

MERCED MALL CENTER

663 FAIRFIELD DR

MERCED, CA

FOR LEASE

3,267 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



BIG LOTS

Michael's

MAJOR REMODEL UNDERWAY!

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Big Lots! and Michaels anchored
- Adjacent to the Merced Mall
- Abundant parking
- Close proximity to Hwy 99
- Prominent signage opportunity on the Merced Mall pylon on W. Olive Ave
- First time on the market in 5+ years

PROPERTY DETAILS:

The Merced Mall Center is undergoing a major redevelopment and part of the major retail corridor in Merced. Big Lots! and Michaels flank the shop spaces.

Diverse mix of national tenants in the surrounding area, including: JCPenney, Sephora, Target, Starbucks, dd's Discounts, CVS Pharmacy, Five Below, Kohl's, and many more.

LEASE RATE:

Suite 663*: 3,267 SF \$4,541.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.32 PSF. *Lease pending.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,989	96,869	111,382
2023 Average HH Income:	\$63,356	\$78,365	\$79,777
2023 Traffic Count @ W Olive St	33,034 & M St 10,802		

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

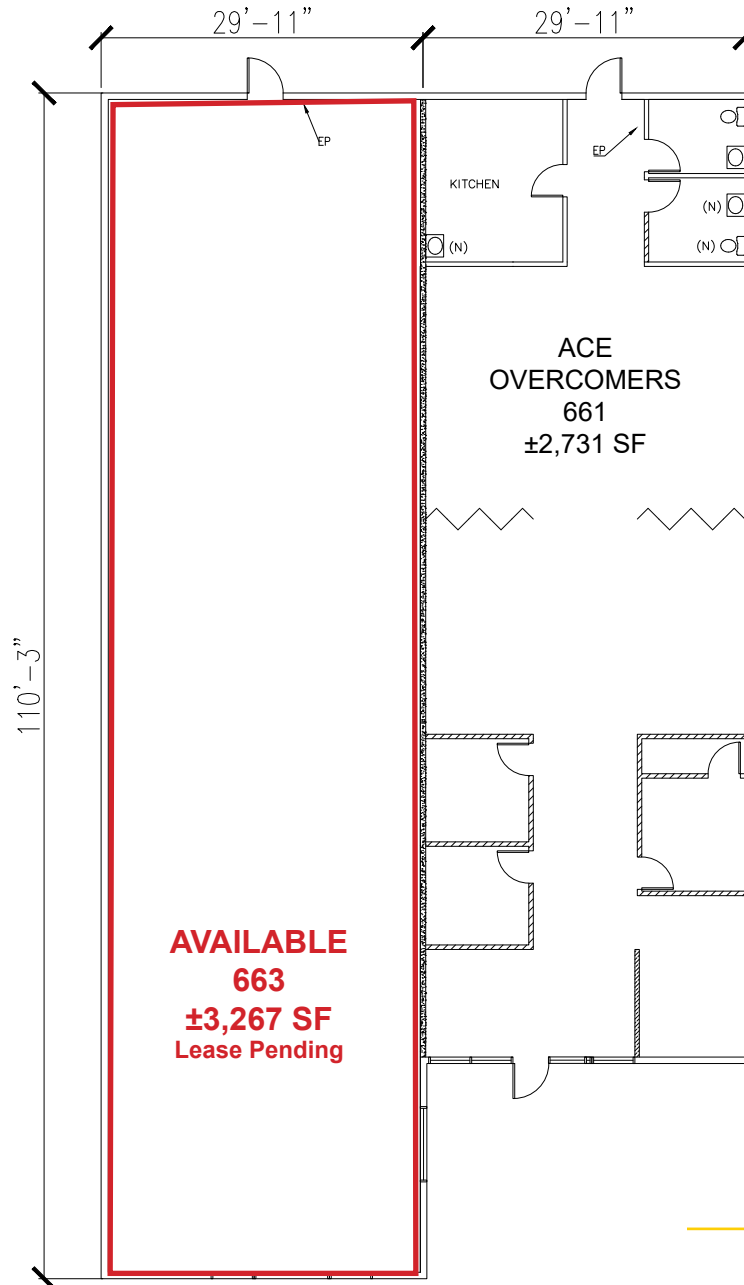
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLAN



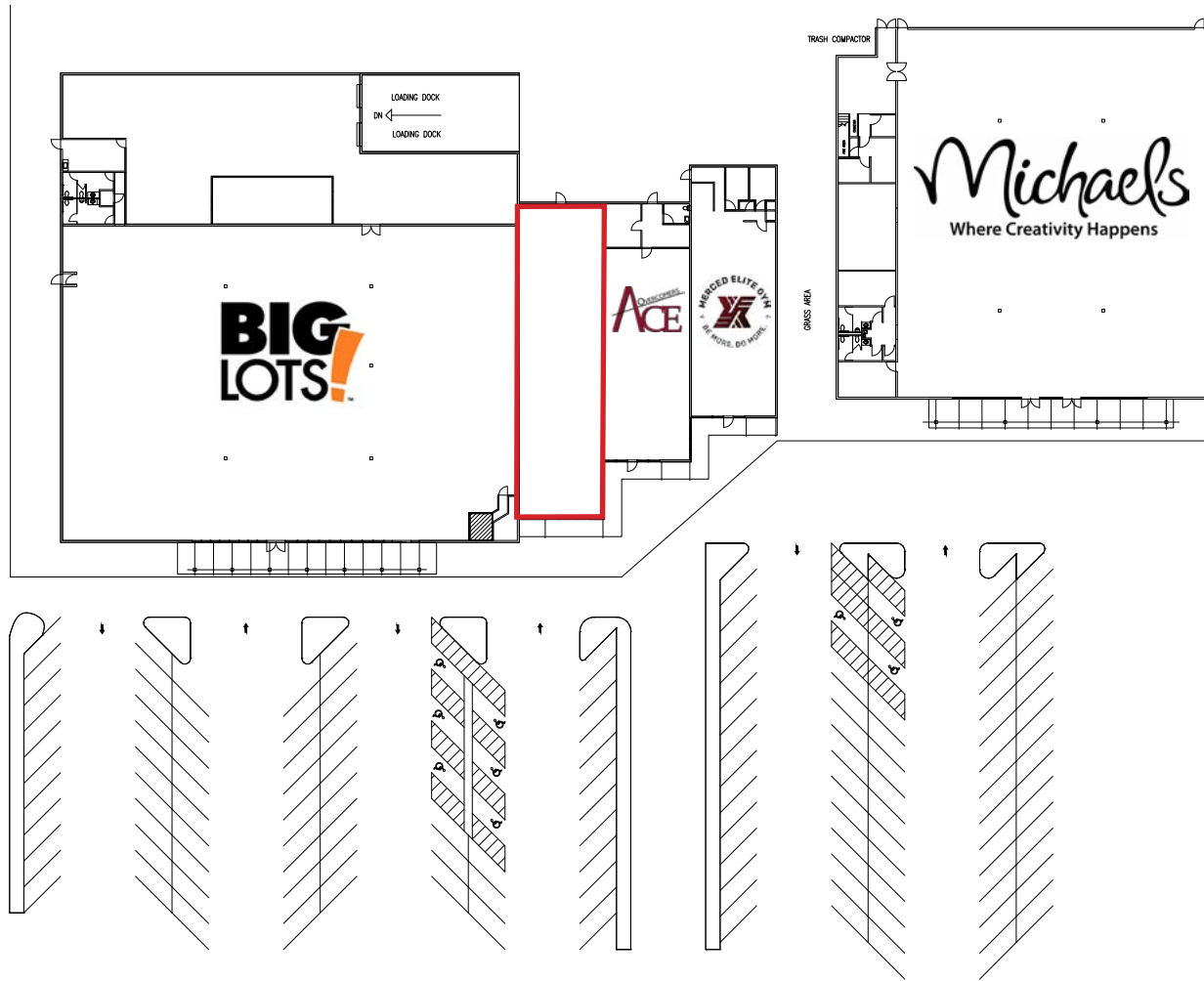
AVAILABLE
663
±3,267 SF
Lease Pending

Suite	SF	Lease Rate	Monthly Rent
663	3,267	\$1.39 PSF, NNN	\$4,541.00
NNN costs are approximately \$0.32 PSF.			

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SITE PLAN



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