

MARKETPLACE AT MERCED

655 FAIRFIELD DR

MERCED, CA

FOR LEASE

12,000 SF - 24,257 SF RETAIL SUITE

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED



Marketplace at Merced	
Take a look! SEE WHAT'S NEW!	
GROcery STORE	Retail Store
ZUMIEZ	verizon
Foot Locker	KOHL'S
BIGLOTS!	Michaels
AVAILABLE 916-779-1000	AVAILABLE 916-779-1000
YOU SEE LIQUOR	

FOR MORE INFORMATION CONTACT:

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**PROPOSED NEW
LED PYLON SIGN**

916.779.1000

FEATURES:

- 24,527 SF anchor space (divisible to 12,000 SF)
- Center anchored by Michael's
- Adjacent to the Marketplace at Merced
- Abundant parking
- Close proximity to Hwy 99
- Prominent signage opportunity on the Merced Mall pylon on W. Olive Ave
- New planned digital LED pylon sign



PROPERTY DETAILS:

Marketplace at Merced 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 665*: 24,527 SF \$23,301.00 (\$0.95 PSF, NNN)
 Divisible to 12,000 SF Lease rate available upon request.

NNN costs are approximately \$0.27 PSF. *Available with 30 days' notice.

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

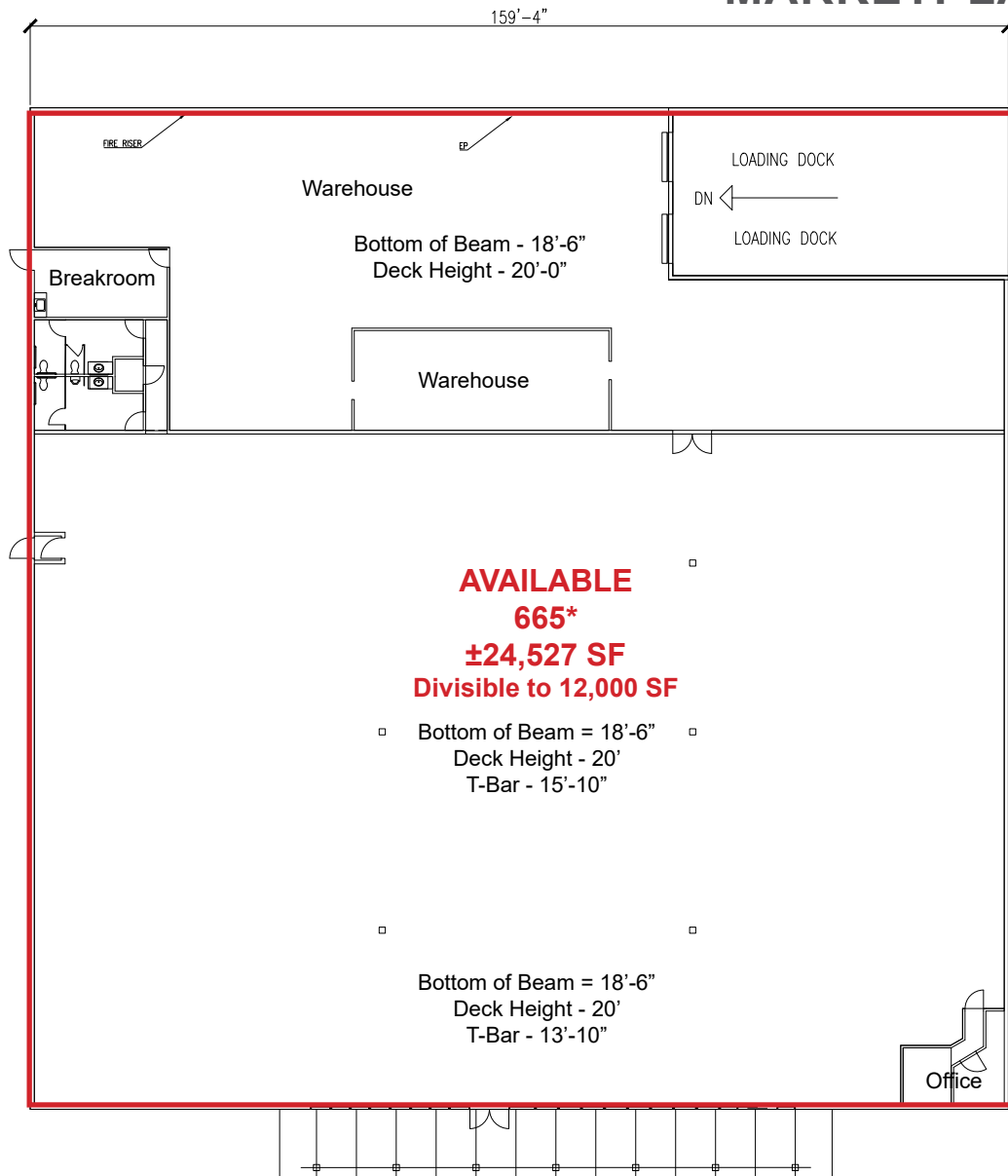
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MARKETPLACE AT MERCED | ANCHOR
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FLOOR PLAN



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SITE PLAN



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