

# MARKETPLACE AT MERCED | PAD

## 851 W OLIVE AVE

### MERCED, CA

#### FOR SALE OR LEASE

#### 50,000 SF - 65,000 SF DRIVE-THRU

#### RETAIL PADS

# ETHAN CONRAD

PROPERTIES INC.

## NOW BEING REMODELED



**PROPOSED NEW LED PYLON SIGN**

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

**GROUND LEASE RATES AND PURCHASE PRICES:**

The two parcels can be created which are approximately 50,000-65,000 SF per the rent and sales prices below:

Size:	Lease Rate:	Price:
50,000 SF	\$157,000.00 per year	\$2,179,000.00 (\$43.58 PSF)
65,000 SF	\$197,000.00 per year	\$2,750,000.00 (\$42.30 PSF)

For parcel sizes between 50,000 SF and 65,000 SF, the rent and sales price will be computed at a cost that is comparable to what’s shown above.

Existing site improvements (paving, landscaping, curb, gutter, sidewalk, parking lot lighting, etc.) have a replacement cost of at least \$10.00 PSF which is included in the above prices.

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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	R Street: ±15,000	M Street: ±17,000

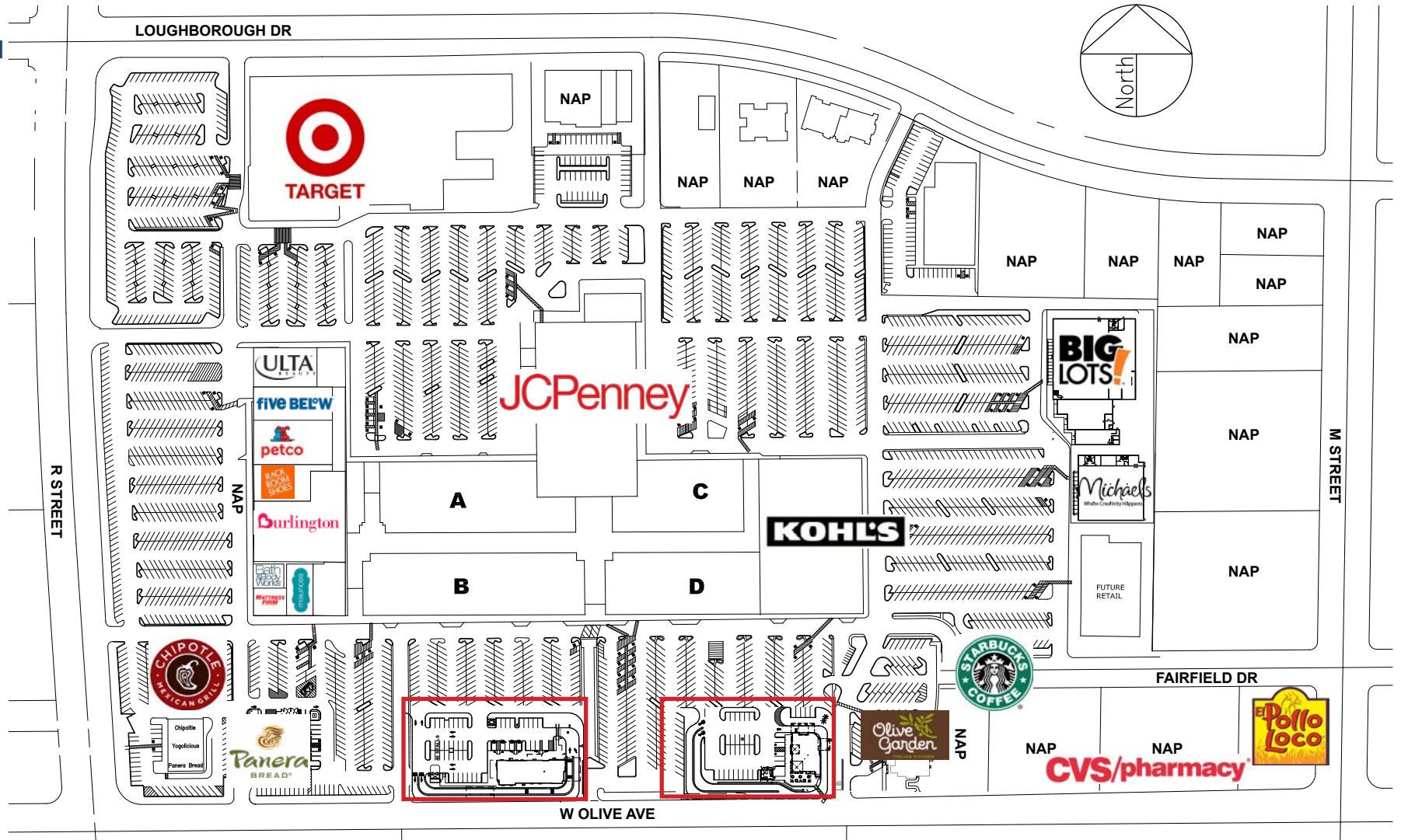


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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

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