



WAREHOUSE & BUSINESS FOR SALE

7,000 SF WAREHOUSE & BUSINESS FOR SALE

1029 Martin Luther King Jr. Way, Merced, CA 95341

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delrealcre.com

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Property Information

SECTION 1



Property Summary



Property Description

1029 Martin Luther King Jr Way is a ±7,000 SF freestanding retail/industrial-flex building on a 0.63-acre (27,443 SF) lot in Merced, California. Built in 1990 and comprehensively renovated beginning in 2020, the property pairs a retail showroom with a fully equipped service shop, office space, customer waiting area, and a fenced, secured yard with two on-site storage sheds.

Property Highlights

- Real Estate to be sold with Business. Sale price for Business is negotiable.
- ±\$340,844 in documented, high-quality improvements since 2020.
- Prime CA-Highway 99 proximity — approximately 0.24 miles from a corridor carrying 47,000–52,000+ vehicles per day.
- General Commercial (C-G) zoning permits retail & light-industrial uses.

Offering Summary

Sale Price:	\$1,350,000
Lot Size:	0.631 Acres
Building Size:	7,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	414	1,355	4,813
Total Population	1,758	5,111	17,124
Average HH Income	\$56,348	\$54,721	\$56,408



Property Description



Property Description

The 2020 renovation was extensive and covers nearly every system in the building: a complete showroom remodel with new laminate flooring and an open industrial ceiling, a full shop upgrade with new insulation, epoxy-coated floors, LED lighting, custom cabinets and workstations, and two installed car lifts. Exterior work added a black coated chain-link security fence on a concrete curb foundation, security lighting and camera coverage, fresh paint, and a new ±\$45,000 LED programmable sign.

Zoned C-G (Commercial General), the property offers 20 surface parking spaces (2.86 per 1,000 SF), 87 feet of frontage with a single curb cut, and sits within a designated Qualified Opportunity Zone. The site is currently owner-occupied by Car Plus, an automotive audio, air conditioning, security, and remote-start installation business — a fully conforming use under the C-G designation.

Location Description

The property sits along Martin Luther King Jr Way in Merced, roughly a quarter-mile from State Highway 99, the primary north-south artery through California's Central Valley. Highway 99 carries approximately 47,000–52,000 vehicles per day at this segment, while MLK Jr Way itself sees roughly 11,674 vehicles per day directly past the site — giving the property strong visibility on both a local and regional traffic corridor.

Merced's commercial market is tightening, with submarket vacancy down year-over-year and average sale pricing trending up. The immediate trade area is also benefiting from projected population growth of roughly 3.78% through 2030 and proximity to UC Merced, reinforcing long-term demand fundamentals for the corridor.

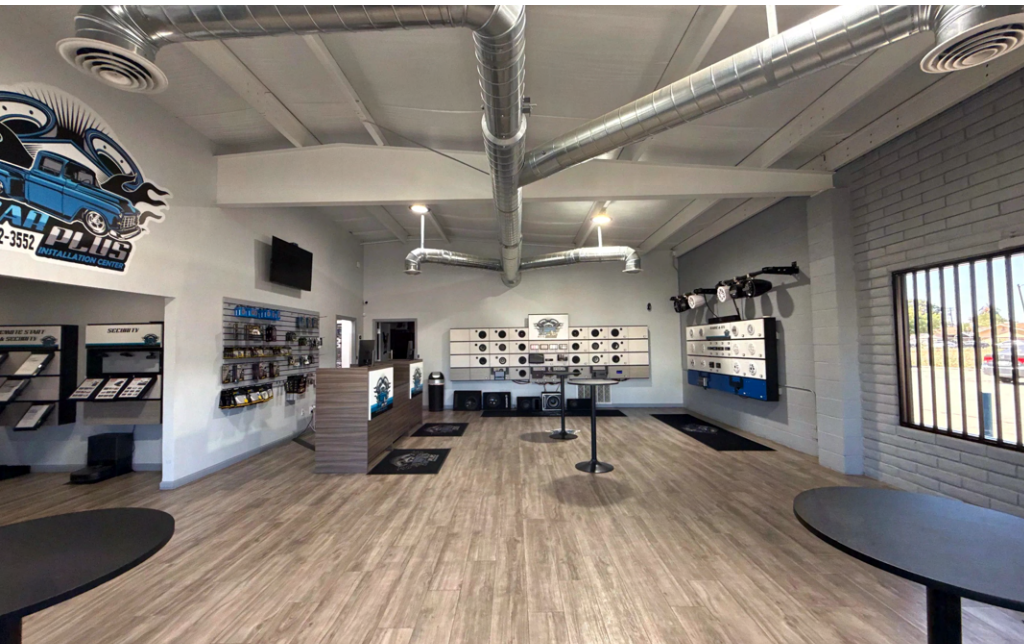


Complete Highlights



Property Highlights

- \$340,844 in documented, high-quality improvements since 2020, establishing a strong cost basis beneath the property's asking value.
- Extensive 2020 renovation—new epoxy shop flooring, LED lighting, insulation, custom cabinetry, two car lifts, and a fully remodeled showroom with an open industrial aesthetic.
- Prime Highway 99 proximity — approximately 0.24 miles from a corridor carrying 47,000–52,000+ vehicles per day.
- 87 feet of direct frontage on Martin Luther King Jr. Way with 11,674+ vehicles per day passing the site.
- Flexible C-G zoning — one of Merced's broadest commercial designations, permitting retail, vehicle-related, and light-industrial uses by right, well beyond the current automotive-service configuration.
- Qualified Opportunity Zone location, offering prospective buyers potential tax incentives and expanding the eligible buyer pool.
- Secure, improved yard — black coated chain-link fencing on a concrete curb foundation, camera security system, and dedicated security lighting.
- New \$45,000 LED programmable sign, adding strong street-level visibility and marketing value.
- Ample on-site parking — 20 surface spaces (2.86/1,000 SF), well above typical retail/flex requirements.
- Priced below replacement and improvement cost relative to recent comparable sales, in a market where growth fundamentals (3.78% projected population growth, tightening vacancy) continue to strengthen.



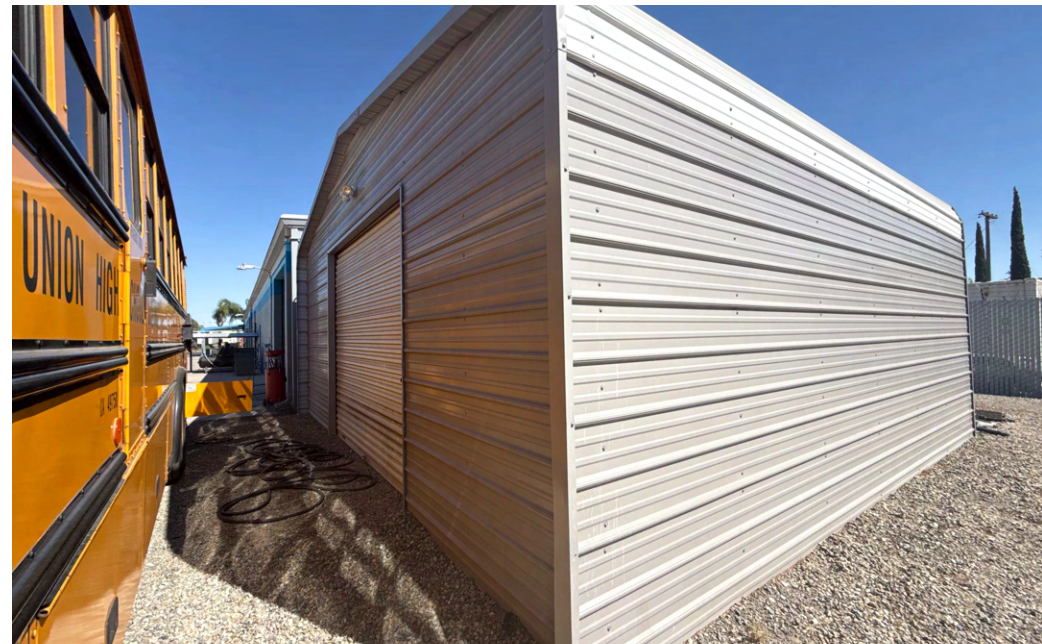
Additional Photos



Additional Photos



Additional Photos

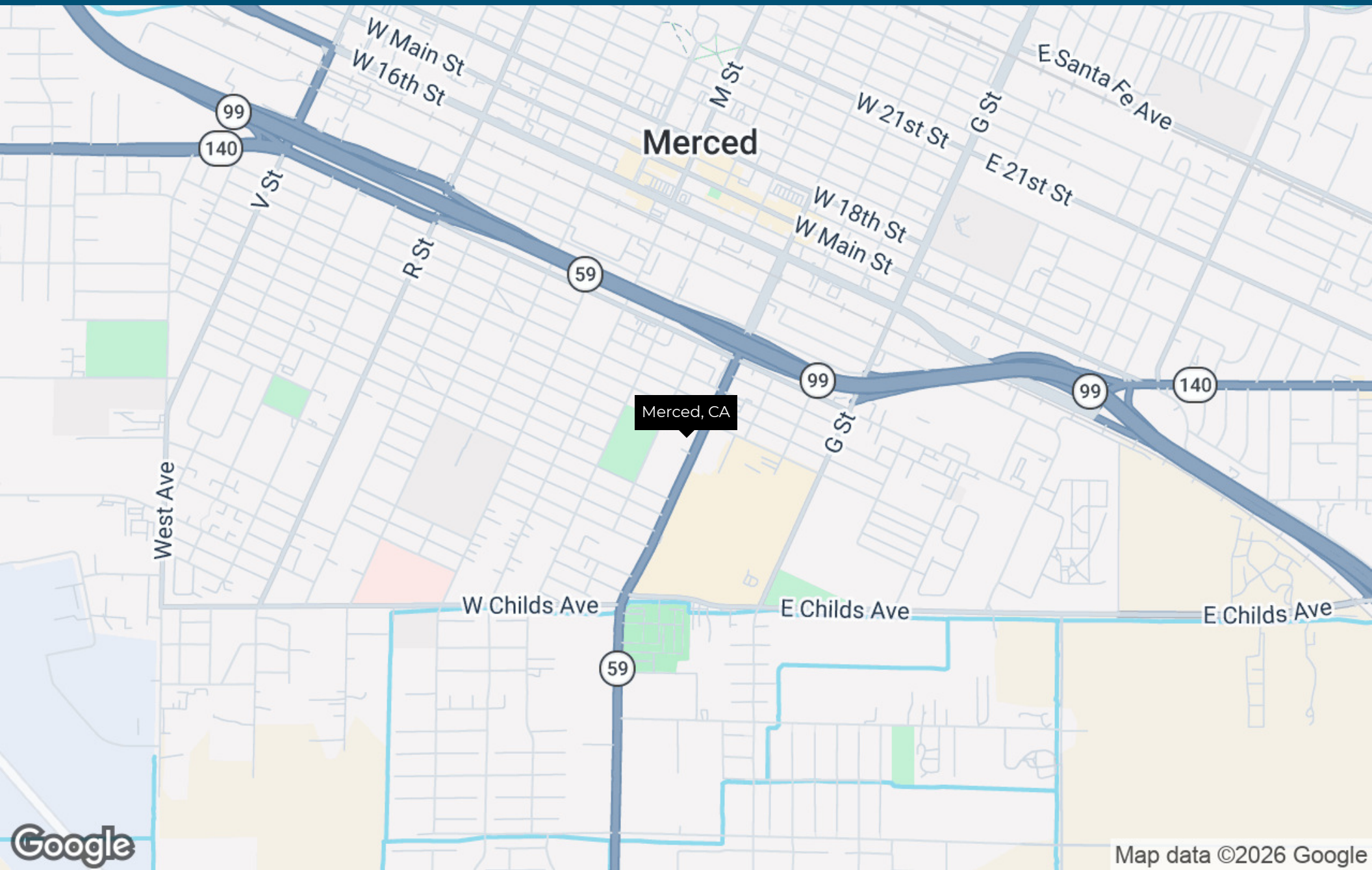


Location Information

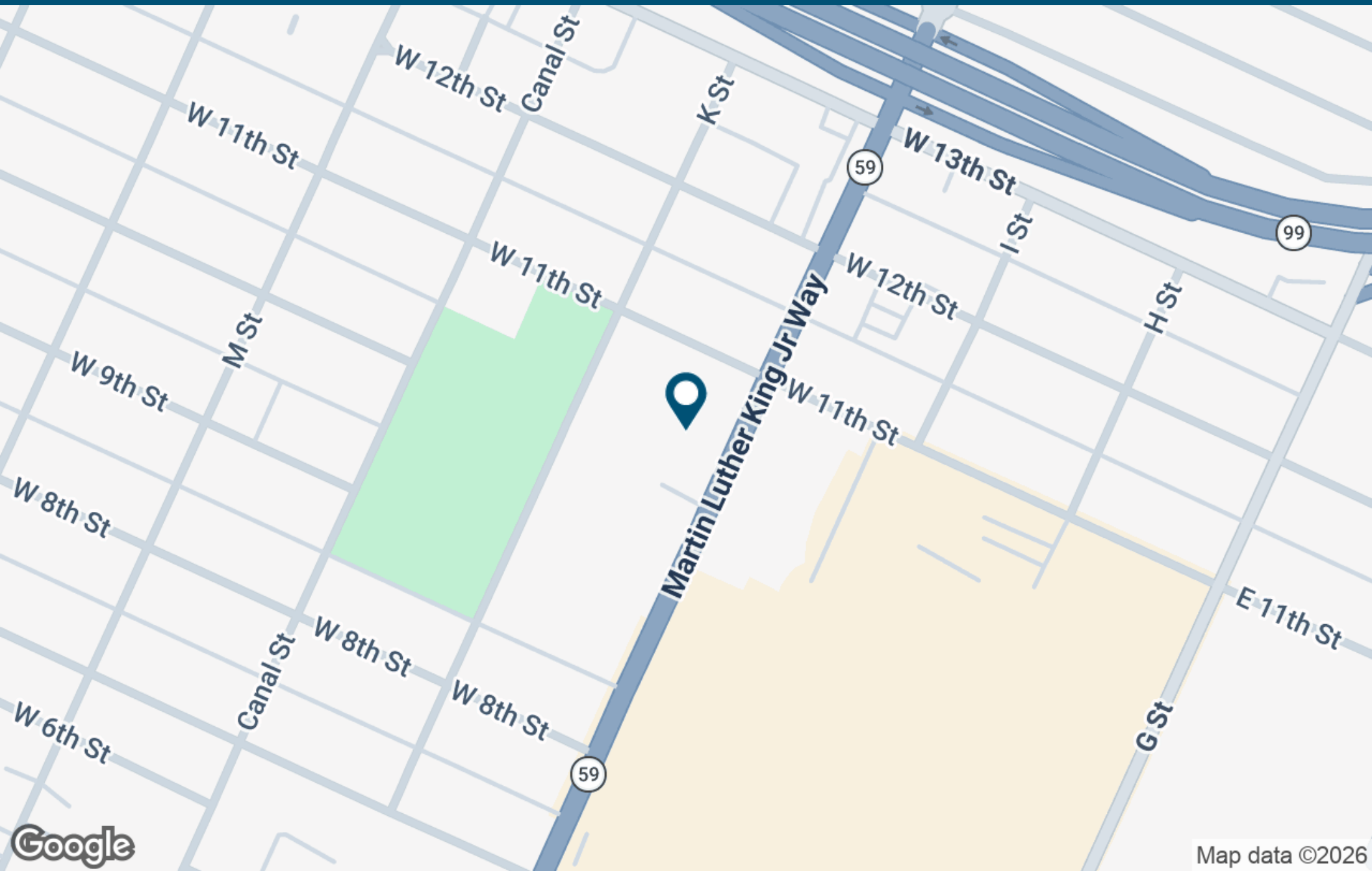
SECTION 2



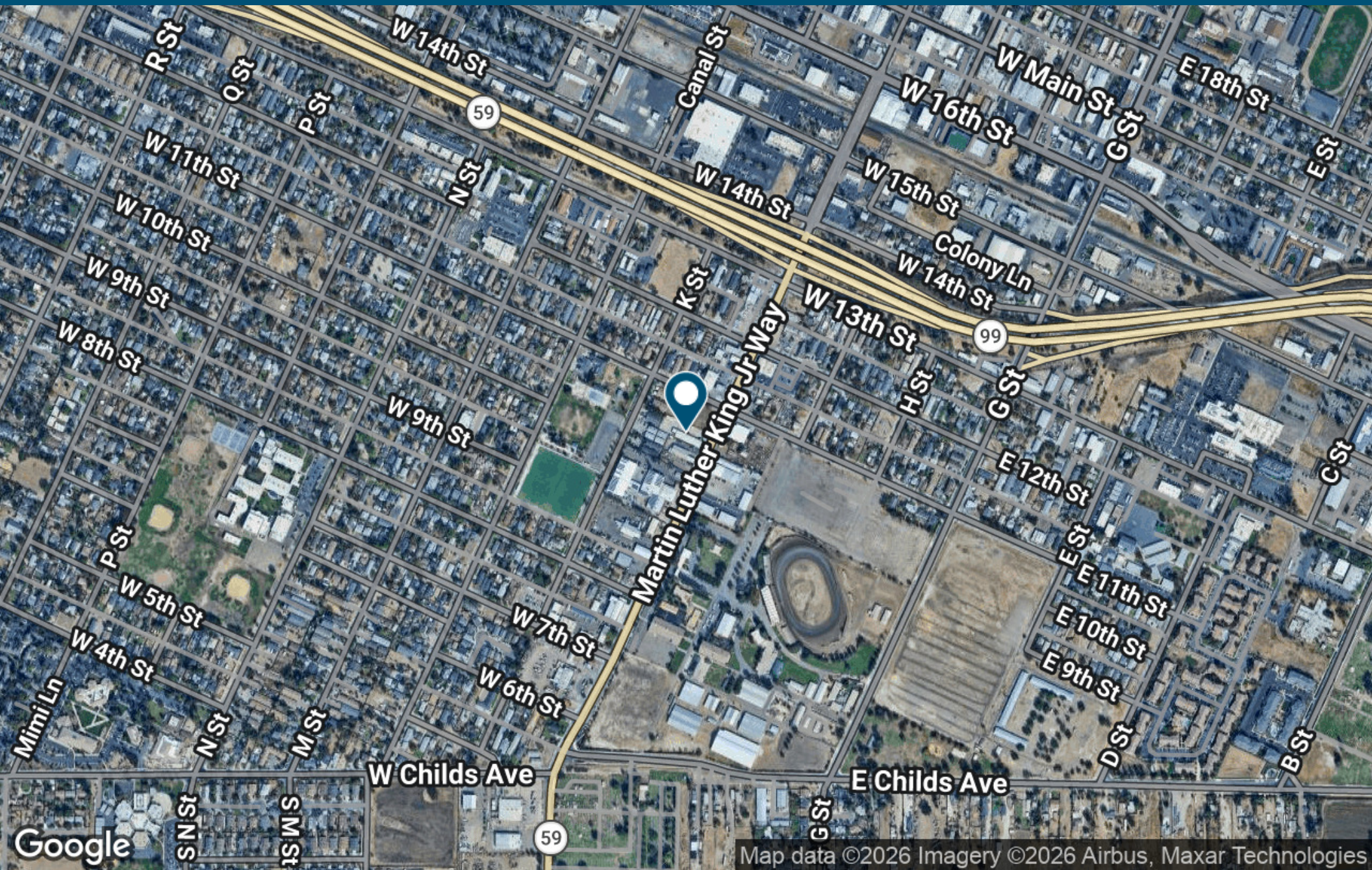
Regional Map



Location Map



Aerial Map



Demographics

SECTION 3



Demographics Map & Report

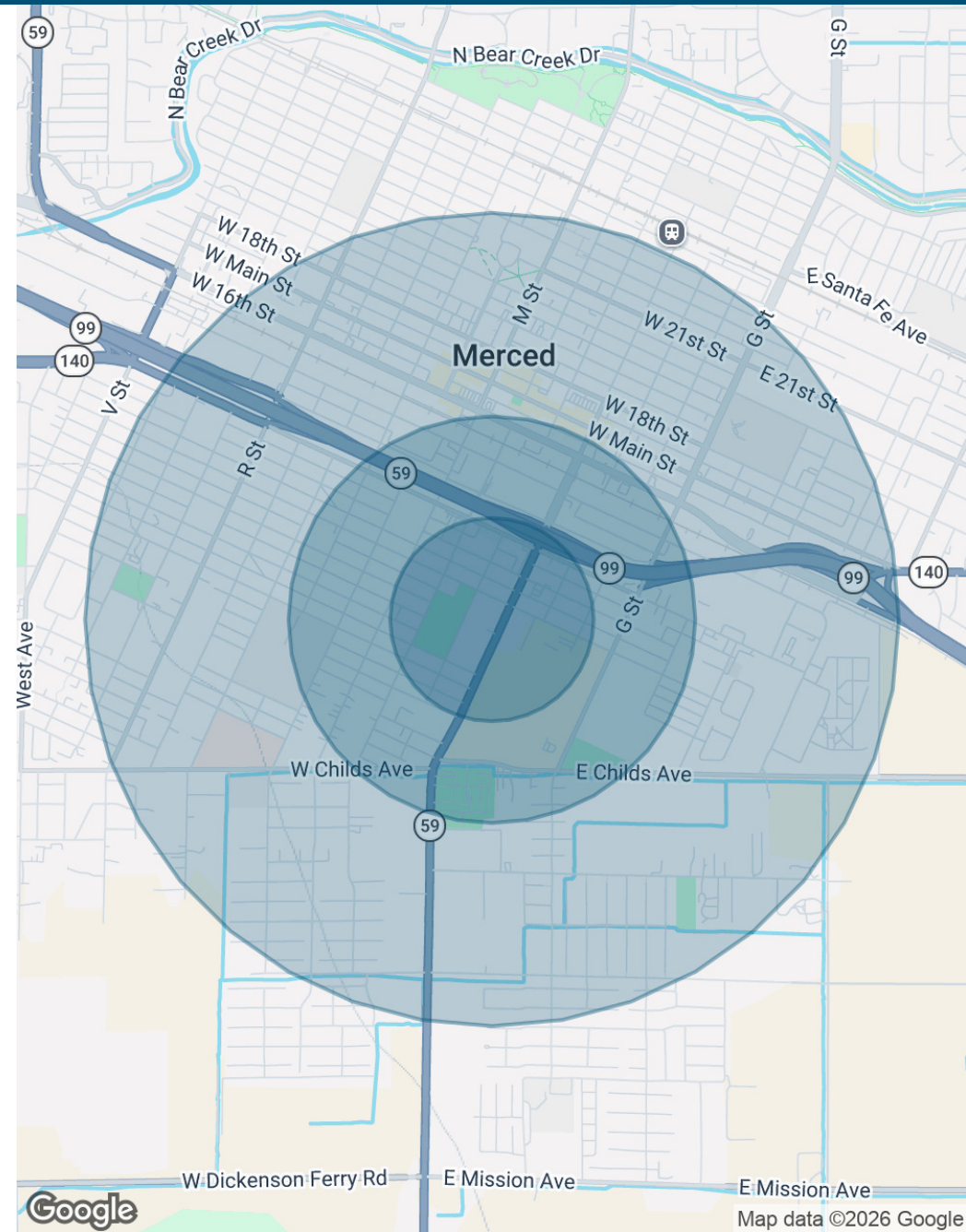
Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,758	5,111	17,124
Average Age	23.1	25.0	27.2
Average Age (Male)	26.0	26.8	26.9
Average Age (Female)	28.8	29.4	29.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	414	1,355	4,813
# of Persons per HH	4.2	3.8	3.6
Average HH Income	\$56,348	\$54,721	\$56,408
Average House Value	\$229,399	\$234,559	\$256,994

2023 American Community Survey (ACS)



Advisor Bios

SECTION 4

Dan Del Real, CCIM // CEO, Managing Broker // CalDRE #01501195 // 209.285.9912 // dan@dandelreal.com



**DEL REAL
COMMERCIAL**

Advisor Bio 1



Dan Del Real, CCIM

CEO, Managing Broker

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CalDRE #01501195

Professional Background

Dan Del Real is a commercial real estate advisor serving property owners across California's Central Valley and Central Coast. Through Del Real Commercial, he specializes in retail & investment property in Northern California — with a practice built around owners navigating life and business transitions. Dan's approach is straightforward: understand the owner's full picture first, then bring the market knowledge and transactional expertise to get the right outcome. Clients work with Dan because they want an advisor in their corner, not just a broker at the table.

Memberships

Certified Commercial Investment Member
International Council of Shopping Centers Member
Merced County Association of Realtors Member

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