MARKETPLACE AT MERCED

851 W OLIVE AVE

MERCED, CA

FOR LEASE

975 SF - 3,321 SF 2ND GENERATION RESTAURANT SUITES

ETHAN CONRAD PROPERTIES INC.

NEW DIGITAL LED PYLON SIGN

NOW OPEN!

VALLARTA SUPERMARKETS

CRUNCH FITNESS

BOOT BARN

SHOEPALACE

LEASE SIGNED!

Raising Cane's CHICKEN FINGERS

NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

916.779.1000

± 25,000 VPD

± 15,000 VPD

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. In 2023 Merced Mall had 3.66 million visitors per year.

Major surrounding national tenants include: Target, JCPenney, Kohl's, Michael's and more. Raising Cane's lease signed! Vallarta Supermarkets, Boot Barn, Crunch Fitness and Shoe Palace now open!

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

LEASE RATES:

$2.95 - $3.25 PSF, NNN

NNN costs are approximately $1.05 PSF.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	18,409	97,602	114,508
2025 Average HH Income:	$81,234	$91,314	$93,619
Traffic Count @	W Olive Ave:	±25,000 VPD	
	R Street:	±15,000 VPD	
	M Street:	±17,000 VPD	

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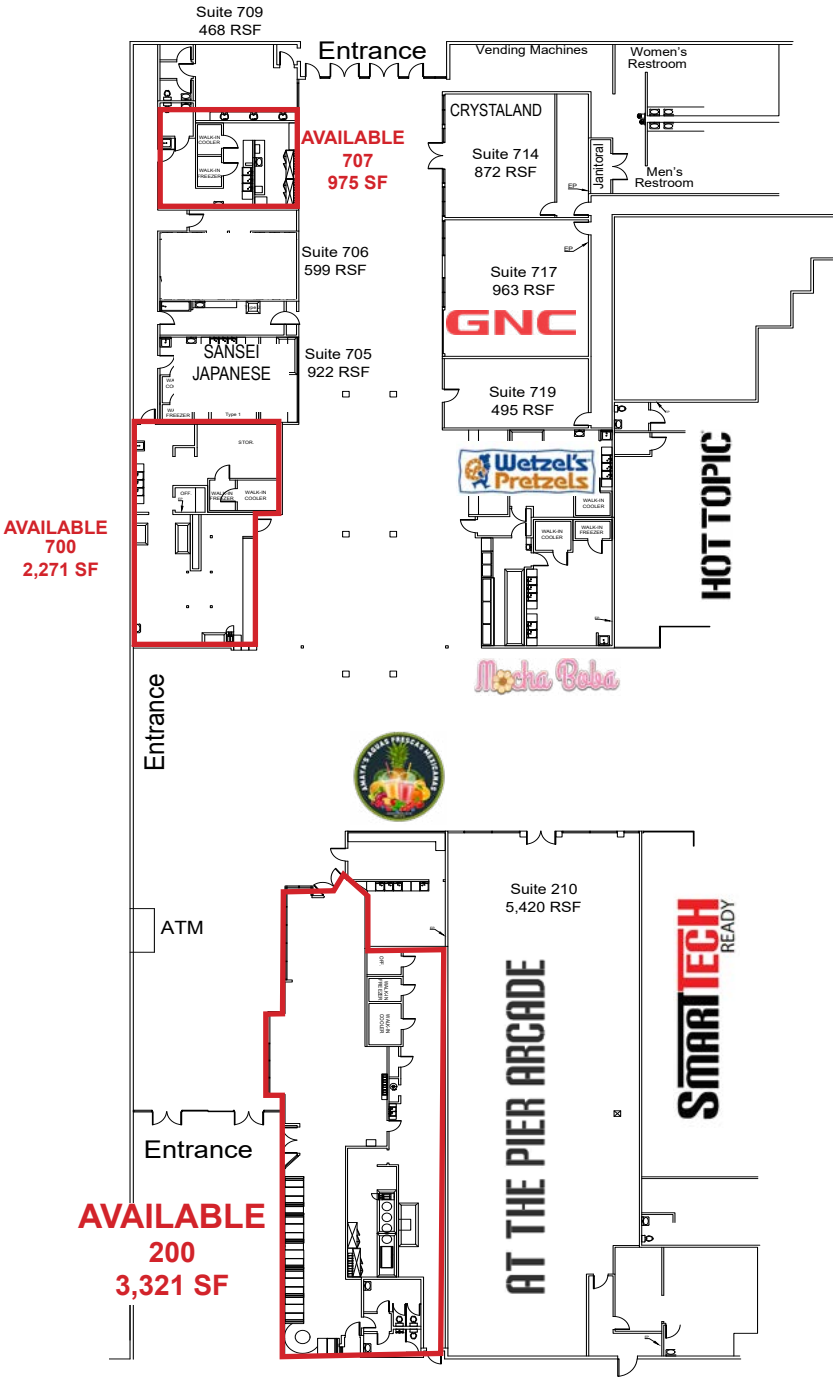

2nd Generation Restaurant Suites			
Location	**Suite**	**SF**	**Space**
Food Court	700	2,271	2nd gen kitchen
Food Court	707	975	Former Subway
Exterior Restaurant	200	3,321	2nd gen kitchen/35ft of frontage

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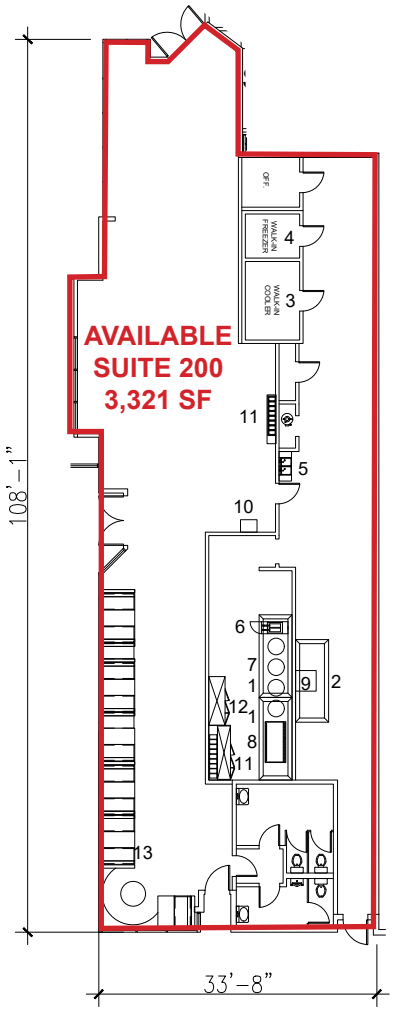
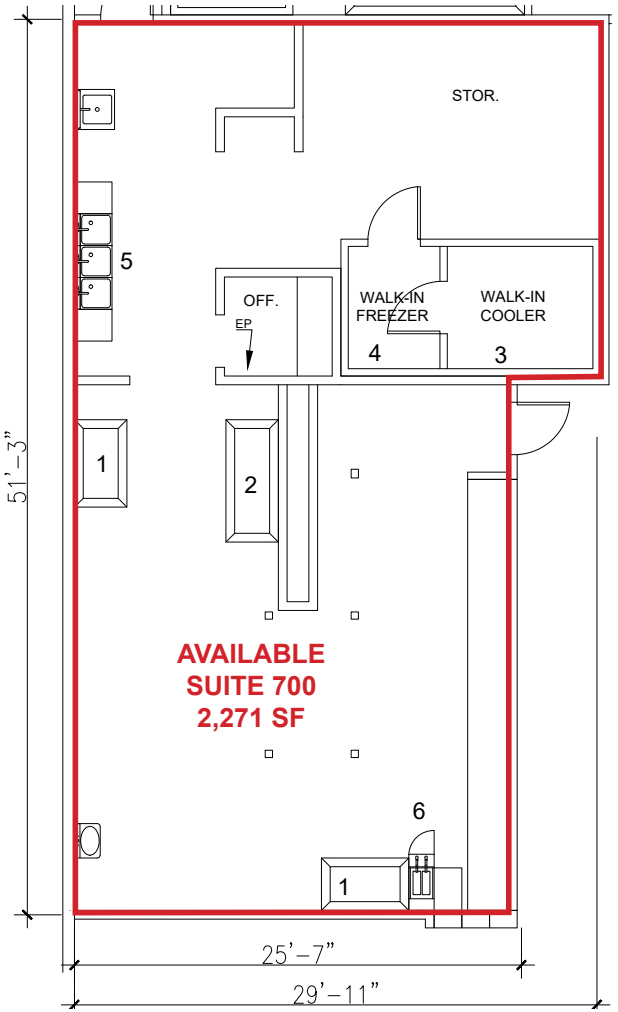


SUITE 200 - FF&E			
Attached		Non Attached	
Item #	Item Name	Item #	Item Name
1	Type-1 Hood 10' x 4'	10	Soda Machine
2	Type-2 Hood 10' x 4'	11	Saladette Counter
3	Walk-In Cooler	12	Low Refrigerator
4	Walk-In Freezer		
5	2-Bin Sink		
6	Fryer		
7	Wok Burners		
8	Flat Top Grill		
9	Dish Washer		
13	Booth Seating		

SUITE 700 - FF&E	
Attached	
Item #	Item Name
1	Type-1 Hood 5' x 3'
2	Type-1 Hood 7' x 3'
3	Walk-In Cooler
4	Walk-In Freezer
5	3-Bin Sink
6	Fryer



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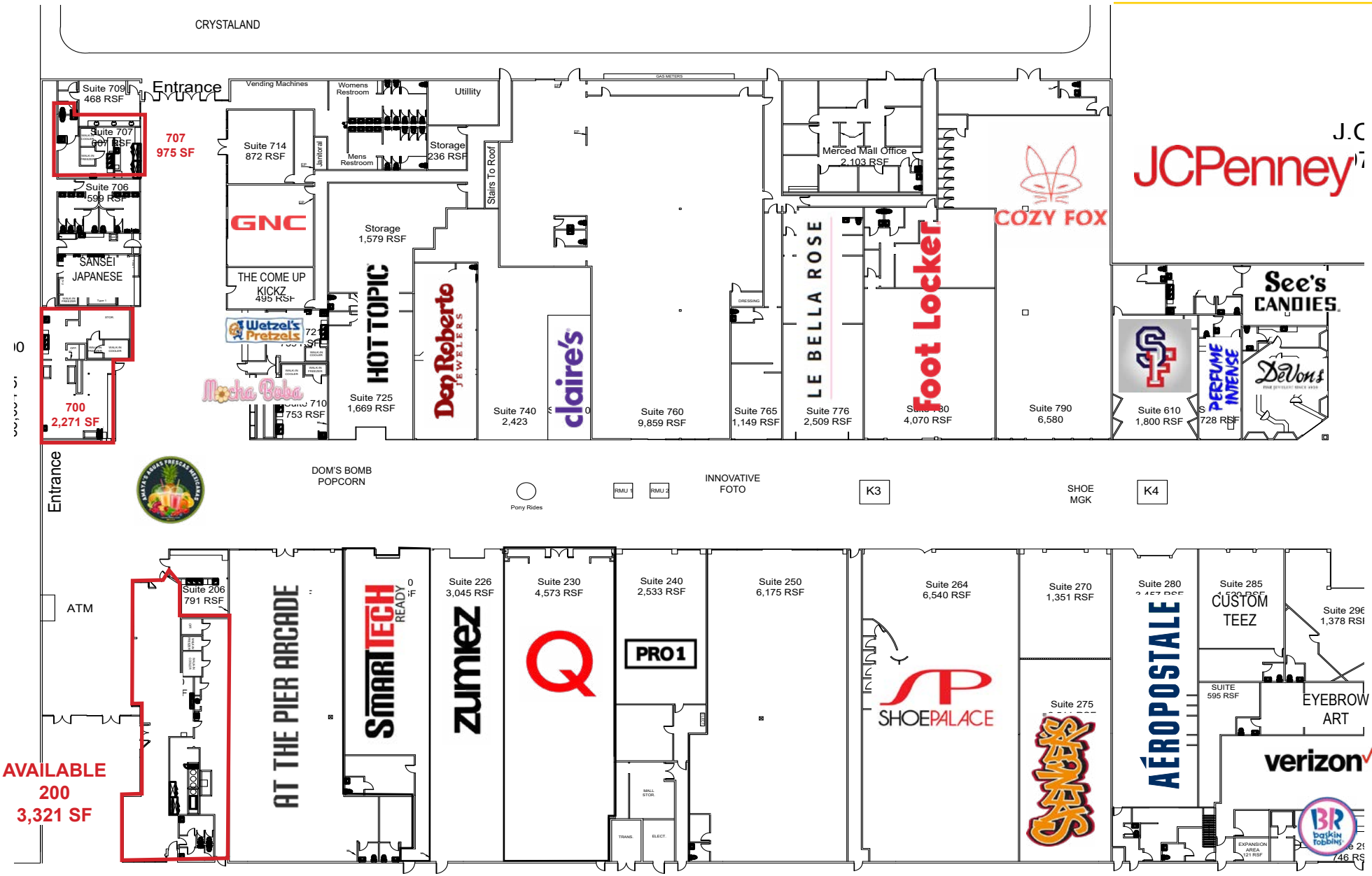

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SITE PLAN

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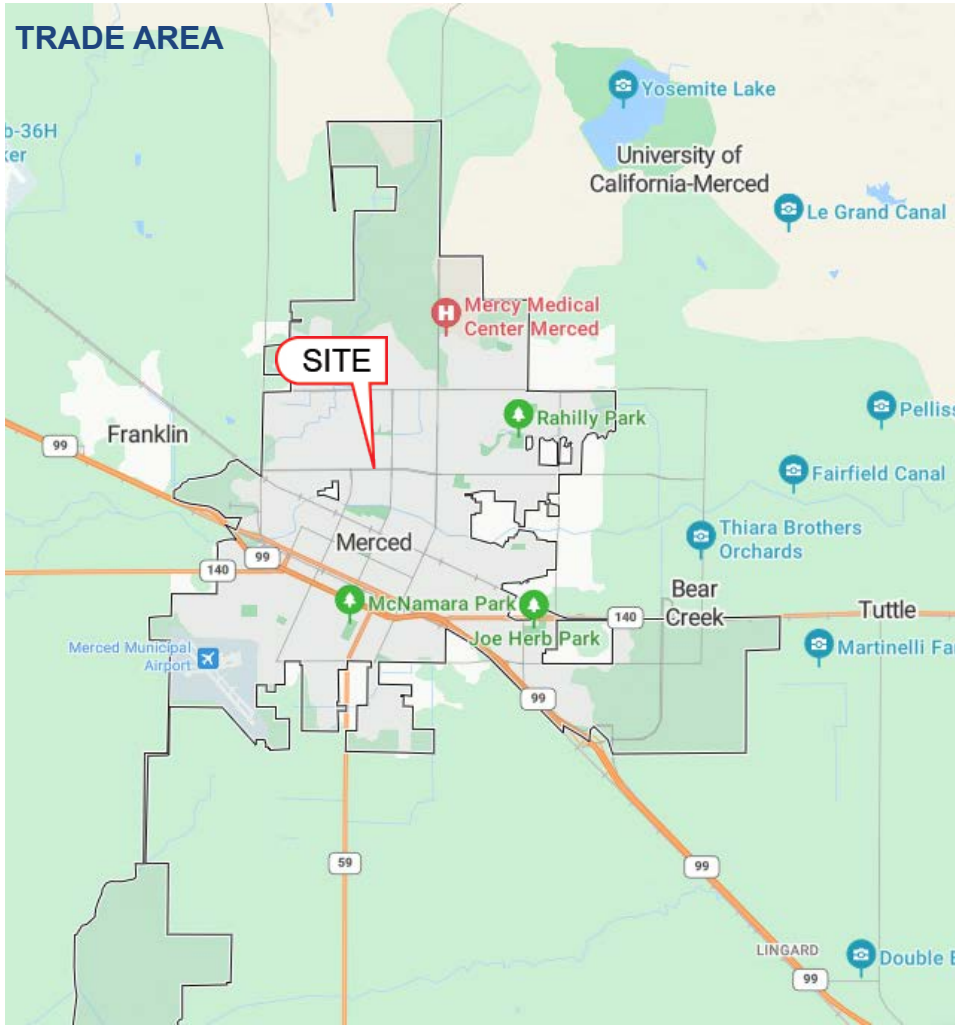
TRADE AREA



DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
2025 Population	18,464	114,508	174,612
2030 Projected Population	20,061	126,975	189,803
Population by Race/Ethnicity			
White	7,220	39,561	62,482
Black	1,297	5,667	7,519
Hispanic	9,139	63,946	101,716
Asian	1,762	13,150	16,142
Other			
2025 Households	6,868	35,230	53,052
2030 Projected Households	7,485	39,016	57,656
2025 Avg Housefold Income	$81,207	$93,619	$97,172
2025 Median Home Value	$425,563	$472,929	$479,704

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