

GROUND LEASE

1.13 ACRES | 49,222 SF | LAND AVAILABLE FOR LEASE | HIGHWAY COMMERCIAL



Marcus & Millichap
AGNEW | SERLING GROUP

2315 CENTRAL AVENUE
CERES, CA 95307

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BROKER OF RECORD

TONY SOLOMON | CALIFORNIA | LICENSE: CA 01238010

Marcus & Millichap

ANDY KAWATRA

First Vice President

Tel: (818) 212-2737

andy.kawatra@marcusmillichap.com

License: CA 01881930

HANNAH ZAGER

Associate

Tel: (818) 212-2820

hannah.zager@marcusmillichap.com

License: CA 02140677

RYAN ROTHSTEIN-SERLING

First Vice President Investments

Tel: (818) 212-2725

ryan.serling@marcusmillichap.com

License: CA 01920619

MARTIN D. AGNEW

Senior Vice President Investments

Tel: (818) 212-2744

martin.agnew@marcusmillichap.com

License: CA 01339034

2315 CENTRAL AVENUE

C E R E S , C A

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LEASE OPPORTUNITY

BREAKDOWN

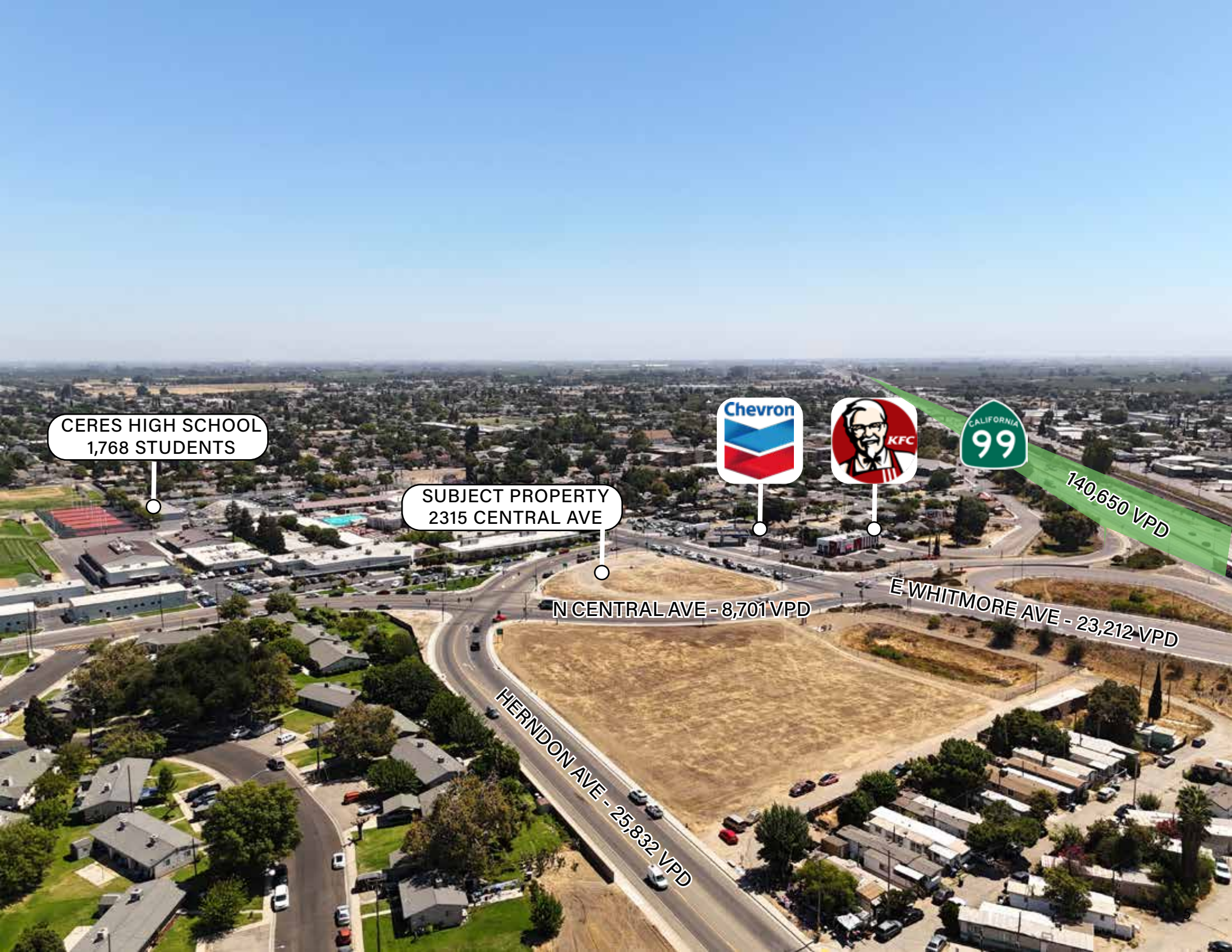
Property Address	2315 CENTRAL AVENUE, CERES, CA 95307
Lot Size	1.13 AC 49,222 SF
Rate	Negotiable
Term	Negotiable
Lease Type	NNN
Estimated Taxes	~\$0.11/SF
Tenant Improvements Allowance	Negotiable
Zoning	H-1 Highway Commercial
APN	127-011-031-000

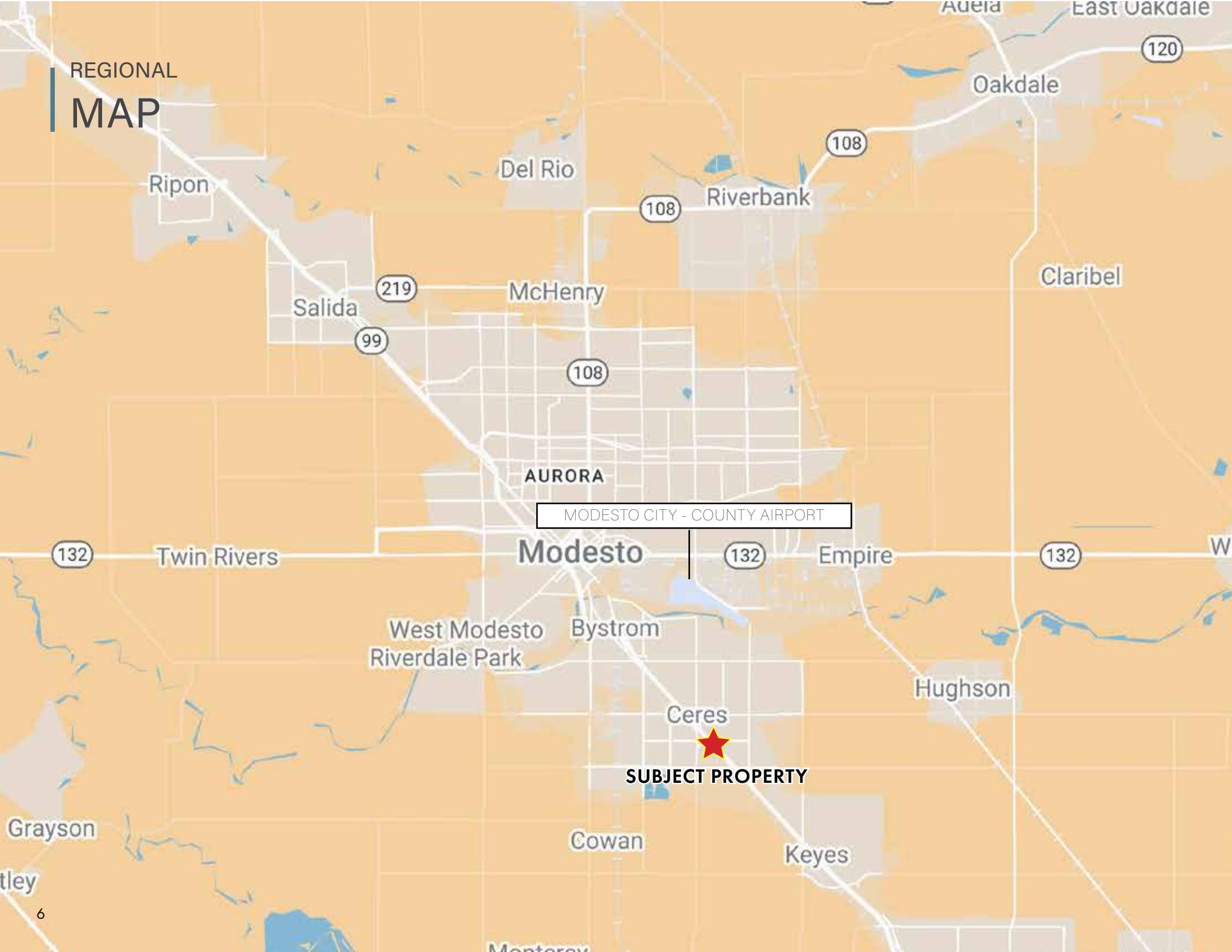


NEGOTIABLE
LEASE RATE

49,222 SF
LOT SIZE

GROUND LEASE
LEASE TYPE





REGIONAL MAP

OFFERING HIGHLIGHTS



HIGHWAY ADJACENT LOCATION

Adjacent to on and off ramps for
Golden State Freeway - Highway 99



DENSE POPULATION

Widely populated area: 178,266
Residents within a 5-mile radius



VERSATILE ZONING

Highway Commercial, Neighborhood
Commercial & Community Commercial
Uses Permitted



HIGH TRAFFIC COUNTS

140,650 Vehicles Per Day on HWY 99
57,745 Vehicles Per Day Surrounding the Parcel



360° FRONTAGE

3 Signalized Intersections



ADJACENT TO CERES HIGH SCHOOL

1,768 Students Currently Enrolled



VERY WALKABLE

Walk Score of 80



AFFLUENT INCOME

Average Household Income of \$81,937 in a
3-Mile Radius

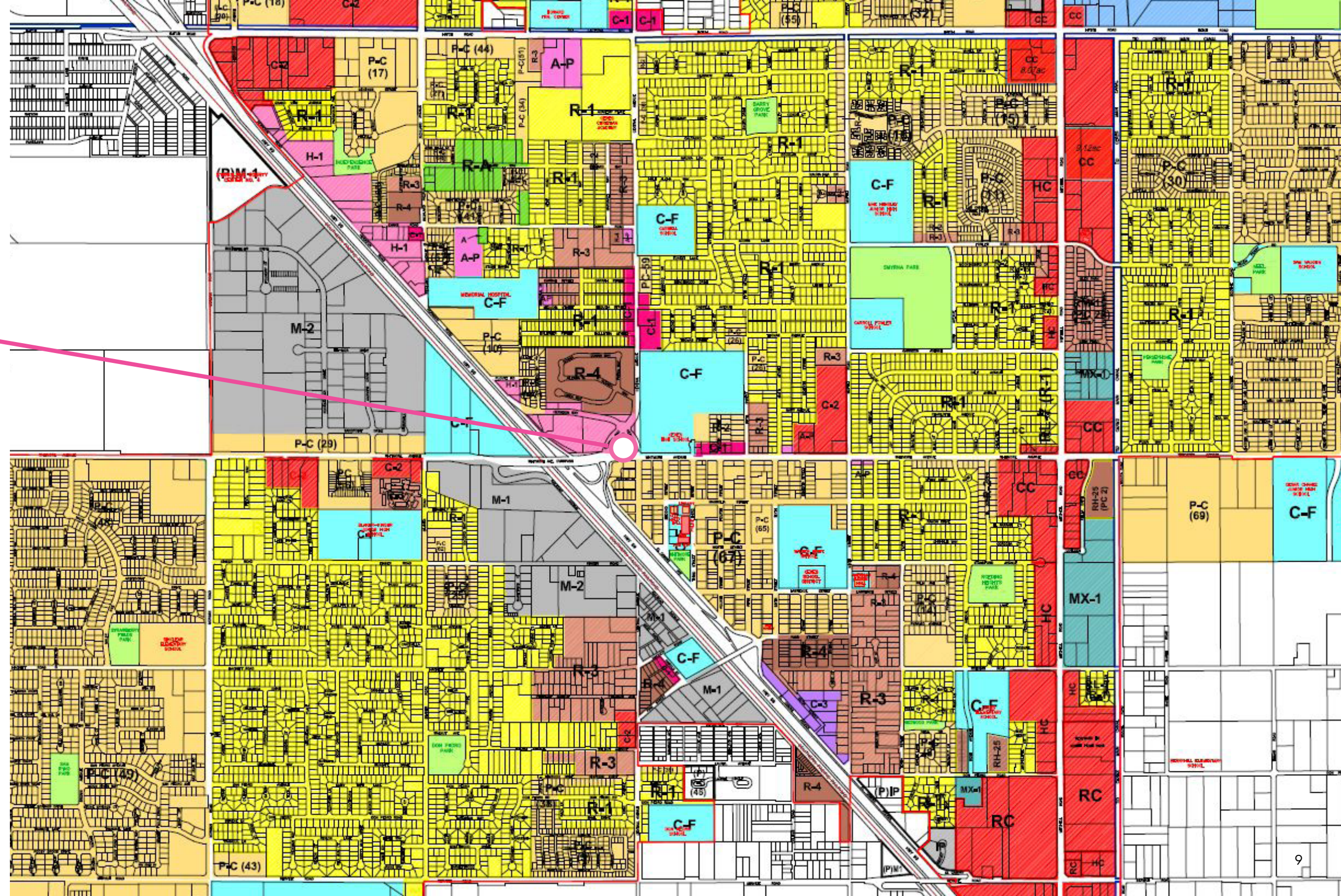
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ZONING OVERVIEW

ZONE: H-1 - HIGHWAY COMMERCIAL

The H-1, highway commercial zone is intended to provide for and promote concentrations of those administrative professional, retail commercial, and service commercial uses which serve the needs of the traveling public. QSR's are allowed by-right in this zone, however a drive-thru will require a CUP which the city estimates taking between 4-6 months for approval. Contact Agent for more Details.



IP	INDUSTRIAL PARK
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL

A-P	ADMINISTRATIVE PROFESSIONAL
C-1	NEIGHBORHOOD COMMERCIAL
C-2	COMMUNITY COMMERCIAL
C-3	SERVICE COMMERCIAL
H-1	HIGHWAY COMMERCIAL
CC	COMMUNITY COMMERCIAL
HC	HIGHWAY COMMERCIAL
RC	REGIONAL COMMERCIAL
MX-1	MIXED USE 1
MX-2	MIXED USE 2

R-A	RESIDENTIAL AGRICULTURE
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	TWO-FAMILY RESIDENTIAL
R-3	MEDIUM DENSITY RESIDENTIAL
R-4	HIGH DENSITY RESIDENTIAL
RL-7	LOW DENSITY RESIDENTIAL
RM-15	MEDIUM DENSITY RESIDENTIAL
RH-25	HIGH DENSITY RESIDENTIAL

A	AGRICULTURE
C-F	COMMUNITY FACILITIES
(P)	PREZONE
PC	PLANNED COMMUNITY

ZONING

PRINCIPLE USES - H-1

Automobile Club Offices
Administrative, Financial, Professional Offices
Ambulance Services
Art Galleries
Art Supplies
Artist and Photographers Studios
Automobile Club Offices
Automobile Rental Offices
Automobile Repair Garage
Bakeries
Banks and Loan Institutions
Bicycle Shops
Child Care Facilities
Churches (min. lot of 1 acre, on major thoroughfares)
Confectionery Shops
Cosmetic Shops
Craft Shops
Delicatessens
Drive-in Dairies
Editorial Offices
Educational Institutions
Employment Agencies
Exhibit Halls
Flooring Stores
Florists

Food Stores
Garden Supply Stores
General Hospitals
General Research
Gift Shops
Grocery Stores
Hardware Stores
Health Food Stores
Hobby Shops
Hotels, Inns
Ice Cream Parlors
Insurance Brokers, Agents
Jewelry Stores
Law Offices
Libraries
Lodges and Meeting Halls
Maternity Shops
Meat Markets
Medical, Dental Clinics
Mortuaries
Museums
New and Used Automobile, Motorcycle, Boat, Trailer, and Recreational Vehicle Sales
Newsstands
Notary Publics
Novelty Shops



Optometrists
Orthopedic Equipment Stores
Paint Stores
Pharmacies
Photographic Supplies
Physicians' Equipment Stores
Piano Sales and Services
Plant Nurseries
Public Utility Substations
Real Estate Brokers
Redemption Centers
Restaurants, Cafes (no alcohol consumption)
Restaurants, Coffee Shops, Refreshment Stands
Retail Stores and Shops for Sales of Automobile Parts, Souvenirs, Books, etc.
Stationery Stores
Stenographers
Tax Consulting
Ticket Agencies
Toy Stores
Variety Stores
Vocational Colleges
Wallpaper Stores
Yarn Shops

ZONING DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the H-1 zone:

LOT AREA: For all new lots and proposed rezoning, the following provisions shall apply:

1. For all principal uses, the minimum lot area shall be 10,000 square feet.
2. For uses requiring a use permit, as specified by the use permit.

LOT COVERAGE: The maximum allowable lot coverage by structures shall be 60 percent.

LOT DIMENSIONS: For all new lots and proposed rezoning, the following provisions shall apply; unless otherwise approved by the Planning Commission:

Width-

- All lots except cul-de-sac lots, 100 feet minimum
- All cul-de-sac or curvilinear lots, 70 feet minimum

Depth-

- All lots shall have a minimum depth of 100 feet

SETBACK REQUIREMENTS:

1. Front yard: ten feet minimum.
2. Side yard: ten feet interior minimum, ten feet exterior minimum.
3. Rear yard: ten feet minimum.
4. When property in an H-1 zone is contiguous with any yard in an R-zone on the same block frontage, the property in the H-1 zone shall be required to have the same size yard as the R-zone property or greater.

DISTANCE BETWEEN BUILDINGS: No requirements.

FLOOR AREA RATIO REQUIREMENTS:

1. For all buildings and the first story of all multiple story buildings, the maximum allowable floor area ratio shall be 0.50:1.0
2. For all two-story buildings, the maximum allowable floor area ratio shall be 0.80:1.0
3. For all three-story buildings, the maximum allowable floor area ratio shall be 1.54:1.0

BUILDING HEIGHT REQUIREMENTS:

No main buildings erected shall have a height greater than three stories or 35 feet, whichever is less.



MARKET OVERVIEW RETAILER MAP





DEMOGRAPHIC HIGHLIGHTS

 **178,266**
Total Population Within 5-Mile Radius

 **\$81,937**
Average Household Income within 3-Mile Radius

 **55,743**  **3.2**
Total Households in 3-Mile Radius Average Household Size

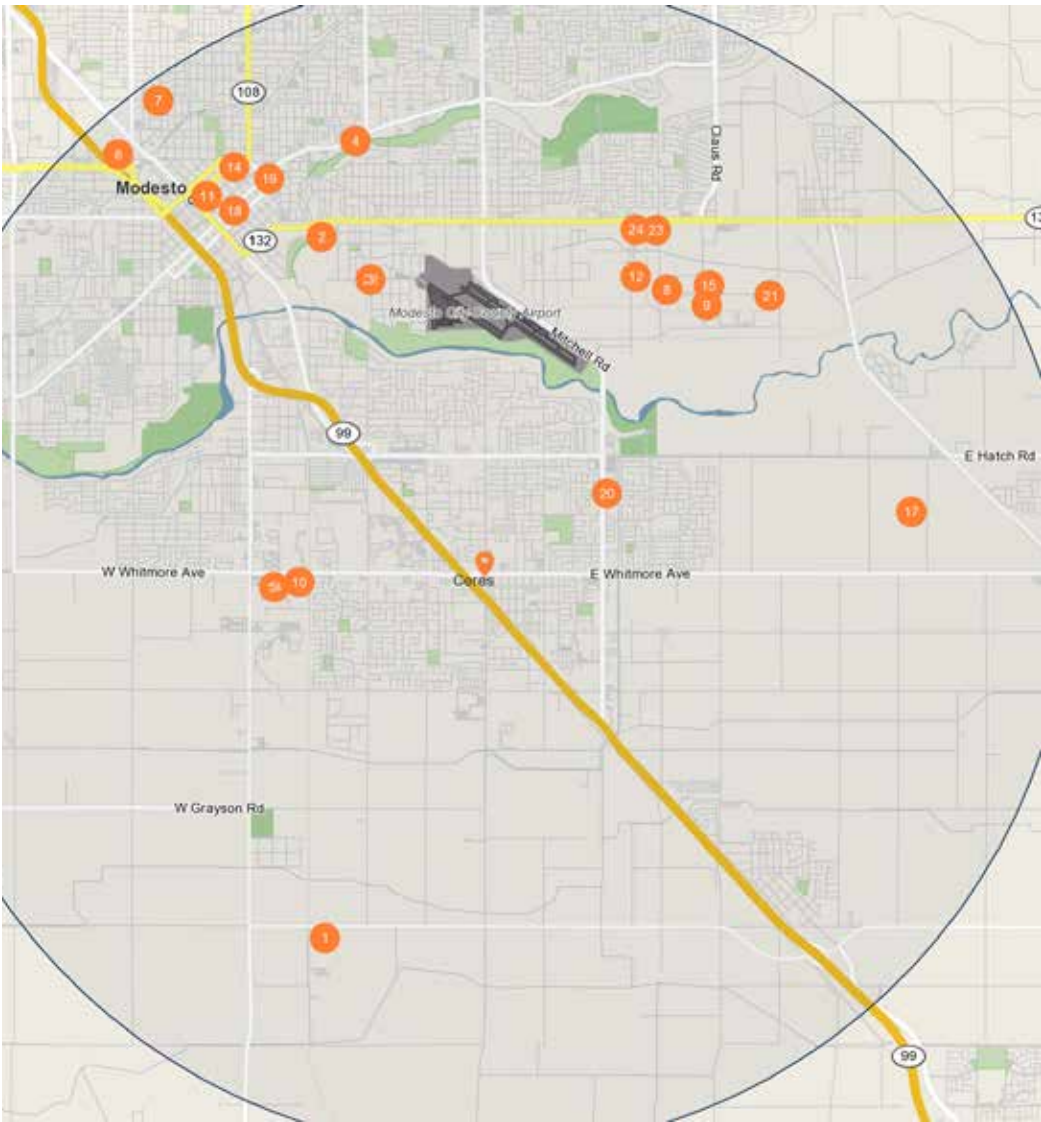
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CERES DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	19,171	78,306	179,383
2023 Estimate			
Total Population	19,042	77,744	178,266
2020 Census			
Total Population	19,997	80,493	184,454
2010 Census			
Total Population	18,602	76,057	174,148
Daytime Population			
2023 Estimate	18,289	68,431	167,707
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,934	22,184	56,282
2023 Estimate			
Total Households	5,883	21,971	55,743
Average (Mean) Household Size	3.3	3.5	3.2
2020 Census			
Total Households	5,877	21,935	55,660
2010 Census			
Total Households	5,549	20,711	52,521

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	1.4%	2.1%	2.6%
\$200,000-\$249,999	1.9%	1.8%	1.8%
\$150,000-\$199,999	3.0%	3.8%	5.3%
\$125,000-\$149,999	6.3%	6.2%	5.8%
\$100,000-\$124,999	10.2%	11.0%	10.5%
\$75,000-\$99,999	15.3%	15.3%	14.4%
\$50,000-\$74,999	19.3%	19.6%	18.6%
\$35,000-\$49,999	12.4%	12.5%	12.6%
\$25,000-\$34,999	8.3%	8.6%	8.8%
\$15,000-\$24,999	10.8%	9.1%	8.9%
Under \$15,000	11.1%	10.0%	10.6%
Average Household Income	\$72,722	\$78,831	\$81,937
Median Household Income	\$58,984	\$62,562	\$61,511
Per Capita Income	\$22,653	\$22,522	\$25,824

MAJOR EMPLOYERS



	Major Employers	Employees
1	Wc AG Services Inc	2,500
2	E & J Gallo Winery-New Amsterdam Spirits	2,500
3	Gallo Glass Company	1,000
4	Sutter Central Vly Hospitals-Memorial Medical Center	995
5	First Tactical LLC	900
6	Foster Dairy Farms-Crystal Creamery	800
7	Yosemite Community College Dst-Modesto Junior College	734
8	LTI Boyd	680
9	Nestle Usa Inc-Nestle Confections Factory	644
10	G3 Enterprises Inc	610
11	City of Modesto	600
12	Compass Group Usa Inc-Canteen Food & Vending	542
13	Procter & Gamble Paper Pdts Co-Procter & Gamble	538
14	Loandepotcom LLC	511
15	Frito-Lay North America Inc-Frito-Lay	450
16	County of Stanislaus	405
17	Duarte Nursery Inc-Duarte Properties	400
18	Stanislaus County Off Educatn-Facilities & Construction	400
19	Ocadian Care Centers LLC-Modesto Rehabilitation Hosp	392
20	Walmart Inc-Walmart	384
21	Pacific Southwest Cont LLC	347
22	Compass Group Usa Inc	345
23	Rizo Lopez Foods Inc-Don Francisco Cheese	313
24	Sysco Central California Inc-Sysco	312
25	Stanislaus County Off Educatn-Scoe	300

DEMOGRAPHICS



POPULATION

In 2023, the population in your selected geography is 178,266. The population has changed by 2.36 since 2010. It is estimated that the population in your area will be 179,383 five years from now, which represents a change of 0.6 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 38.7. The population density in your area is 2,268 people per square mile.



HOUSEHOLDS

There are currently 55,743 households in your selected geography. The number of households has changed by 6.13 since 2010. It is estimated that the number of households in your area will be 56,282 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 3.2 people.



INCOME

In 2023, the median household income for your selected geography is \$61,511, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 44.28 since 2010. It is estimated that the median household income in your area will be \$71,412 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$25,824, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$81,937, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 73,958 people in your selected area were employed. The 2010 Census revealed that 43.5 percent of employees are in white-collar occupations in this geography, and 33.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 9.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$280,874 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 29,141.00 owner-occupied housing units and 23,381.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 3.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.0 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 31.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.4 percent in the selected area compared with the 20.1 percent in the U.S.

Marcus & Millichap



ANDY KAWATRA

First Vice President

Tel: (818) 212-2737

andy.kawatra@marcusmillichap.com

License: CA 01881930

HANNAH ZAGER

Associate

Tel: (818) 212-2820

hannah.zager@marcusmillichap.com

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