

CERES CROSSINGS NOW PRE-LEASING

HWY 99 – ADJACENT TO HOME DEPOT – CERES, CA

One Pad Available



Drive thru and retail pad opportunities.

- Located at Hwy 99 (110,300 ADT) and Hatch Rd (24,546 ADT)
- Adjacent to Home Depot
- 9-acre redevelopment opportunity for pads
- Neighboring major retailers include Home Depot, Ross, Starbucks, McDonald's, Dollar Tree, and DD's Discount
- Cross street Herndon Road is the on/off ramp to Hwy 99



MAJOR AREA RETAILERS



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PARTNER XTEAM RETAIL ADVISORS

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Strategic Trade Area



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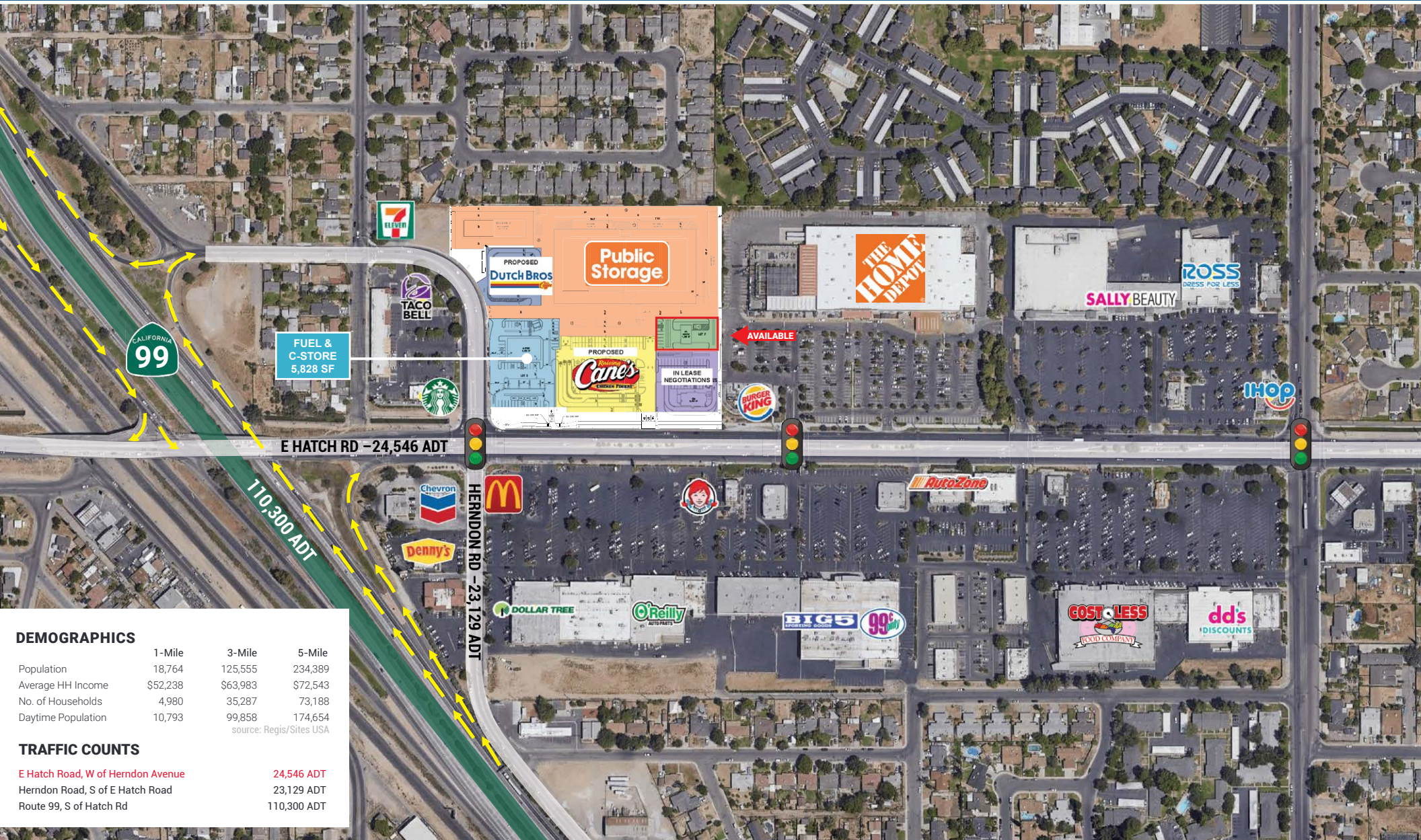
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Aerial



FUEL & C-STORE
5,828 SF

PROPOSED
Dutch Bros

Public Storage

THE HOME DEPOT

ROSS
DRESS FOR LESS

SALLY BEAUTY

IHOP

AVAILABLE

BURGER KING

E HATCH RD – 24,546 ADT

HERNDON RD – 23,129 ADT

110,300 ADT

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	18,764	125,555	234,389
Average HH Income	\$52,238	\$63,983	\$72,543
No. of Households	4,980	35,287	73,188
Daytime Population	10,793	99,858	174,654

source: Regis/Sites USA

TRAFFIC COUNTS

E Hatch Road, W of Herndon Avenue	24,546 ADT
Herndon Road, S of E Hatch Road	23,129 ADT
Route 99, S of Hatch Rd	110,300 ADT



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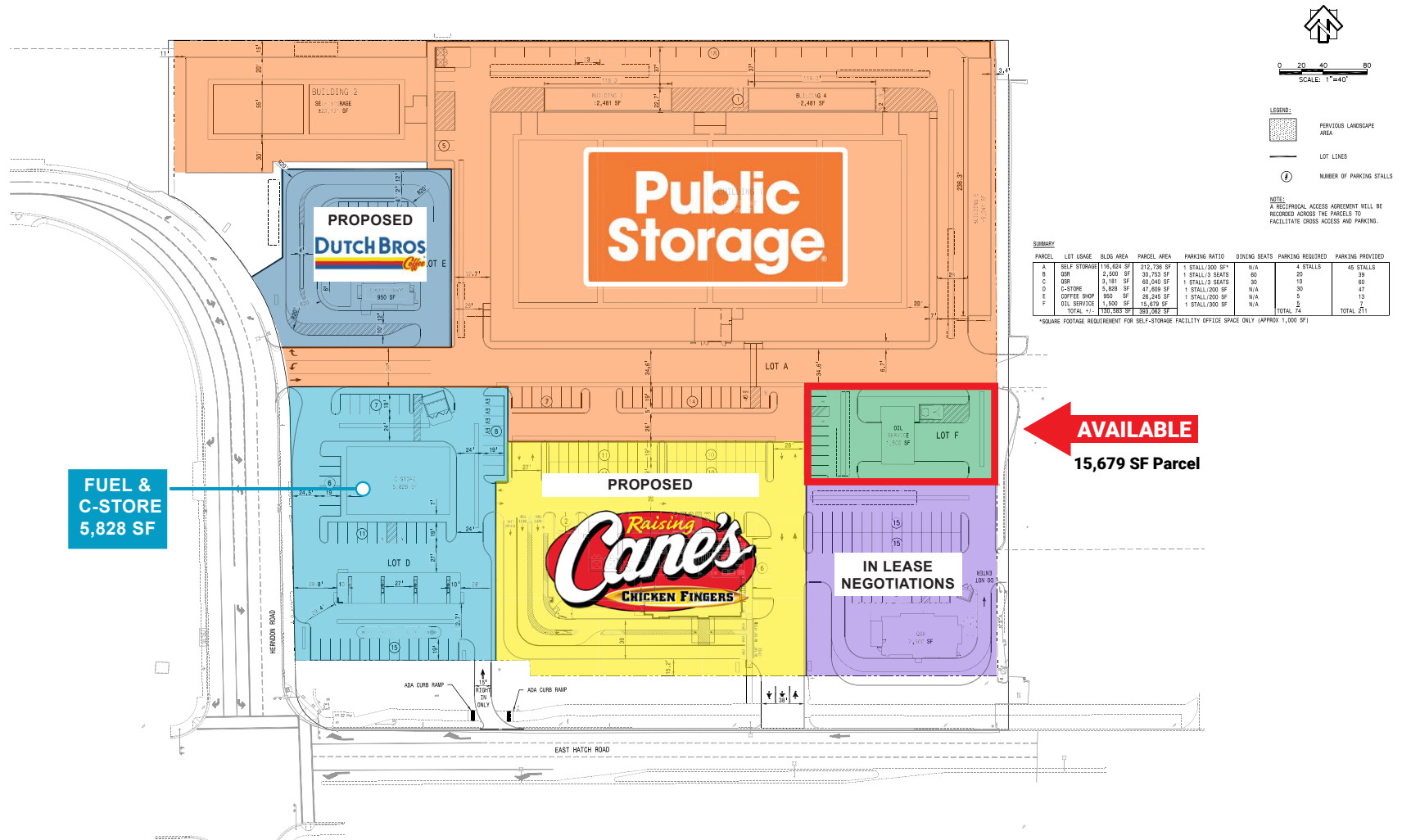
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Proposed Site Plan



SUMMARY

PANEL	LOT USAGE	BLDG AREA	PANEL AREA	PARKING RATIO	DINING SEATS	PARKING REQUIRED	PARKING PROVIDED
A	SELF STORAGE	116,884 SF	212,736 SF	1 STALL/300 SF*	N/A	4 STALLS	45 STALLS
B	CSR	2,500 SF	30,753 SF	1 STALL/3 SEATS	60	20	39
C	CSR	2,181 SF	60,640 SF	1 STALL/3 SEATS	30	10	60
D	C-STORE	5,828 SF	41,009 SF	1 STALL/200 SF	N/A	30	47
E	COFFEE SHOP	950 SF	26,245 SF	1 STALL/200 SF	N/A	5	13
F	FUEL SERVICE	1,000 SF	15,679 SF	1 STALL/200 SF	N/A	N/A	2
TOTAL		129,544 SF	292,262 SF			TOTAL 74	TOTAL 211

*SQUARE FOOTAGE REQUIREMENT FOR SELF-STORAGE FACILITY OFFICE SPACE ONLY (APPROX 1,000 SF)



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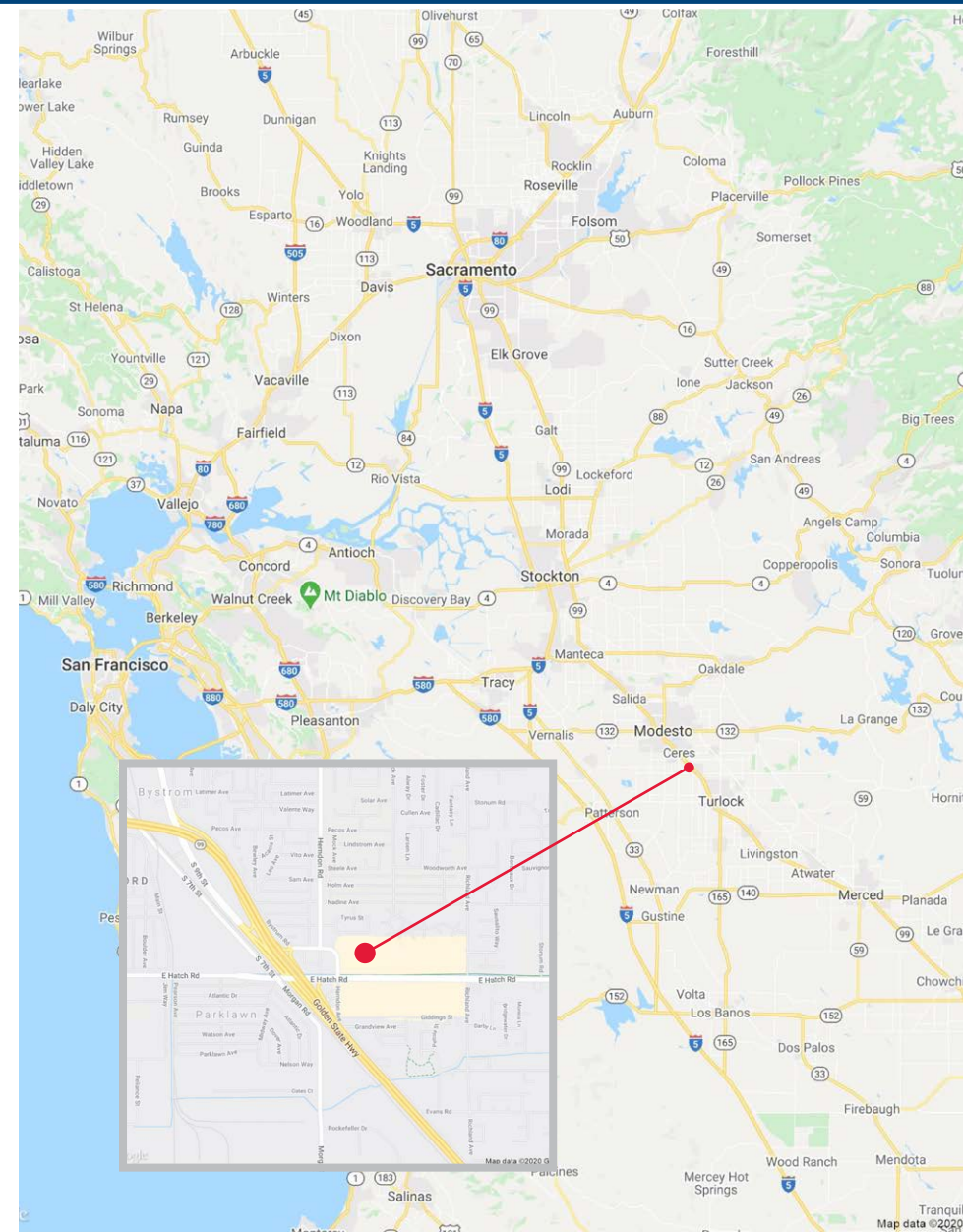


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Demographics

		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	18,764	125,555	234,389
	2025 Projected Population	19,595	131,626	244,443
	2010 Census Population	17,267	116,258	218,288
	2000 Census Population	16,654	107,146	207,999
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	1%	1%	1%
	2020 Median Age	29	31	33
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years or Over	10,793	99,858	174,654
HOUSEHOLDS	2020 Estimated Households	4,980	35,287	73,188
	2025 Projected Households	5,071	36,073	74,399
	2010 Census Households	4,607	32,838	68,535
	2000 Census Households	4,659	31,320	66,605
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	1%	1%	1%
RACE & ETHNICITY	2020 Estimated White	50%	52%	57%
	2020 Estimated Black or African American	2%	4%	4%
	2020 Estimated Asian or Pacific Islander	5%	7%	7%
	2020 Estimated American Indian or Native Alaskan	1%	1%	1%
	2020 Estimated Other Races	41%	36%	30%
	2020 Estimated Hispanic	74%	64%	52%
	INCOME	2020 Estimated Average Household Income	\$52,238	\$63,983
2020 Estimated Median Household Income		\$45,197	\$51,976	\$57,699
2020 Estimated Per Capita Income		\$14,009	\$18,204	\$22,833
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade 0 - 8)	24%	18%	13%
	2020 Estimated Some High School (Grade 9 - 11)	19%	15%	12%
	2020 Estimated High School Graduate	28%	31%	30%
	2020 Estimated Some College	17%	21%	24%
	2020 Estimated Associates Degree Only	5%	6%	7%
	2020 Estimated Bachelors Degree Only	5%	7%	10%
	2020 Estimated Graduate Degree	2%	3%	4%
BUSINESS	2020 Estimated Total Businesses	483	4,505	8,497
	2020 Estimated Total Employees	4,436	58,149	95,921
	2020 Estimated Employee Population per Business	9	13	11
	2020 Estimated Residential Population per Business	39	28	28



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