

Office Space Available

Mixed-use retail, restaurant, and office
location in North Merced

**731 - 779 E. Yosemite Ave.
Merced, CA**

Michelle Esquibias | 209-383-2244 x129



Site Overview

Promenade Center is positioned on E. Yosemite Ave. near key North Merced demand drivers.



TRAFFIC

17,000+ daily

HH INCOME

\$85k+

YEAR BUILT

2005

Nearest retail center to UC Merced, Merced College, Mercy Hospital, and more

Dining and shopping destination for over 21 years
Diverse tenant mix with retail, restaurants, services, and office users
Neighborhood Commercial zoning

Property Summary

Current availability and key leasing details for Promenade Center.

CURRENT AVAILABILITY	SUITE DETAILS	BEST FIT
755 Suite K 1,000 SF	Built out as a dental school with reception, 4 private office/exam rooms, and private restroom.	Medical, dental, wellness, or professional office
767 Suite D 2,827 RSF / 2,480 USF	7 private offices, large bullpen, large conference room, wellness room, break room with high-end appliances, and exquisite finishes throughout.	Executive office, professional services, training, or headquarters

AVAILABLE

1,000-2,827 SF

RATE

\$2.75-\$3.00/SF/mo*

NNN

Plus NNN

ZONING

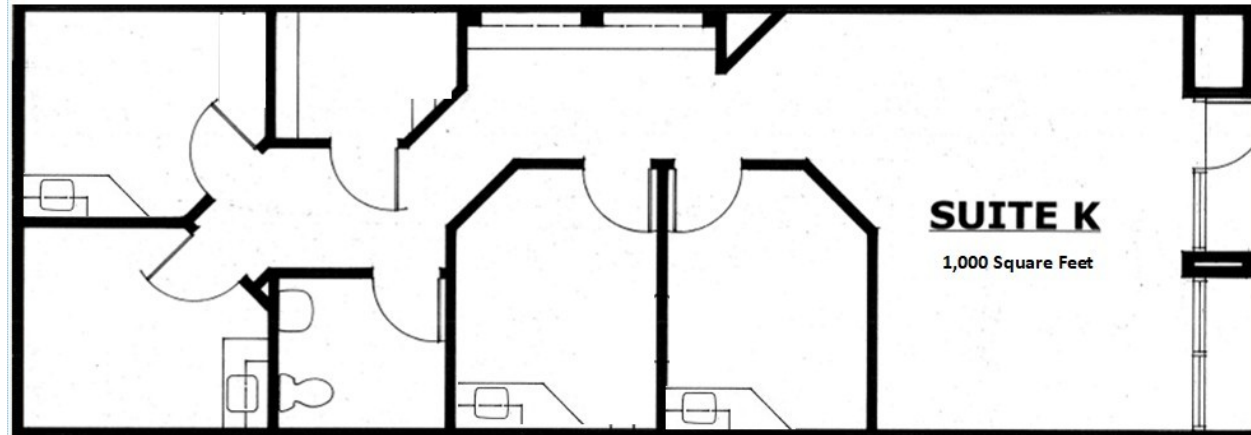
Neighborhood
Commercial

NOTE

*Negotiable

755 E. Yosemite Ave. - Suite K

1,000 SF office suite with reception, private rooms, and restroom.



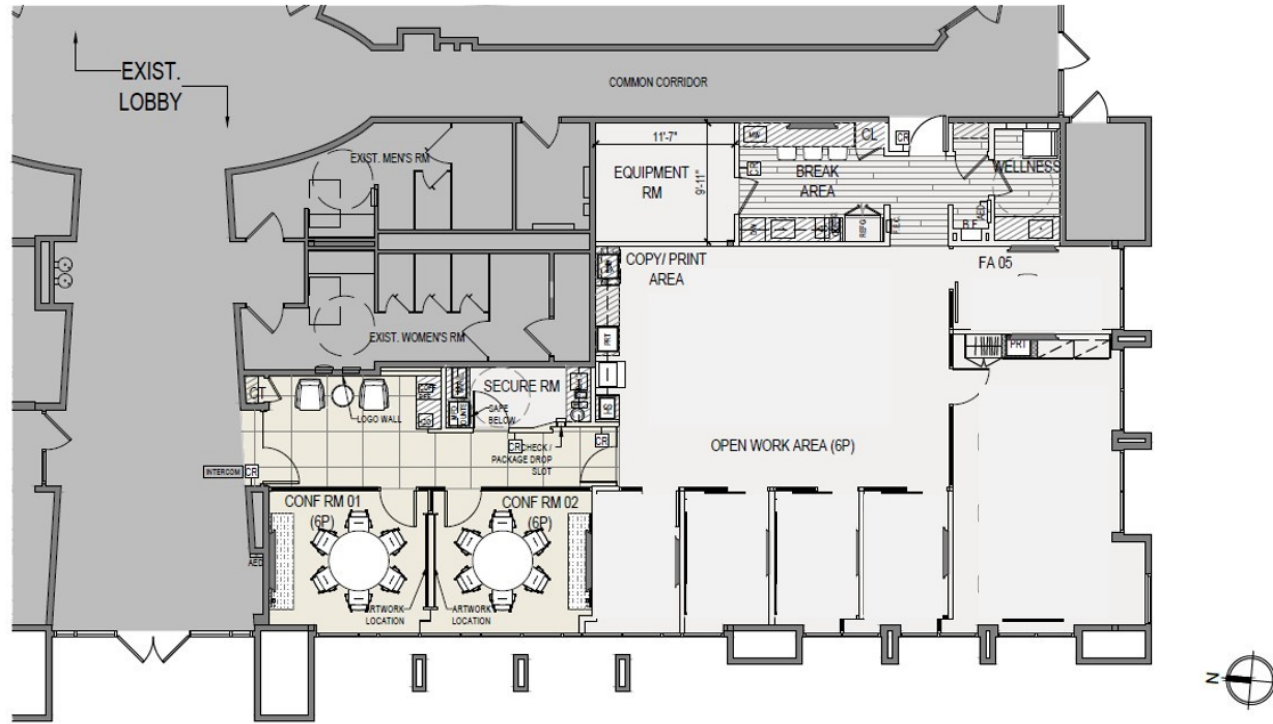
Space Information

1,000 square feet
Built out as a dental school
Reception area
4 private office/exam rooms
Private restroom
Strong fit for medical, dental, wellness, or professional office users

Flexible small-suite option with existing room layout already in place.

767 E. Yosemite Ave. - Suite D

2,827 rentable SF / 2,480 usable SF executive office suite.



Space Information

2,827 rentable SF
2,480 usable SF
7 private offices
Large bullpen/open work area
Large conference room
Wellness room
Break room with high-end appliances
Exquisite finishes throughout

Polished office suite designed for a larger team or headquarters use.

Tenant Mix & Location Strength

Established center with food, service, wellness, retail, and professional office users.

Retail / Office

Mid Valley IT
Pearson Vue
Zen Nails & Spa
EDGE Barbershop
Prestigio Jewelers
EECU
I Love Spa
Massage / Beauty Suites
The Studio: Pilates & Functional Training
Postal Connection
Kumon
Element Salon & Yoga

Restaurants

Agaves
Thai Cuisine II
Wingstop
Strings Italian Cafe
Turmeric Indian Cuisine
Mimosas Cafe
Port of Subs
Quickly
Teriyaki Don
Frozen World



CENTER AGE

21+ years

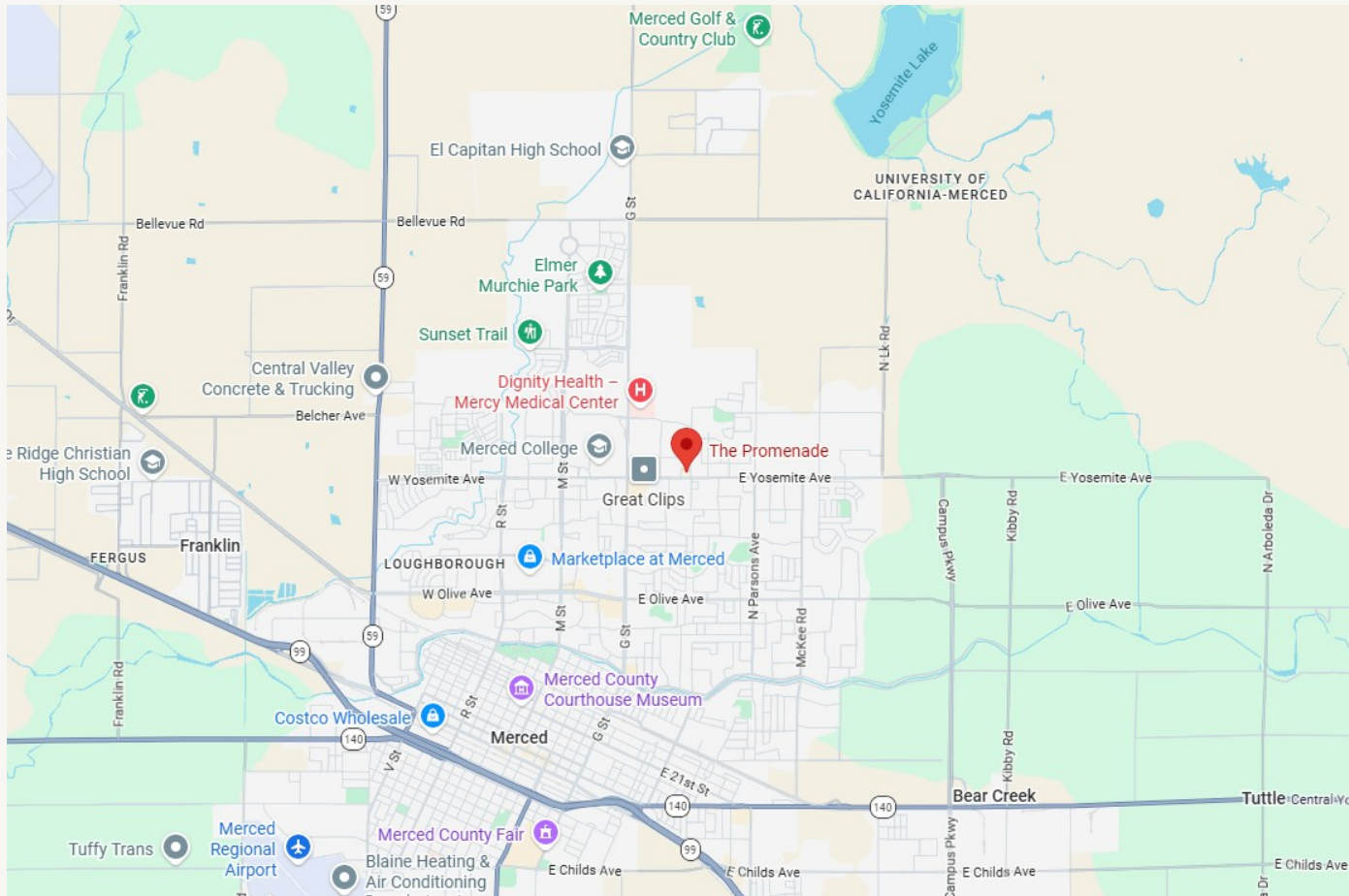
LOCATION

North Merced

Diverse existing tenant base supports steady customer draw.

Maps & Contact

For lease information, tours, and deal terms, contact Heritage Management.



Michelle Esquibias

Area Manager
209-383-2244 x129
michellee@hmgmt.com

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