

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348



COMMERCIAL

FOR LEASE

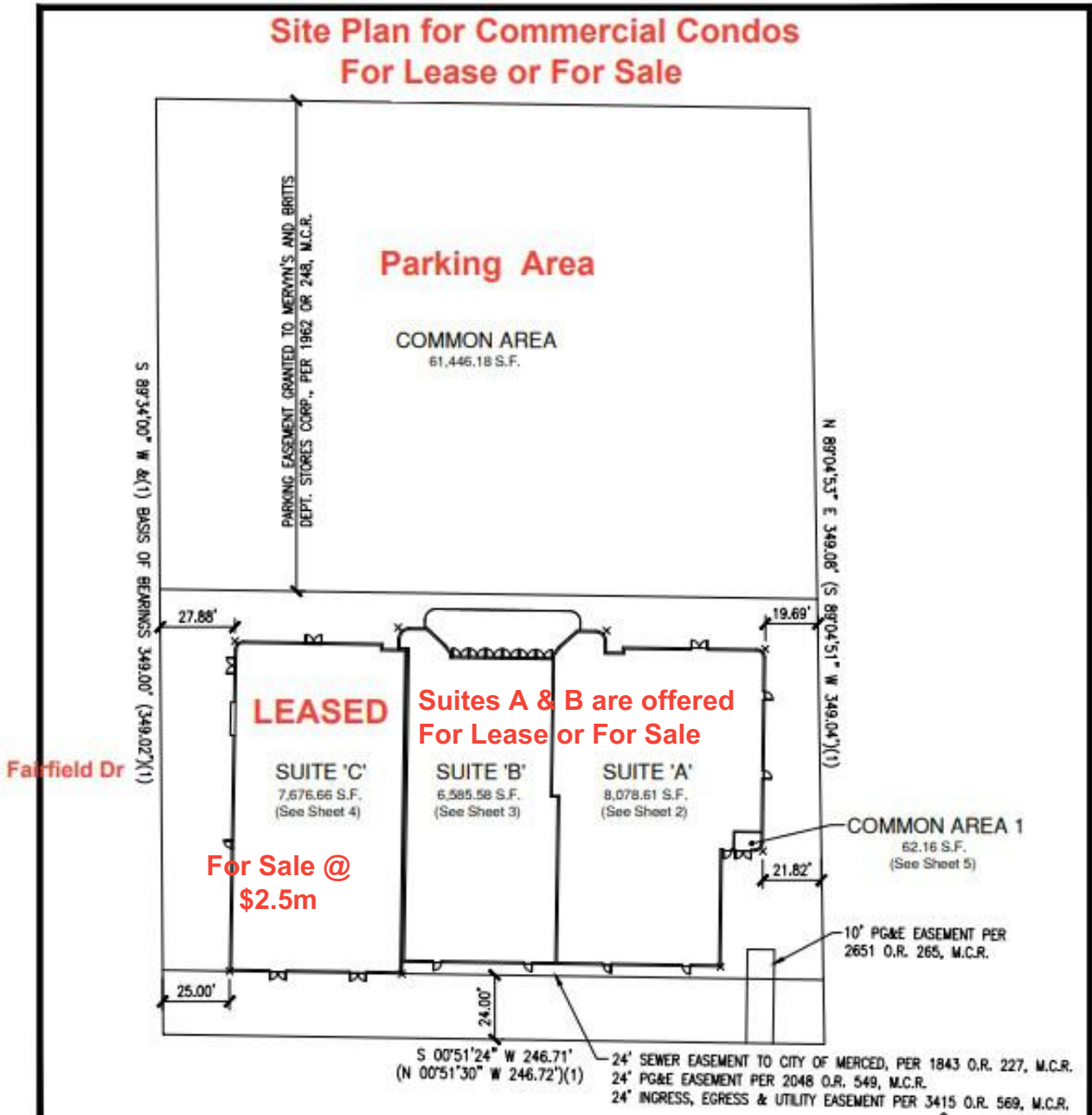


COMMERCIALSM

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Details



STRATEGIC RETAIL OPPORTUNITY ADJACENT TO MERCED MALL! Former United Artists Theatre location offering approximately 22,896± SF of interior space, currently configured into three suites and split into 3 commercial condos. Suite C is leased on a new 15-year NNN lease, while Suites B (6,585 SF) and A (8,078 SF) are vacant, offering a combined 14,663± SF of available retail space. Ownership is prepared to negotiate Tenant Improvements for qualified users. Approximately 200 dedicated parking spaces provide excellent customer convenience. Positioned to benefit from the major Merced Mall open-air redevelopment, featuring new retail, dining, entertainment and tenants including Vallarta Supermarkets, Boot Barn, Raising Cane's and Shoe Palace. Existing mall anchors include Target, Kohl's and JCPenney, plus 75+ additional retailers. P-D zoning provides flexibility for future redevelopment, subject to City approvals. Ideally located approximately 1.5 miles from Merced College and 6 miles from UC Merced. Excellent opportunity for an investor, owner-user, retailer, restaurant, entertainment or redevelopment concept in one of Merced's key commercial corridors.

Price: \$21.00 /SF/YR

- Prime Merced Mall Outparcel Location – Strategic positioning adjacent to the ongoing Merced Mall redevelopment.
- Marketplace at Merced's \$4.5M renovations to the west side continue to attract strong tenants such as Vallarta Markets, Boot Barn & Shoe Palace
- Flexibility to combine Suites A and B to create a contiguous space totaling 14,663 square feet to offer a customizable floor plan.
- 635 Fairfield Drive is ideally located at the corner of W Olive Avenue and M Street, with exceptional visibility to 51,974 vehicles passing daily.
- The Merced Mall redevelopment area benefits from a wide variety of retailers, including Olive Garden, Target, Kohl's, Starbucks, Michaels, and Panera.
- 22,896± SF Building – Flexible commercial building currently configured into three separate commercial condos

View the full listing here: <https://www.loopnet.com/Listing/645-Fairfield-Dr-Merced-CA/33589661/>

Rental Rate:	\$1.75 /SF/MO
Total Space Available:	14,663 SF
Max. Contiguous:	14,663 SF
Property Type:	Community Shopping Center
Center Type:	Regional Mall
Stores:	65+/-
Center Properties:	11 Separate Buildings
Frontage:	298' on Fairfield Dr
Gross Leasable Area:	653,689 SF
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.75 /SF/MO

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Listing spaces

1st Floor Ste A

Space Available:	8,078 SF
Rental Rate:	\$21.00 /SF/YR
Date Available:	Immediate
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 - 15 Years

Suite A is a highly visible corner space. Could be combined with Suite B for a total of 14,663 square feet. The owners have undertaken a complete modern exterior renovation to align with the other Merced Mall structures. Additionally, the owners are willing to be accommodating and contribute towards the tenant's improvements, providing an advantageous setup for any retailer. Moreover, the availability of open parking at Merced Mall has consistently provided ample parking opportunities.

1st Floor Ste B

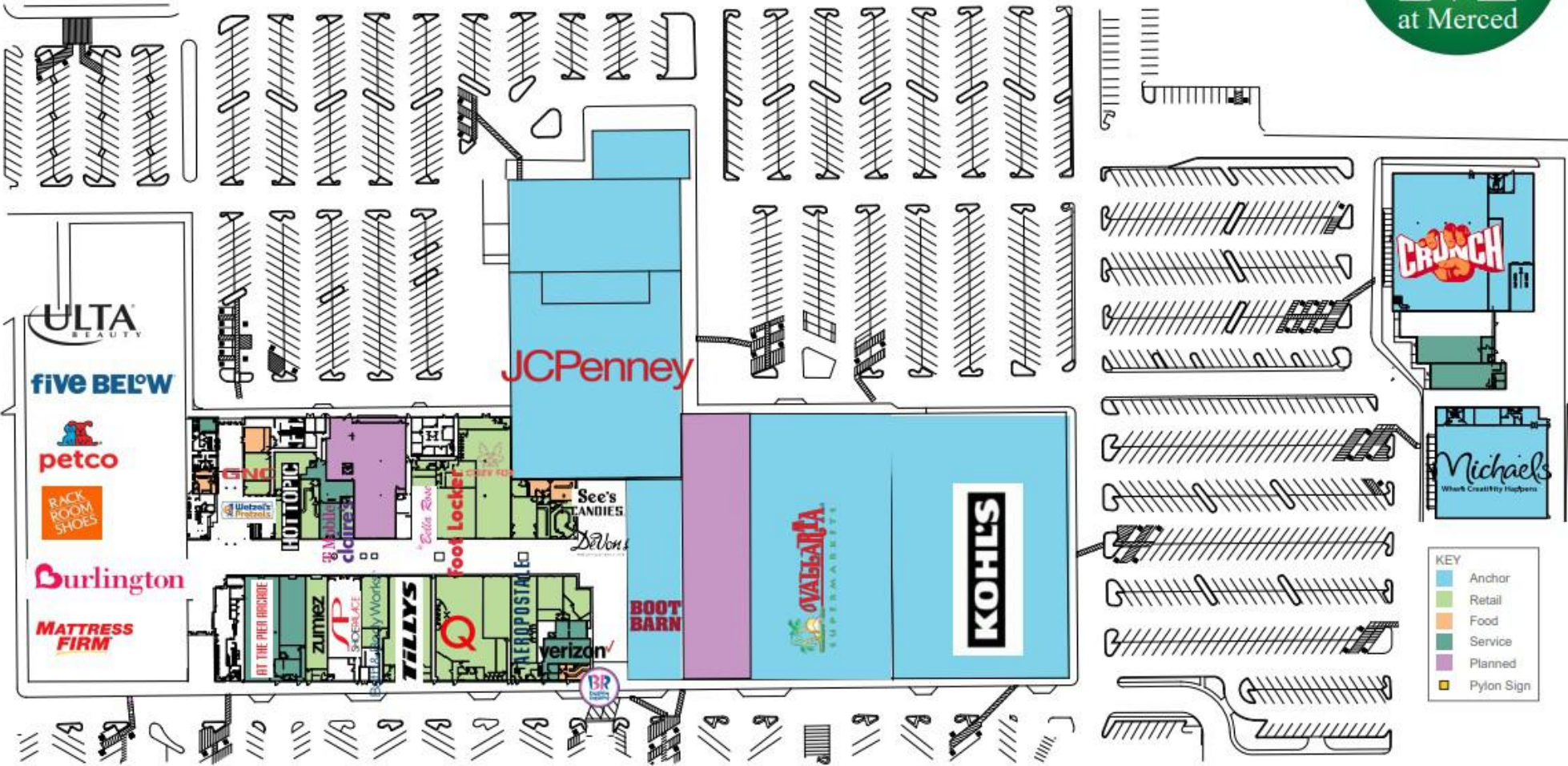
Space Available:	6,585 SF
Rental Rate:	\$21.00 /SF/YR
Date Available:	Immediate
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 - 15 Years

Suite B is a highly visible center space. Could be combined with Suite A for a total of 14,663 square feet. The owners have undertaken a complete modern exterior renovation to align with the other Merced Mall structures. Additionally, the owners are willing to be accommodating and contribute towards the tenant's improvements, providing an advantageous setup for any retailer. Moreover, the availability of open parking at Merced Mall has consistently provided ample parking opportunities.

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

New and Pending Leases at Marketplace Merced as of Feb 25, 2025



KEY

Anchor
Retail
Food
Service
Planned
Pylon Sign

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348



Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



Main Photo



Marketplace at Merced

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



Condo C w/ 15 YR Tenant



fairfield-30

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



New NNN in Place Tenant



Marketplace at Merced

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



Neighboring Stores Include Target Kohl's, and JCPenney



fairfield-33

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



fairfield-6



fairfield-35

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Property Photos



Soon to be Open-Air Shopping Center



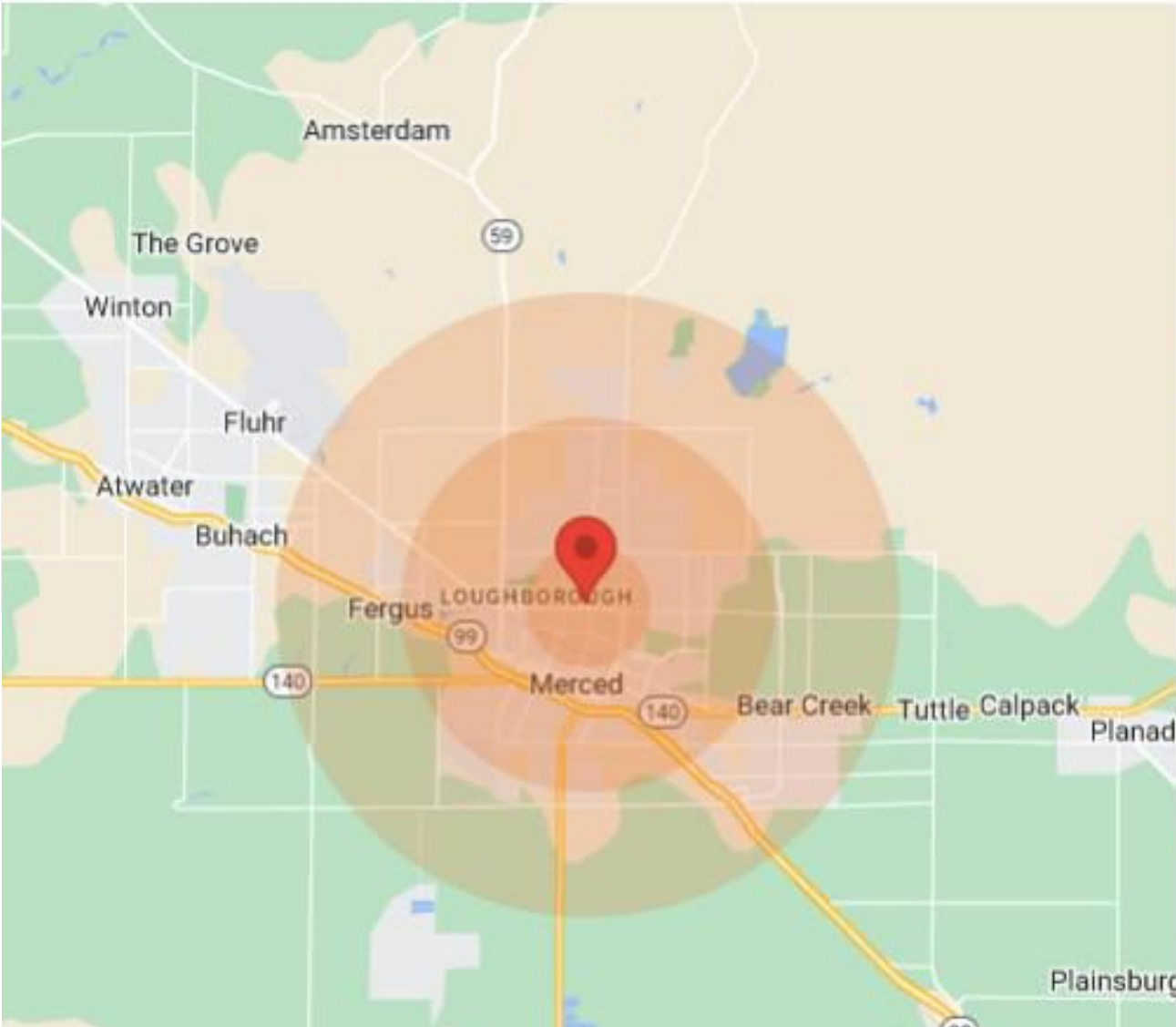
Plethora of Fast-Food and Restaurant Outparcels

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

DEMOGRAPHICS

635 FAIRFIELD DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	7,959	42,458	49,951
Female	8,823	44,462	52,612
Total Population	16,782	86,920	102,563

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,790	22,138	26,471
Ages 15-24	2,419	13,702	16,493
Ages 55-64	1,676	7,921	9,219
Ages 65+	2,198	9,285	10,738

Race	1 Mile	3 Miles	5 Miles
White	9,687	46,002	54,446
Black	1,398	3,890	4,278
Am In/AK Nat	125	491	559
Hawaiian	8	44	44
Hispanic	7,772	45,659	53,554
Multi-Racial	8,310	53,276	63,024

Income	1 Mile	3 Miles	5 Miles
Median	\$37,114	\$35,737	\$38,482
< \$15,000	1,483	5,141	5,800
\$15,000-\$24,999	1,147	4,163	4,483
\$25,000-\$34,999	668	3,603	3,949
\$35,000-\$49,999	856	3,120	3,840
\$50,000-\$74,999	1,034	4,308	5,149
\$75,000-\$99,999	595	2,788	3,341
\$10,000-\$149,999	429	2,511	3,084
\$150,000-\$199,999	82	779	996
> \$200,000	50	669	834

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,490	30,864	35,685
Occupied	6,794	27,942	32,344
Owner Occupied	2,042	12,492	15,282
Renter Occupied	4,752	15,450	17,062
Vacant	696	2,922	3,341

Marketplace at Merced

645 Fairfield Dr, Merced, CA 95348

Ernie Ochoa, a CCIM with Keller Williams Commercial in Merced, CA, specializes in commercial real estate sales, leasing, land development, and multifamily properties in Merced County. He's been in real estate since 1998, holding roles like Sales Manager at Century 21 M&M Associates, Office Manager/Owner at London Properties, and full-time commercial agent at Coldwell Banker Commercial. Ernie is active in real estate associations, serving as State Director for the California Association of Realtors and holding leadership roles in various committees and organizations. He earned his real estate education at Merced College and obtained the CCIM designation, equivalent to a master's degree in Commercial Real Estate.



Ernie Ochoa, CCIM
erniechoa15@gmail.com
(209) 704-7653

**Keller Williams Property
Team - Commercial**
3319 M St
Merced, CA 95348

