

For Sublease Retail Spaces

1107 W. Olive Avenue, Merced, CA 95348

KWP
REAL ESTATE



Available

Space 1: ±1,125 SF (former car wash)
Space 2: ±652 SF (former convenience store)
Rent: \$2.00 PSF/Mo., NNN
Term Through: 10/31/2031

Features

- ▶ Former convenience store (fuel equipment will not remain)
- ▶ Car wash may be leased separately
- ▶ Ample on-site parking
- ▶ Located at the signalized intersection of W. Olive Avenue and R Street

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area

Panera
BREAD®

HOBBY
LOBBY



CVS

ROSS
DRESS FOR LESS

Walmart*

DOLLAR TREE

CHIPOTLE

chili's
GRILL & BAR

Food4Less



PETSMART

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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	4,258	18,623	59,514
2030 Projected Population	4,163	18,216	59,723
2020 Census Population	4,123	17,945	55,352
2010 Census Population	4,052	17,363	52,391
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.9%
2025 Median Age	29.3	31.3	30.8
Households			
2025 Estimated Households	1,669	6,970	19,942
2030 Projected Households	1,696	7,088	20,722
2020 Census Households	1,660	6,833	18,714
2010 Census Households	1,592	6,431	17,543
Projected Annual Growth 2025 to 2030	0.3%	0.3%	0.8%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.9%
Race & Ethnicity			
2025 Estimated White	36.7%	38.6%	38.2%
2025 Estimated Black or African American	9.2%	7.5%	6.5%
2025 Estimated Asian or Pacific Islander	11.7%	10.6%	11.3%
2025 Estimated American Indian or Native Alaskan	2.2%	2.5%	2.4%
2025 Estimated Other Races	40.2%	40.7%	41.6%
2025 Estimated Hispanic	54.2%	55.2%	57.0%
Income			
2025 Estimated Average Household Income	\$75,550	\$74,462	\$84,274
2025 Estimated Median Household Income	\$65,044	\$58,041	\$66,474
2025 Estimated Per Capita Income	\$29,821	\$28,036	\$28,476
Education			
2025 Estimated High School Graduate	27.9%	29.0%	27.3%
2025 Estimated Some College	22.3%	21.0%	21.5%
2025 Estimated Associates Degree Only	11.4%	11.4%	10.1%
2025 Estimated Bachelors Degree Only	18.0%	13.5%	11.9%
2025 Estimated Graduate Degree	6.9%	7.0%	6.7%
Business			
2025 Estimated Total Businesses	189	668	1,916
2025 Estimated Total Employees	1,635	6,553	17,199
2025 Estimated Employee Population per Business	8.6	9.8	9.0
2025 Estimated Residential Population per Business	22.5	27.9	31.1