

FOR SALE

2561 5th Street

Ceres, California 95307

ASKING PRICE

\$650,000

\$170.75 / SF

BUILDING SIZE

3,805 SF

±0.35 Acre Lot | C-1 Zoning

LOCATION

Corner of 5th & Magnolia

Central Ceres | Near SR-99

OVERVIEW

Property Overview

CoSol Commercial Real Estate is pleased to present 2561 5th Street in Ceres, California — a rare opportunity to acquire a 3,805 SF special-purpose commercial building on a ±0.35-acre corner lot in central Ceres.

The building features a highly distinctive and functional interior layout centered on a large main hall with vaulted wood-beam ceilings, chandelier lighting, fixed seating, a raised platform area, and wall-mounted AV screens — adaptable to a wide range of owner-user, assembly, event, or institutional applications.

Supporting the main hall is a comprehensive suite of ancillary spaces: a private executive office, a welcoming entry foyer and receiving corridor, a dedicated conference and meeting room, a break room with cabinetry and appliances, and a large open multi-purpose room with hardwood floors and recessed lighting.

The site includes a large paved parking lot with ADA-accessible stalls, well-maintained landscaped grounds, and dual-street frontage on both 5th Street and Magnolia Street — providing excellent visibility and convenient access.

ADDRESS

2561 5th Street, Ceres, CA 95307

ASKING PRICE

\$650,000 (\$170.75/SF)

BUILDING SIZE

3,805 SF

LOT SIZE

±0.35 Acres

APN

127-013-049-000

YEAR BUILT

1964

ZONING

C-1

MAIN HALL

Vaulted Wood-Beam Ceiling | AV System | Fixed Seating

ANCILLARY ROOMS

Office, Foyer, Conference Room, Break Room, Flex Room

PARKING

Ample Paved Lot | ADA Accessible | Dual Entry

LOCATION

Corner of 5th Street & Magnolia Street

STATUS

Available — Call for Information

Investment Highlights

01 Distinctive Main Hall

Vaulted wood-beam ceilings, chandelier lighting, fixed seating, a raised platform, and wall-mounted AV screens — a versatile, move-in ready assembly space suitable for a broad range of institutional and owner-user applications.

03 Prime Corner Location

High-visibility corner site at 5th Street and Magnolia Street in central Ceres, with dual-street frontage and easy access from throughout the surrounding community.

05 SR-99 Corridor Access

Located in Ceres with convenient proximity to State Route 99. Traffic counts include SR-99 at 100,341 ADT and Whitmore Ave at 20,595 ADT — strong regional and local visibility.

02 Complete Ancillary Program

Private executive office, welcoming entry foyer, dedicated conference and meeting room, break room with cabinetry and appliances, and a large multi-purpose flex room with hardwood floors and recessed lighting.

04 Ample Paved Parking

Large parking lot with ADA-accessible stalls and multiple entry/exit points — well-suited for high-occupancy assembly uses and frequent visitor traffic.

06 Attractive Value

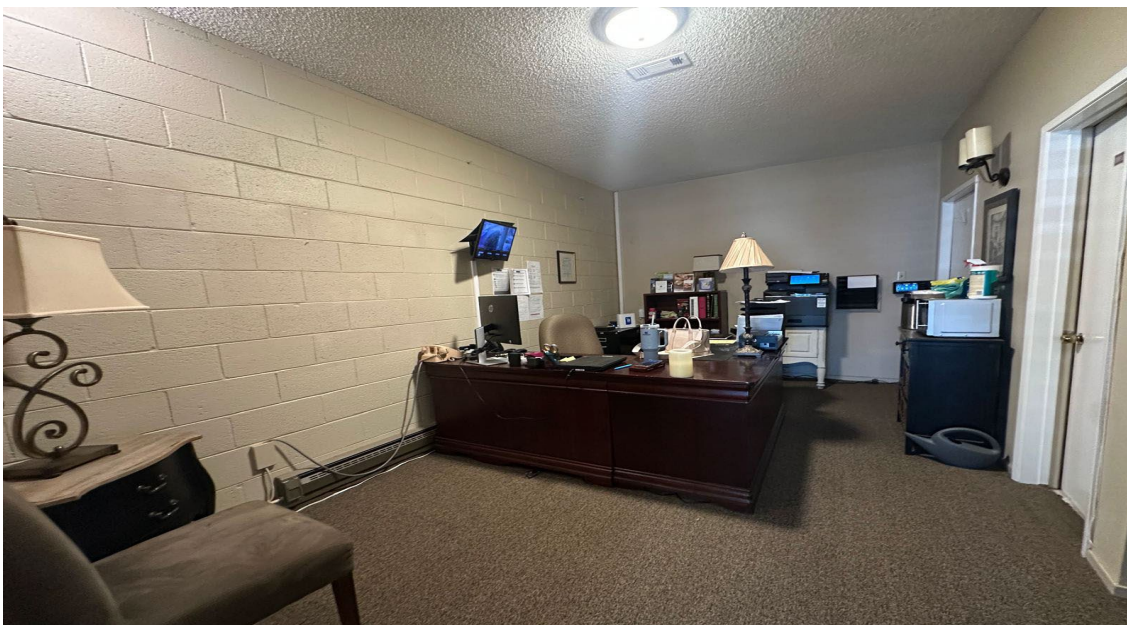
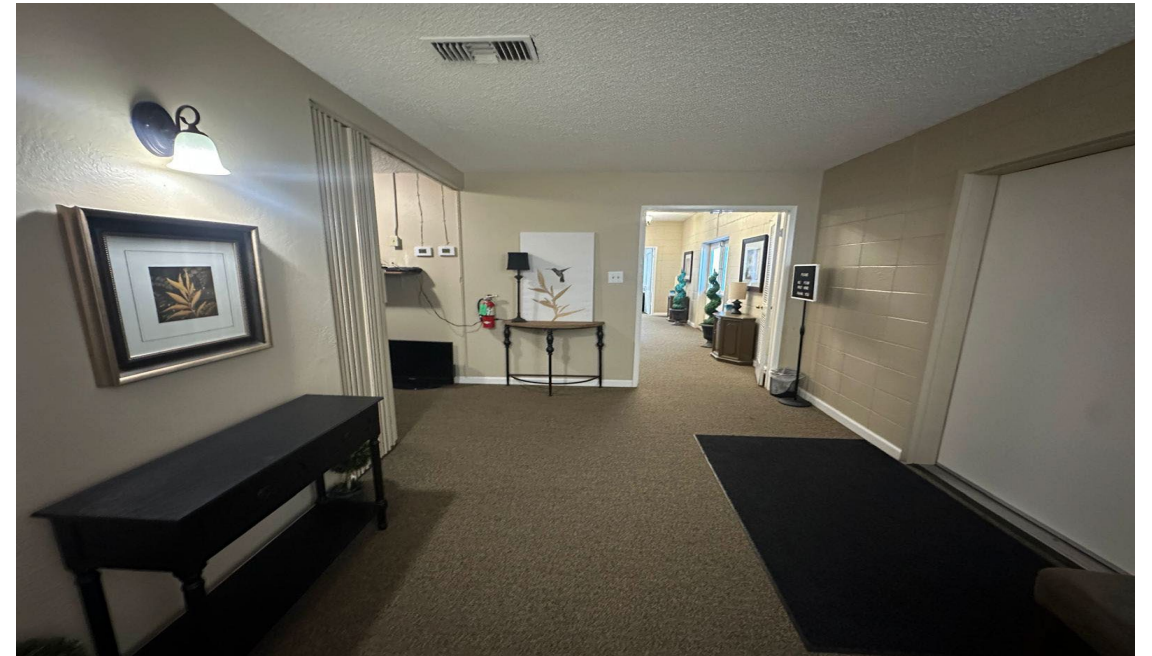
Offered at \$650,000 (\$170.75/SF) for 3,805 SF of purpose-built special-use space on a ±0.35-acre landscaped corner lot with infrastructure in place.



PROPERTY PHOTOGRAPHY | 2561 5TH STREET, CERES, CA | EXTERIOR



MAIN ASSEMBLY HALL | VAULTED WOOD-BEAM CEILING | AV SYSTEM | FIXED SEATING



INTERIOR SPACES

LOCATION

Location & Traffic

2025 TRAFFIC COUNTS

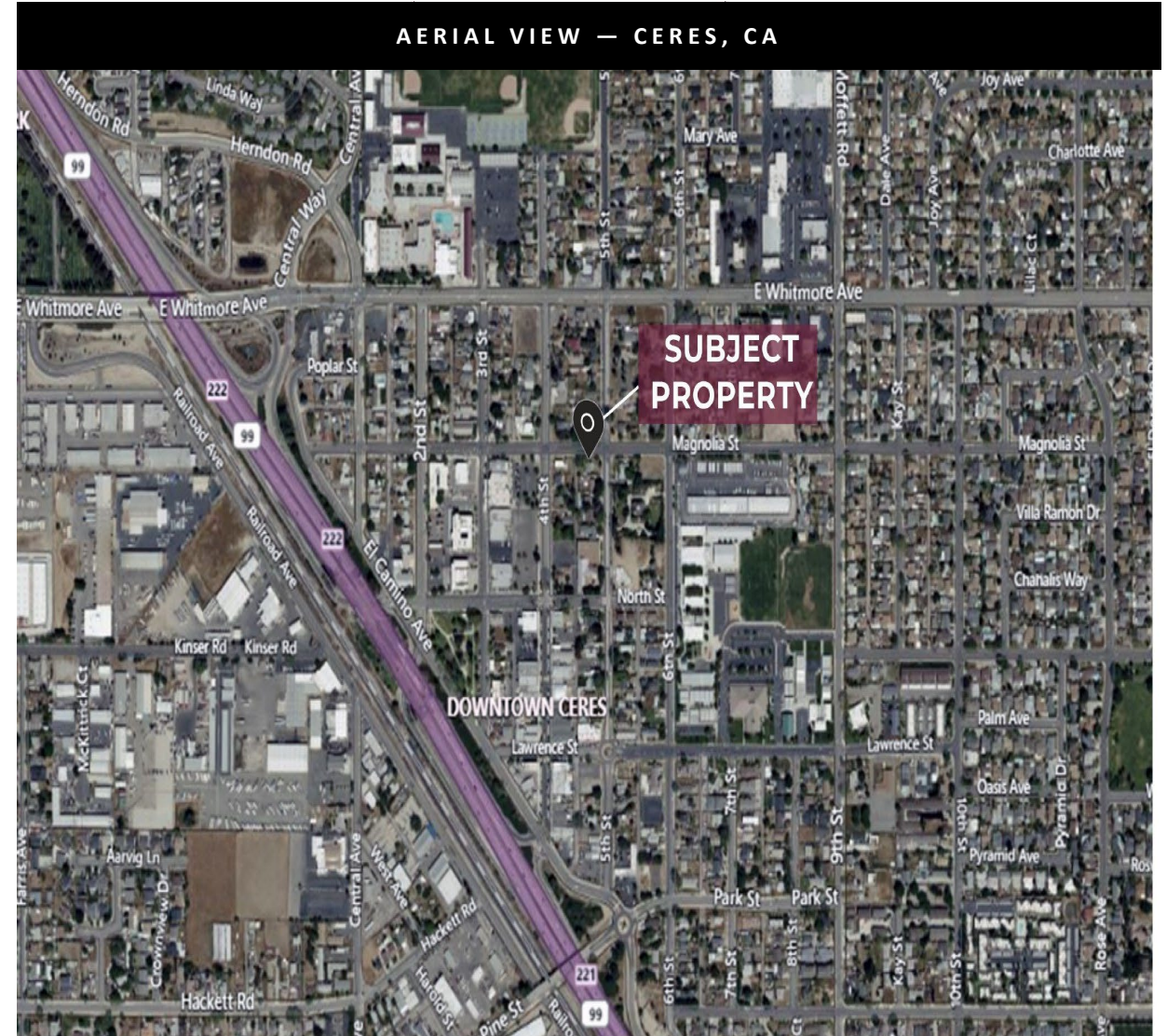
State Hwy 99 at Pine St SE **100,341 ADT**

Whitmore Ave at Central Ave W **20,595 ADT**

Whitmore Ave at Whitmore Pl W **20,343 ADT**

LOCATION NOTES

- Corner of 5th Street & Magnolia — dual-street frontage and access
- Surrounded by an established Ceres residential neighborhood
- ±1 mile to State Route 99 interchange — strong regional connectivity
- Proximity to Ceres community amenities, schools, and services
- Growing Stanislaus County market — expanding Central Valley economy



Property Details

Address

2561 5th Street, Ceres, CA 95307

APN

127-013-049-000

Building Size

3,805 SF

Year Built

1964

Main Hall

Vaulted Wood-Beam Ceiling | AV System

Other Rooms

Office, Foyer, Conference, Break Room

Parking

Ample Paved Lot | ADA | Dual Entry

Asking Price

\$650,000

Price Per SF

\$170.75/SF

Lot Size

±0.35 Acres

Zoning

C-1

Seating

Fixed Built-In Seating | Raised Platform

Flex Room

Hardwood Floors | Recessed Lighting

Status

Available — Call for Information

FOR MORE INFORMATION

2561 5th Street, Ceres

3,805 SF | \$650,000 | C-1 Zoning | Ceres, CA 95307

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