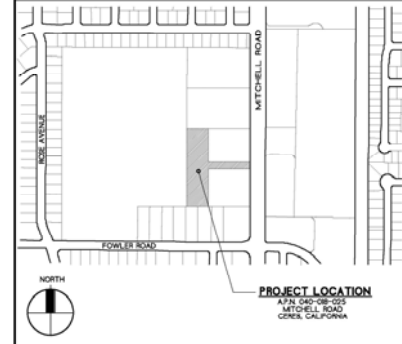


DEVELOPMENT DATA

APN:	040-08-025
SITE AREA:	20 ACRES (87,558 SF, APPROX)
BUILDING USE:	RETAIL
PROPOSED BUILDING AREA:	
PROPOSED BUILDING 'A':	6,500 SQ. FT.
PROPOSED BUILDING 'B':	6,500 SQ. FT.
PROPOSED BUILDING 'C':	6,500 SQ. FT.
TOTAL:	19,500 SQ. FT.
PARKING REQUIRED:	
PROPOSED BUILDING 'A':	10,500 SQ. FT. / 250 = 42 SPACES
PROPOSED BUILDING 'B':	6,500 SQ. FT. / 250 = 26 SPACES
PROPOSED BUILDING 'C':	6,500 SQ. FT. / 250 = 26 SPACES
TOTAL:	94 SPACES (4 SPACES REQ'D TO BE HANDICAPPED)

VICINITY MAP



PROJECT: MITCHELL ROAD
COMMERCIAL DEVELOPMENT
CLIENT: IP, COMMERCIAL DEVELOPMENT

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
1300 10TH STREET, SUITE B MODESTO CA. 95364
(209) 571-8158 Fax: (209) 571-8160

LOCATION: MITCHELL ROAD
CERES, CALIFORNIA
APN: 040-08-025

SITE PLAN
SCALE: 1" = 30'-0"

1775 Mitchell Road, Ceres, CA
Developable Lot
Conceptual Site Plan

Prudential
Commercial Real Estate

Tony Suleiman
209-758-3467
tsuleiman@prucommercialre.com dtanner@prucommercialre.com riroaks@prucommercialre.com
Lic. #01388339 Lic. #00418278 Lic. #01263213

Dave Tanner
209-758-3108
dtanner@prucommercialre.com riroaks@prucommercialre.com
Lic. #00418278 Lic. #01263213

Ron Roaks
209-758-3147
rroaks@prucommercialre.com
Lic. #01263213

www.TheCommercialConnection.com