

# MARKETPLACE AT MERCED

## 851 W OLIVE AVE

### MERCED, CA

#### FOR LEASE

#### 791 SF - 3,321 SF 2ND GENERATION RESTAURANT SUITES

# ETHAN CONRAD

PROPERTIES INC.

## NOW BEING REMODELED

**LEASES SIGNED!**  
**BOOT BARN**



PROPOSED NEW LED PYLON SIGN

FOR MORE INFORMATION CONTACT:

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PROPERTY DETAILS:

Servicing a large geographic section of California’s Central Valley, Marketplace at Merced is undergoing a major redevelopment to ensure its long term dominance in the market. The 53-acre shopping destination will move towards becoming more entertainment and service-driven which will result in more foot traffic and repeat customers.

Located in the rapidly growing Central region of California, the city of Merced is projected to experience significant population growth. California’s population is estimated to grow by over 10M people by 2030, San Joaquin Valley is expected to see a significant portion of this growth.

Major surrounding national tenants include: Target, JCPenney, Kohl’s, Michael’s, Big Lots! and more.

In close proximity to Merced College and surrounded by dense residential population.



LEASE RATES:

Available upon request.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,957	96,157	112,306
2023 Average HH Income:	\$72,332	\$83,337	\$85,147
Traffic Count @			
W Olive Ave:	±25,000 VPD		
R Street:	±15,000 VPD		
M Street:	±17,000 VPD		

In 2023 Merced Mall had 3.66 million visitors per year.

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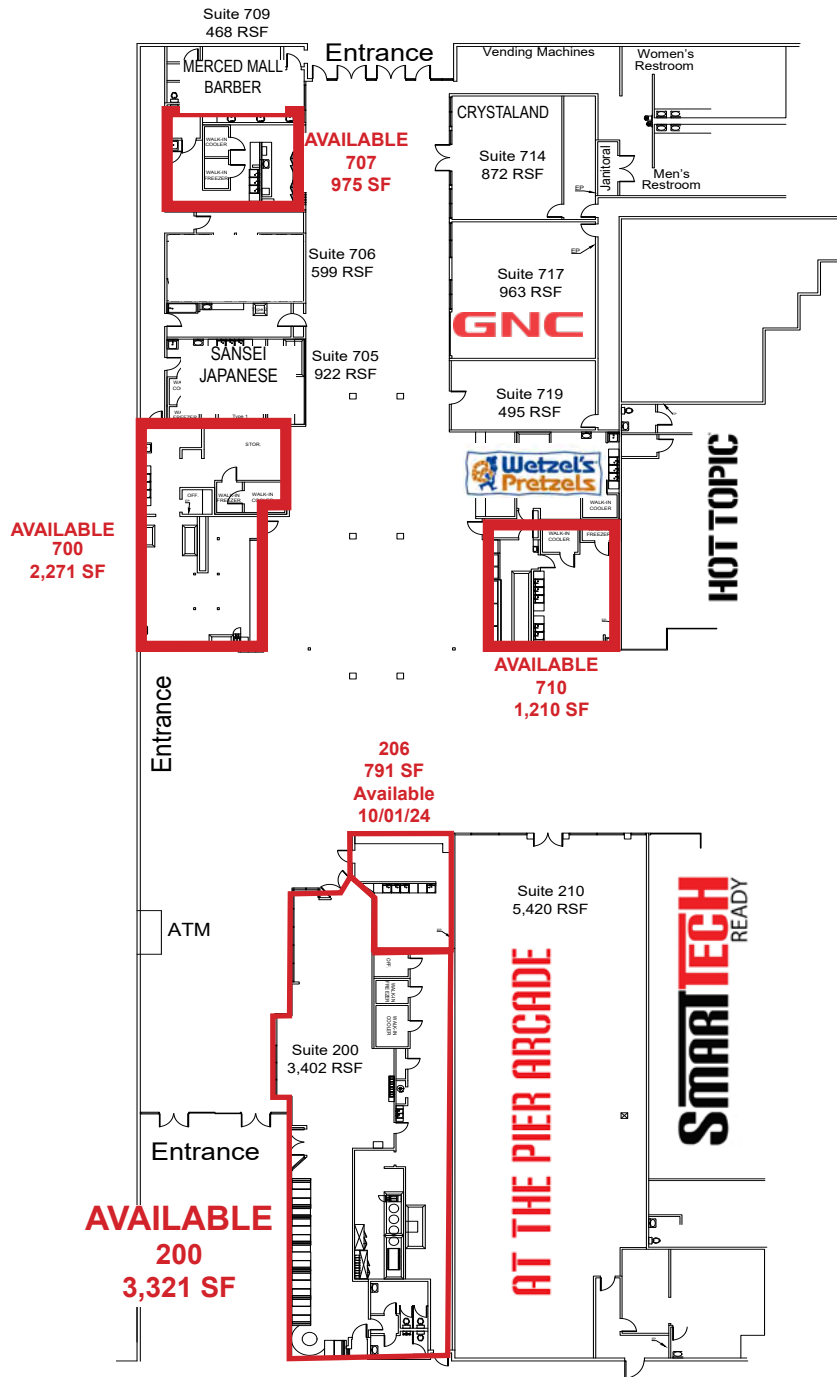
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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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2nd Generation Restaurant Suites			
Location	Suite	SF	Space
Food Court	700	2,271	2nd gen kitchen
Food Court	707	975	Former Subway
Food Court	710	1,210	2nd gen kitchen
Exterior Restaurant	200	3,321	2nd gen kitchen/35ft of frontage
Food Court	206	791	2nd gen kitchen

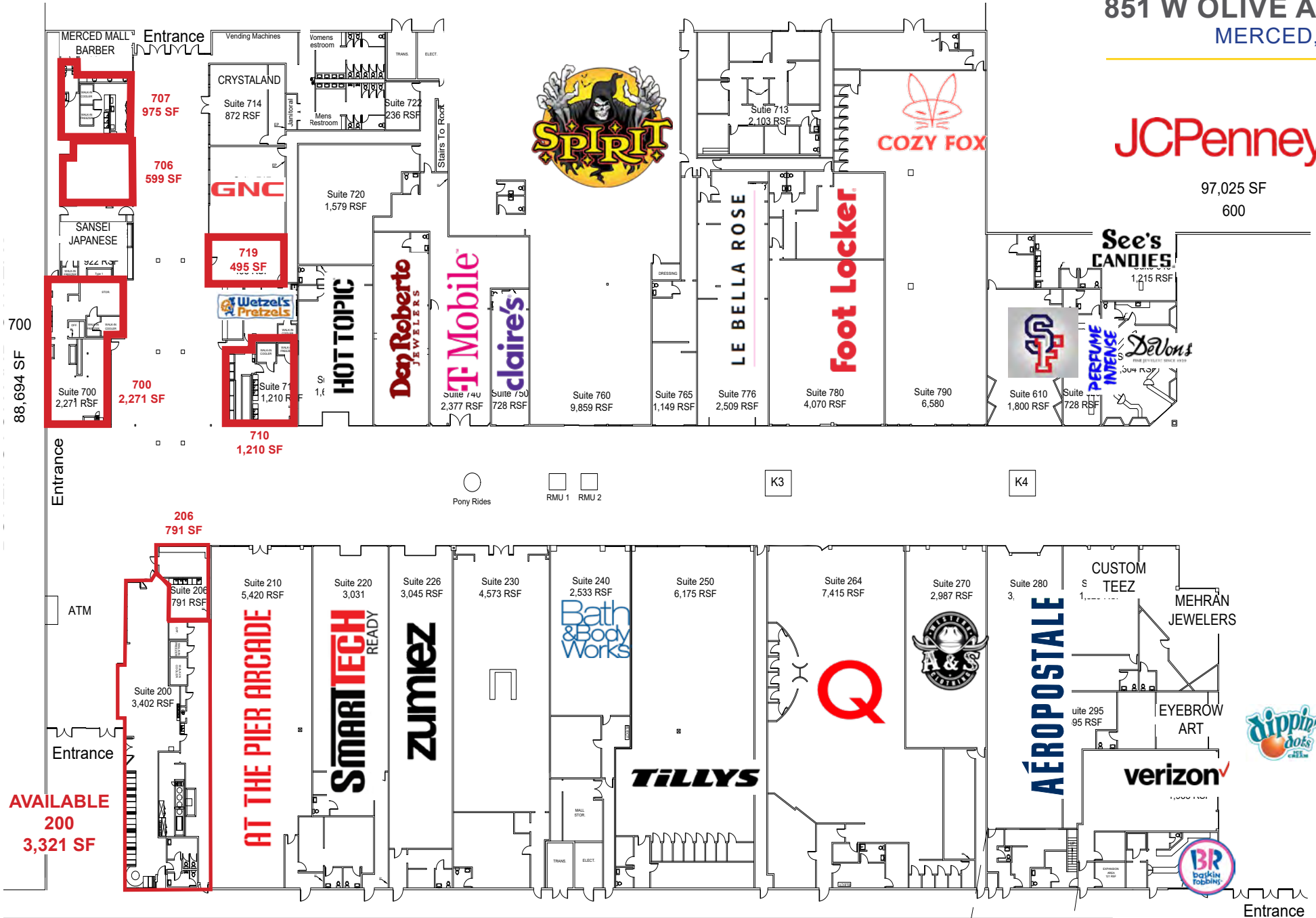


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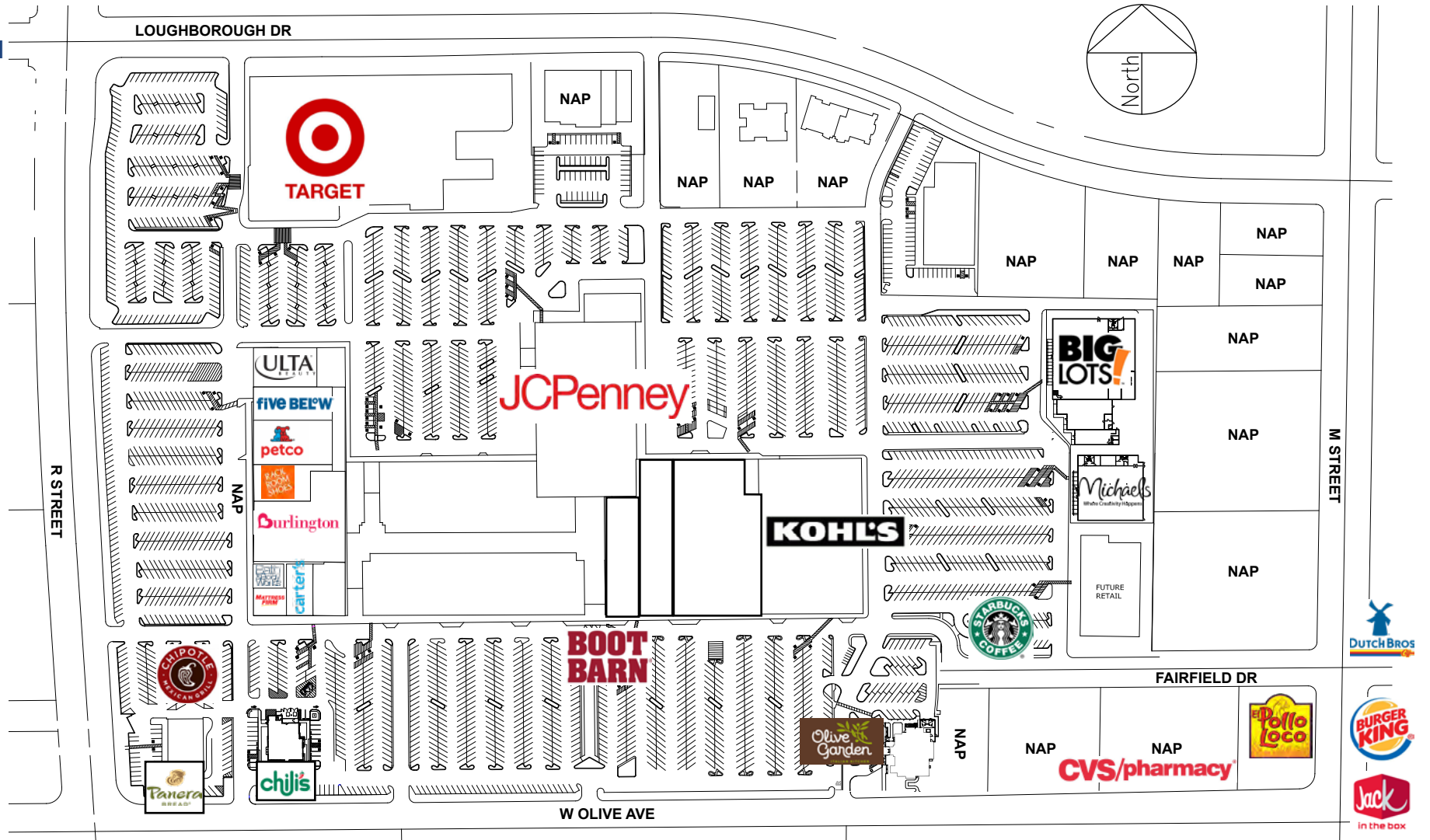
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## SITE PLAN



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