



**851 W OLIVE AVE
MERCED, CA**

**FOR LEASE
468 SF - 16,863 SF RETAIL SUITES**

ETHAN CONRAD
PROPERTIES INC.



NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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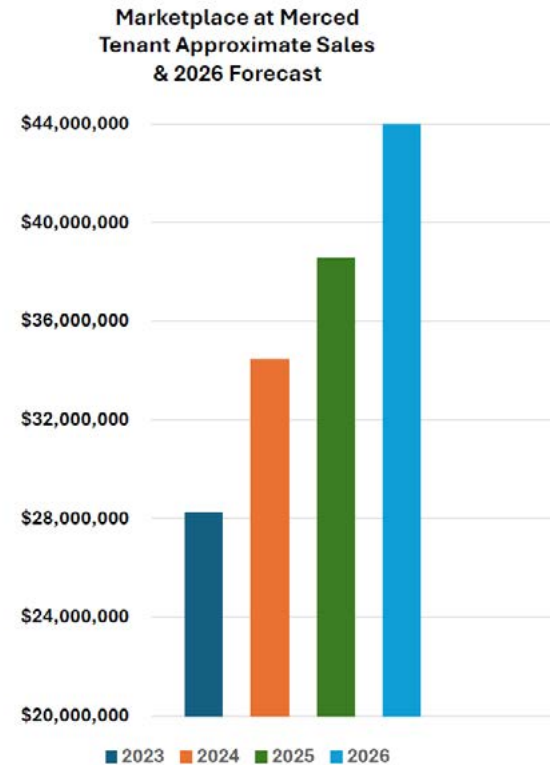
MARKETPLACE AT MERCED INFORMATION:

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

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 and more. Raising Cane's and 7 Brew Coffee Drive-Thru leases signed! Vallarta Supermarkets, Boot Barn, Crunch Fitness and Shoe Palace now open!

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



The increase in tenant sales between 2023 & 2026 is 55%.
The tenant sales for the 'inline' suites are currently \$464 PSF.



LEASE RATES: Available upon request.
KIOSKS AVAILABLE

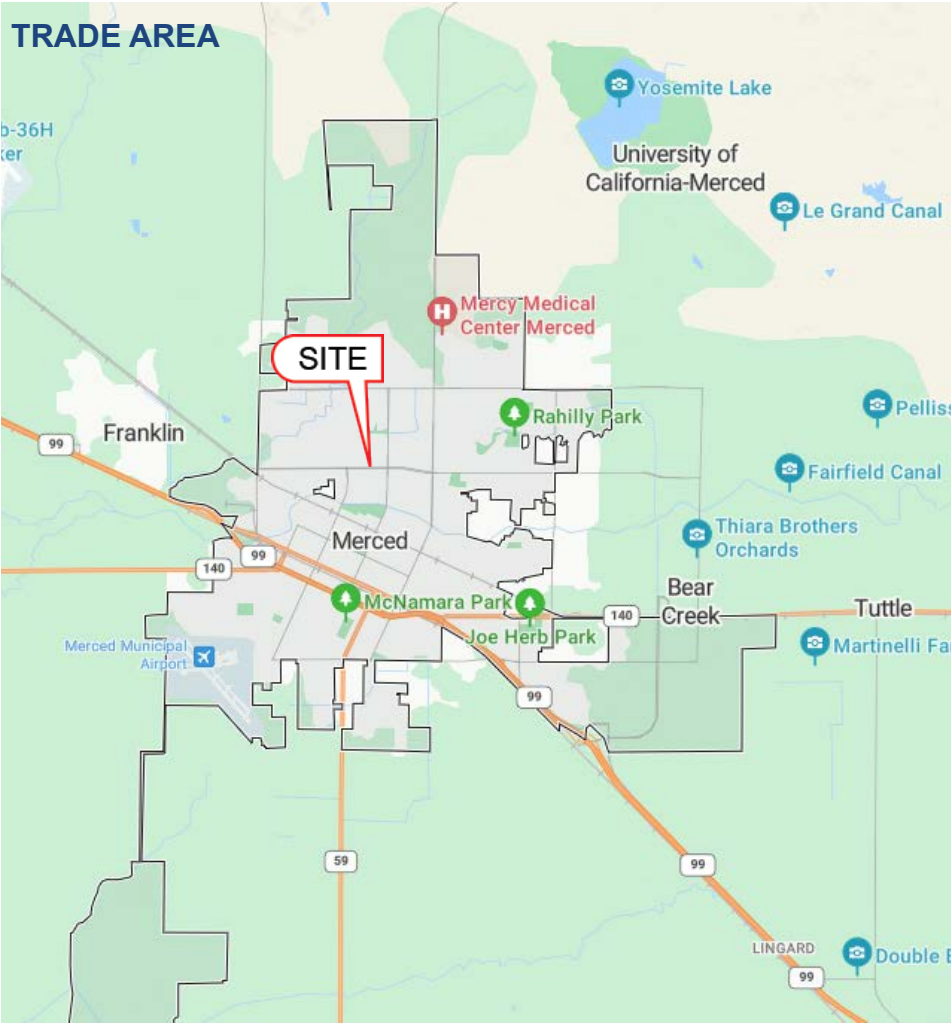
FOOD COURT BROCHURE
FOOR COURT SUITES: 200, 700, & 707

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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 Household Income	\$81,207	\$93,619	\$97,172
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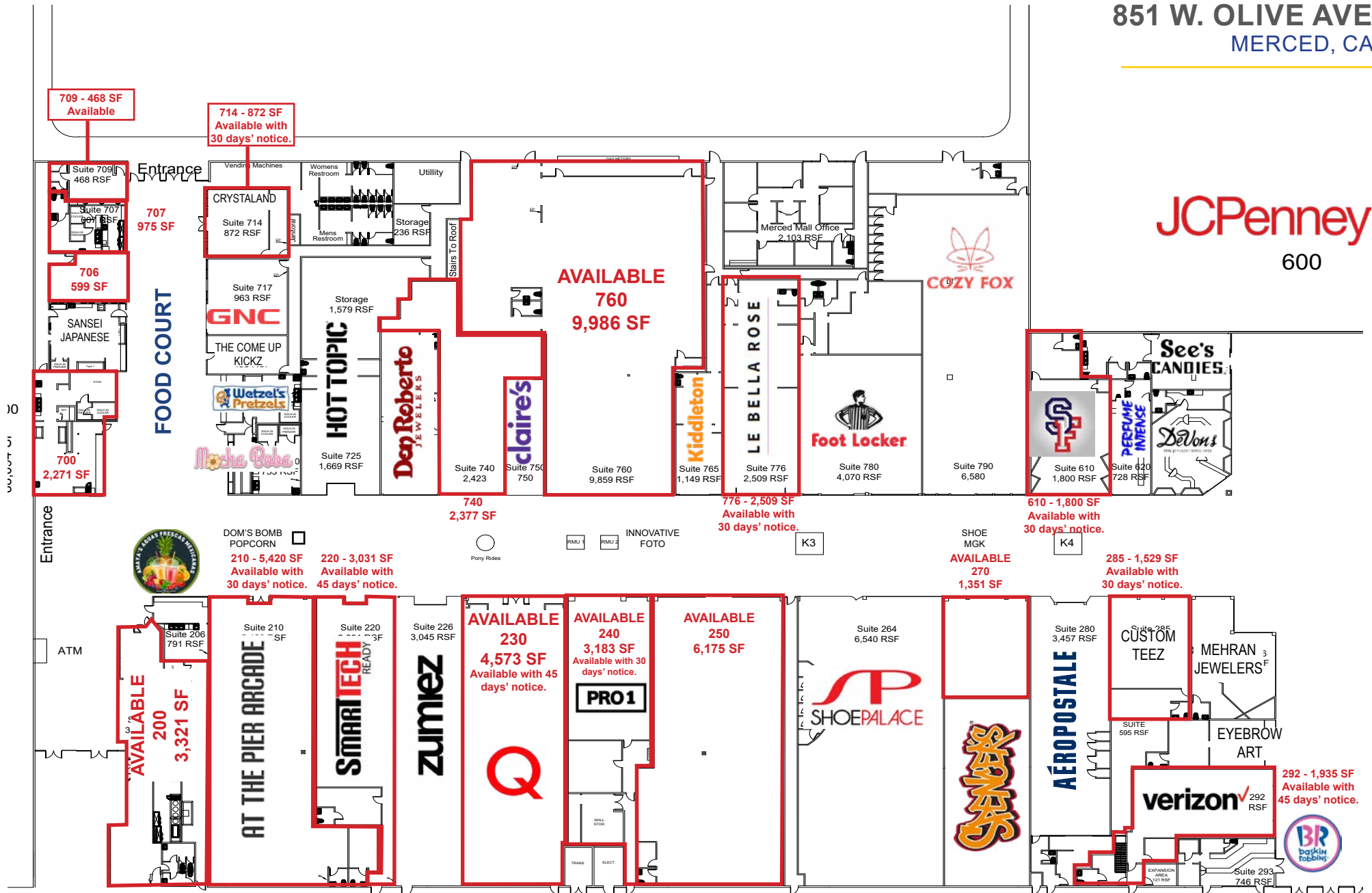
2025 Median Home Value	\$425,563	\$472,929	\$479,704
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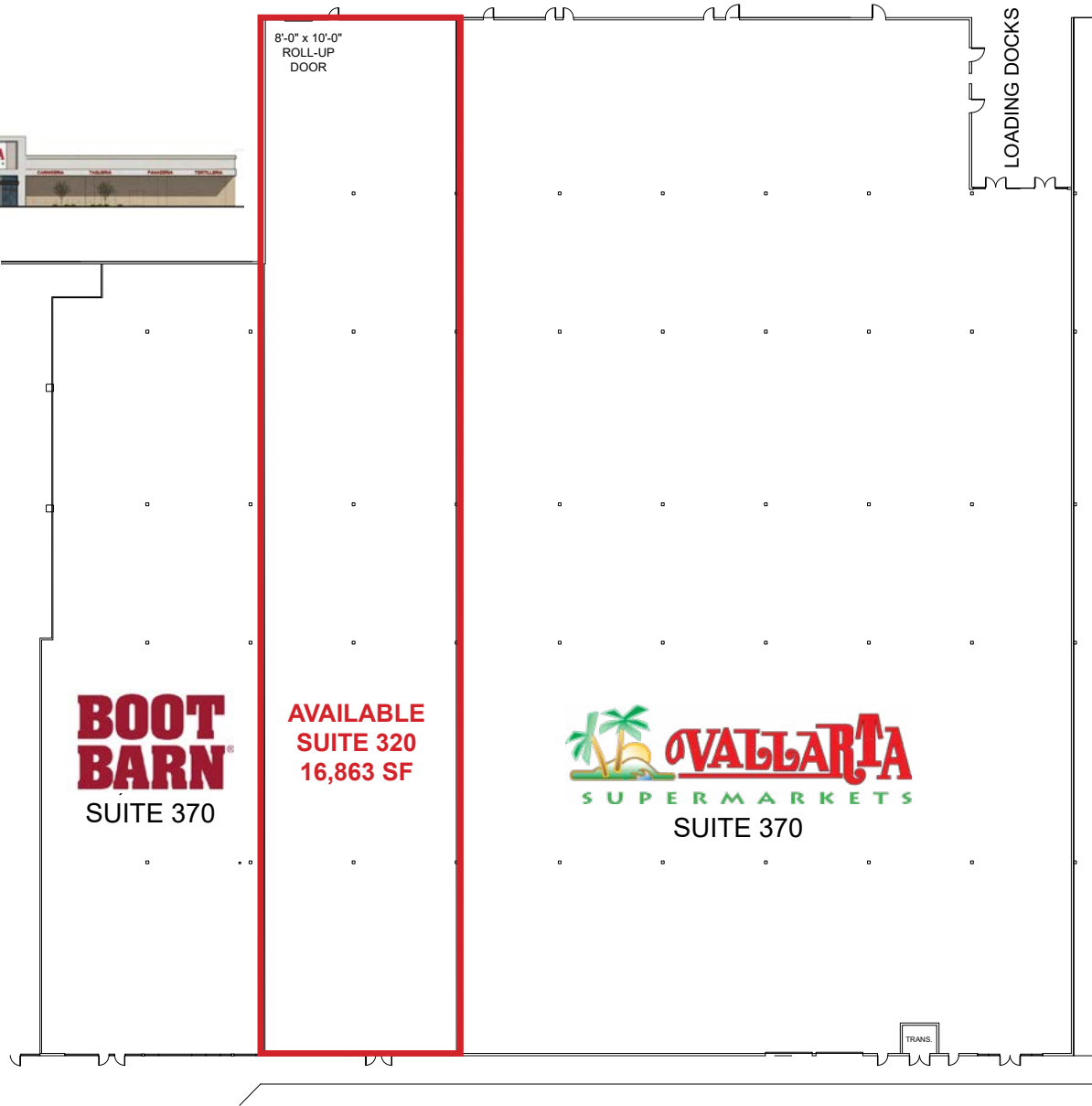
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POTENTIAL
FACADE RENDERING

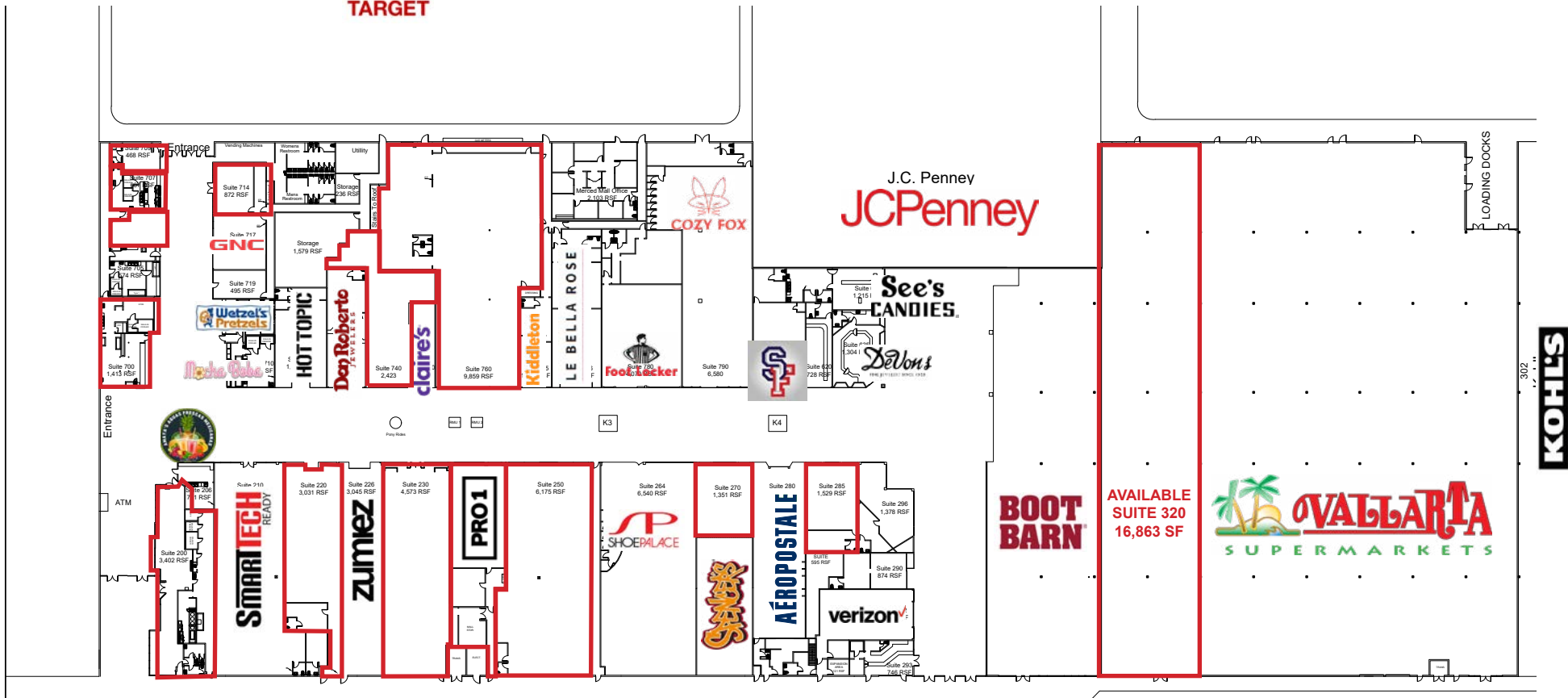


NEW DIGITAL
LED PYLON SIGN



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SITE PLAN



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