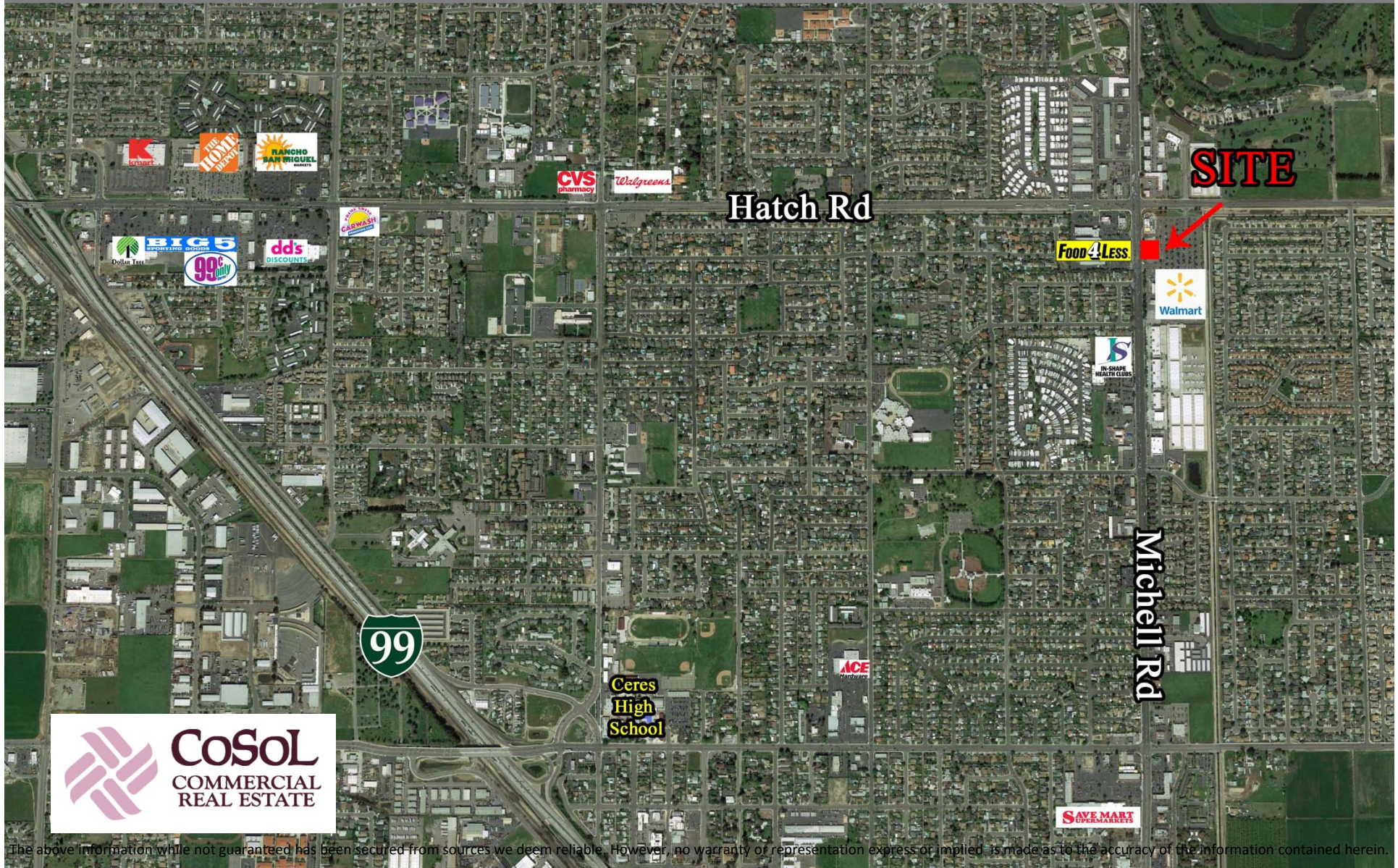
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