

YOSEMITE NORTH SHOPPING CENTER

SEC G Street & East Yosemite Avenue
Merced, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



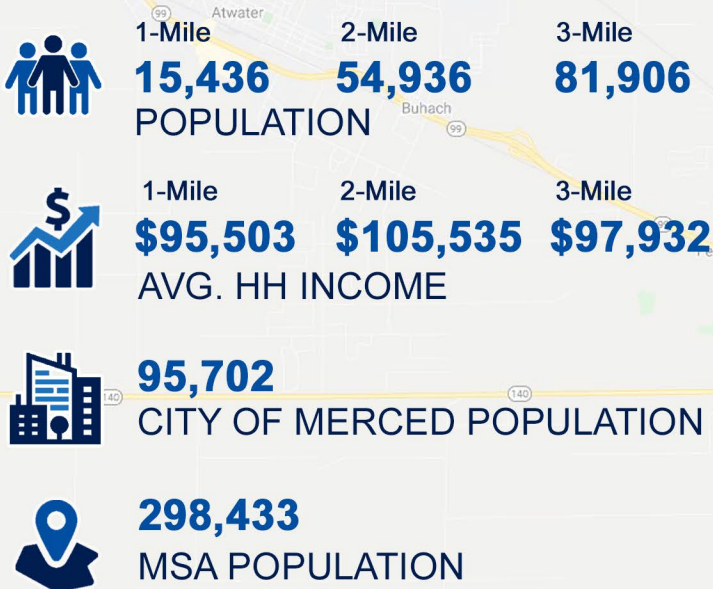
BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

YOSEMITE NORTH

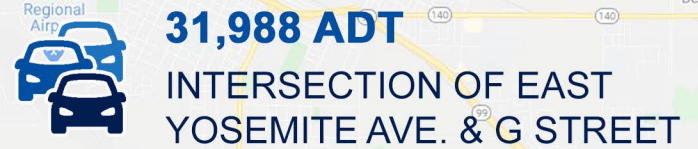


Yosemite North is an 88,199 SF Raley's anchored shopping center located at the southeast corner of Yosemite Ave. (21,001 ADT) & G St. (9,317 ADT). The center saw 2.2 million visits from 272,700 unique customers over the last 12 months. Helping to drive the additional traffic are co-tenants Em-Tea, Me & Ed's Pizza, Jackson Hewitt, Subway, Merced Kids Dentist, Ramen 101, & El Asadero. Across the street is Merced College (14,775 students enrolled) & Yosemite North is the closest center to Mercy Medical Center (186 beds), El Capitan High School (1124 students), & UC Merced which enrolls over 7000 students and is rapidly expanding. A recently opened Sprouts center is located directly across the street, making the Yosemite & G intersection the dominant daily needs location within the community. Merced Raley's grocery store is a top 10 performer within the Raley's chain.

DEMOGRAPHICS



TRAFFIC COUNTS



PRESENTED BY:



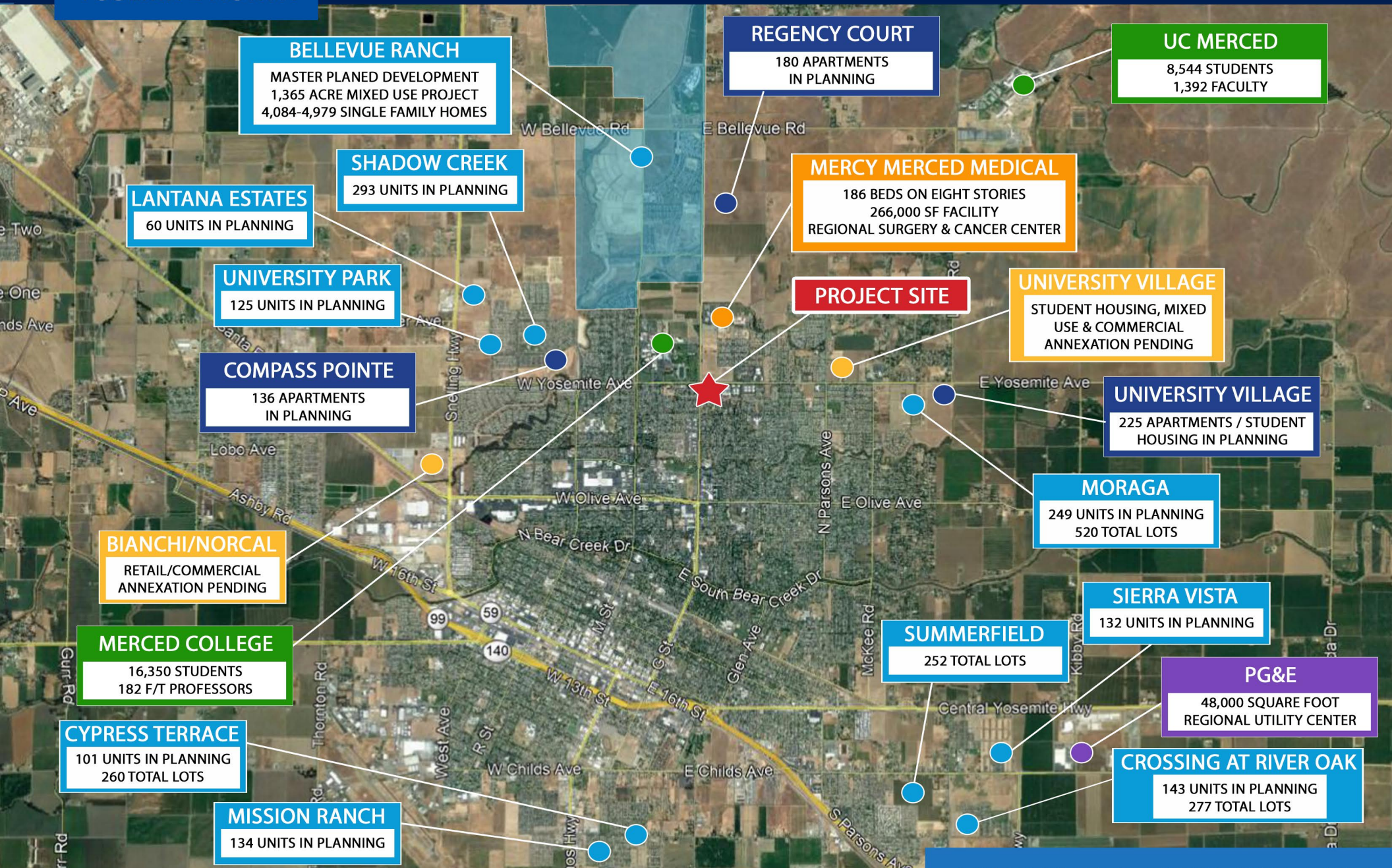
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YOSEMITE NORTH



BELLEVUE RANCH
MASTER PLANNED DEVELOPMENT
1,365 ACRE MIXED USE PROJECT
4,084-4,979 SINGLE FAMILY HOMES

REGENCY COURT
180 APARTMENTS
IN PLANNING

UC MERCED
8,544 STUDENTS
1,392 FACULTY

SHADOW CREEK
293 UNITS IN PLANNING

MERCY MERCED MEDICAL
186 BEDS ON EIGHT STORIES
266,000 SF FACILITY
REGIONAL SURGERY & CANCER CENTER

LANTANA ESTATES
60 UNITS IN PLANNING

UNIVERSITY VILLAGE
STUDENT HOUSING, MIXED
USE & COMMERCIAL
ANNEXATION PENDING

UNIVERSITY PARK
125 UNITS IN PLANNING

PROJECT SITE

UNIVERSITY VILLAGE
225 APARTMENTS / STUDENT
HOUSING IN PLANNING

COMPASS POINTE
136 APARTMENTS
IN PLANNING

MORAGA
249 UNITS IN PLANNING
520 TOTAL LOTS

BIANCHI/NORCAL
RETAIL/COMMERCIAL
ANNEXATION PENDING

MERCED COLLEGE
16,350 STUDENTS
182 F/T PROFESSORS

SIERRA VISTA
132 UNITS IN PLANNING

CYPRESS TERRACE
101 UNITS IN PLANNING
260 TOTAL LOTS

SUMMERFIELD
252 TOTAL LOTS

PG&E
48,000 SQUARE FOOT
REGIONAL UTILITY CENTER

MISSION RANCH
134 UNITS IN PLANNING

CROSSING AT RIVER OAK
143 UNITS IN PLANNING
277 TOTAL LOTS

HOUSING & EMPLOYMENT

YOSEMITE NORTH



2,100 SF AVAILABLE

Papa Murphy's
TAKE 'N BAKE PIZZA

EM-TEA

SUBWAY

Ramen 101

KIDSMILES

jh

Mc-n-Eels

Nothing Bundt Cakes

H&R BLOCK

Raley's

Chevron

YOSEMITE AVENUE

19,440 ADT

12,548 ADT

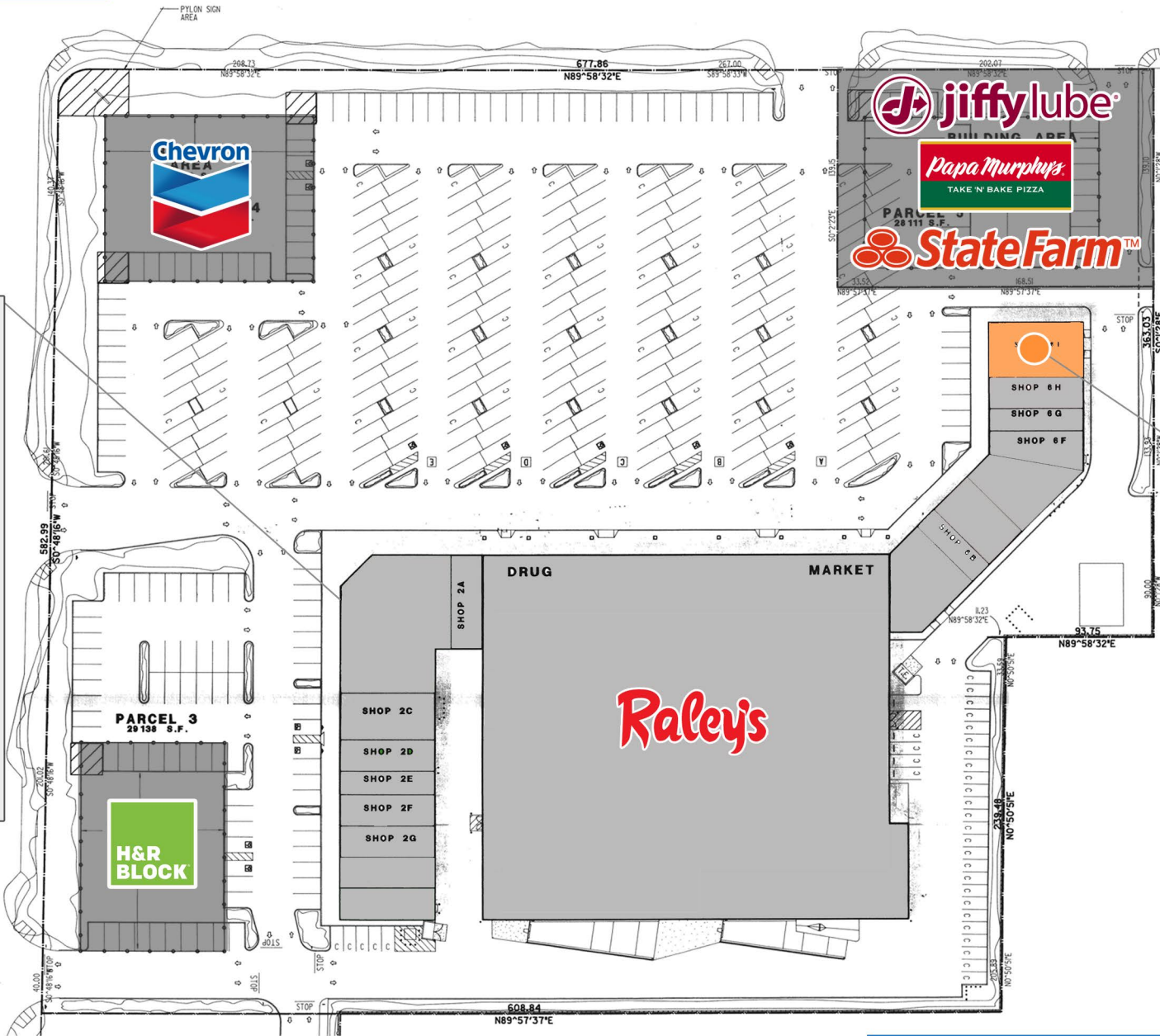
G STREET

INTERSECTION AERIAL

YOSEMITE NORTH

SHOPS 2

-
- SUSHI CUISINE**
- ROSE NAILS**
- EL ASADERO TACO SHOP**
- Jackson Hewitt TAX SERVICE**
- CIGARETTES & CIGARS**
-
- HOUA KHONG 2**
-



SHOPS 6

2,100 SF AVAILABLE

-
- Great Clips**
- SUBWAY**
- Ramen 101**
-
- REAL ESTATE**
- HONG KONG RESTAURANT**

SITE PLAN

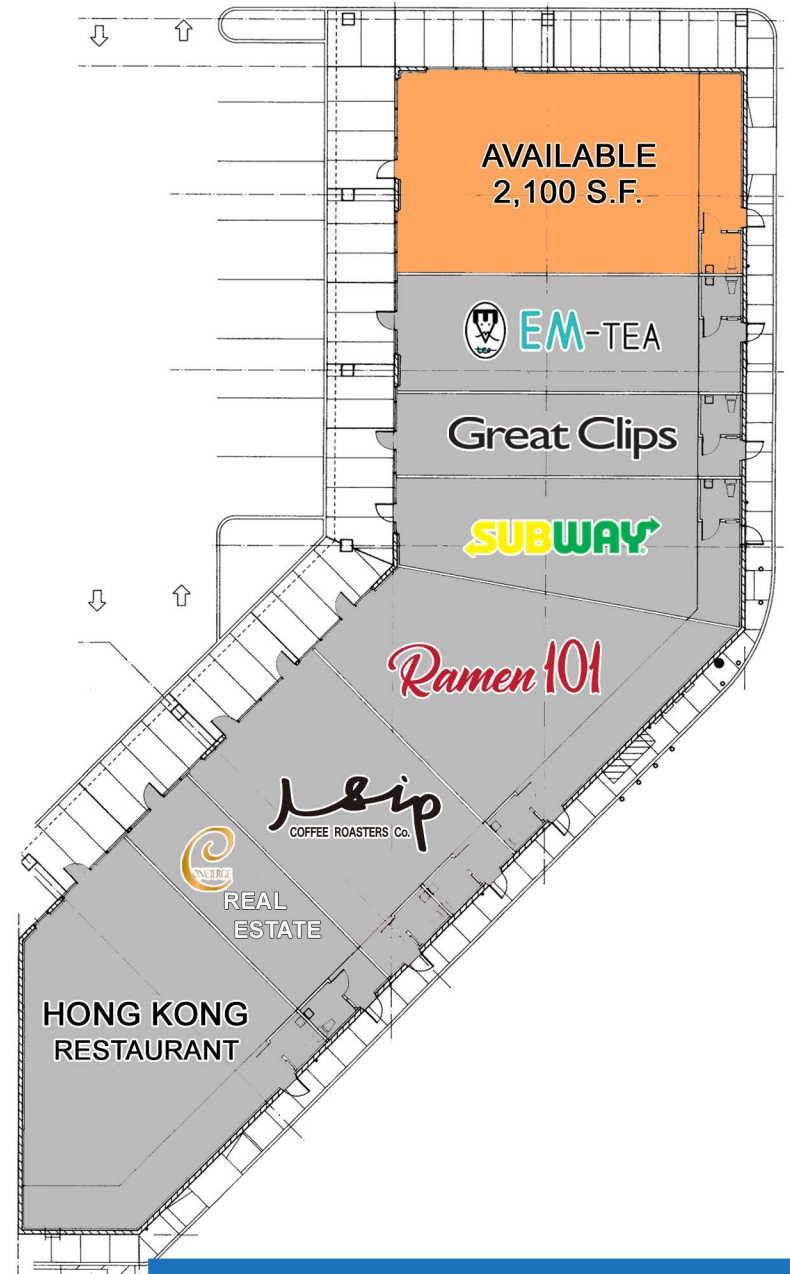
YOSEMITE NORTH

2,100 S.F. SPACE AVAILABLE



ENDCAP OPPORTUNITY

Former Five Guys Burgers & Fries;
great for a restaurant user!

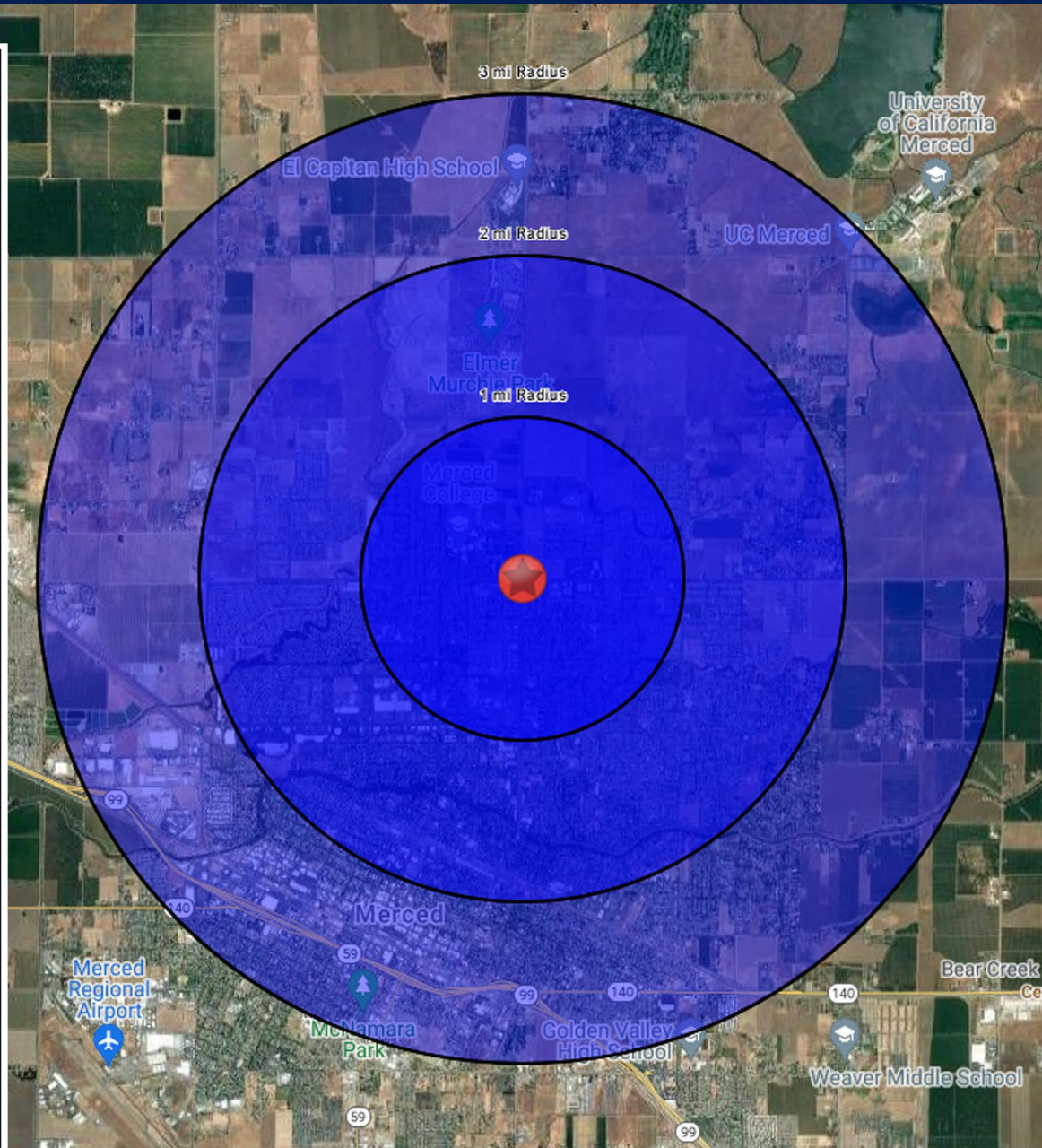


FLOOR PLAN

YOSEMITE NORTH

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	15,436	54,936	81,906
2030 Projected Population	15,349	57,066	84,294
2020 Census Population	15,007	48,498	73,796
2010 Census Population	13,887	43,063	67,282
Projected Annual Growth 2025 to 2030	-0.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	1.8%	1.4%
2025 Median Age	32.0	30.7	30.4
Households			
2025 Estimated Households	5,388	18,201	26,625
2030 Projected Households	5,547	19,565	28,403
2020 Census Households	5,357	16,468	24,351
2010 Census Households	5,025	14,770	22,272
Projected Annual Growth 2025 to 2030	0.6%	1.5%	1.3%
Historical Annual Growth 2010 to 2025	0.5%	1.5%	1.3%
Race and Ethnicity			
2025 Estimated White	44.6%	41.2%	39.8%
2025 Estimated Black or African American	6.3%	6.3%	6.4%
2025 Estimated Asian or Pacific Islander	11.9%	13.6%	11.7%
2025 Estimated American Indian or Native Alaskan	2.1%	2.1%	2.2%
2025 Estimated Other Races	35.0%	36.7%	40.0%
2025 Estimated Hispanic	48.2%	50.0%	54.5%
Income			
2025 Estimated Average Household Income	\$95,503	\$105,535	\$97,932
2025 Estimated Median Household Income	\$70,757	\$81,222	\$72,651
2025 Estimated Per Capita Income	\$34,035	\$35,321	\$32,261
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	7.6%	10.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	8.8%	9.6%
2025 Estimated High School Graduate	27.8%	26.2%	26.1%
2025 Estimated Some College	22.0%	22.4%	21.9%
2025 Estimated Associates Degree Only	13.7%	10.7%	10.3%
2025 Estimated Bachelors Degree Only	14.9%	14.6%	13.2%
2025 Estimated Graduate Degree	11.0%	9.7%	8.3%
Business			
2025 Estimated Total Businesses	458	1,240	2,249
2025 Estimated Total Employees	4,350	11,718	19,730
2025 Estimated Employee Population per Business	9.5	9.5	8.8
2025 Estimated Residential Population per Business	33.7	44.3	36.4



DEMOGRAPHICS