

345 W 18th st
Merced, CA



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EXECUTIVE SUMMARY

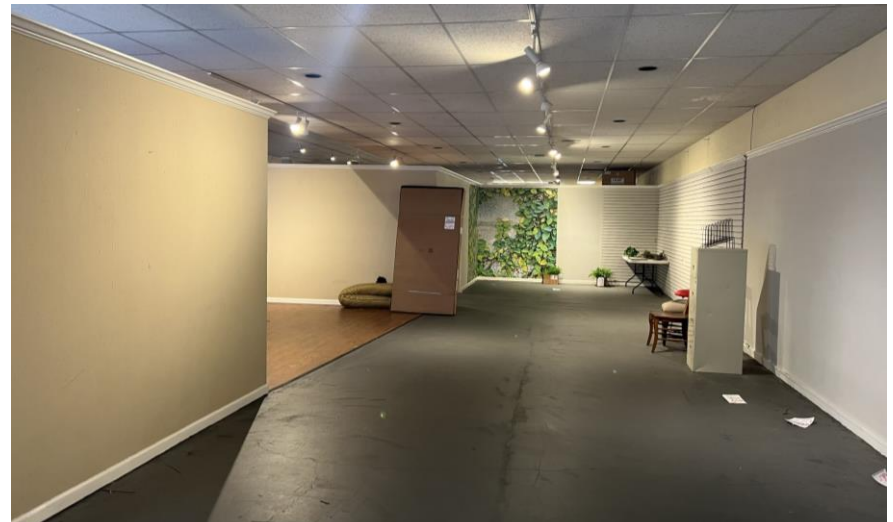
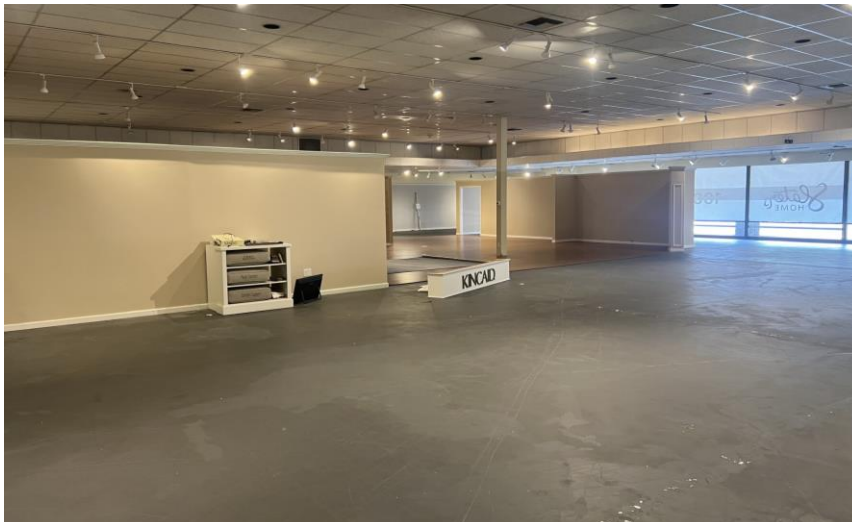
Positioned in the heart of Merced, **345 W 18th** offers the perfect location in the active and evolving downtown corridor. Its strategic location places it within close proximity to established businesses, government offices, dining, pedestrian traffic and high volume of City Parking immediately surrounding the property.

Spanning 14,381 square feet with the potential to create multiple suites allows for a wide range of possibilities for investors and owner users.



PROPERTY DESCRIPTION

Property Address	345 W 18 th st. Merced, CA 95340
APN	031-072-017
Square Footage	±14,381
Lot Size	±18,748 square feet
Zoning	C-C Central Commercial
Private Parking	12 Designated stalls at rear of Building.
Public Parking	Ample City Parking lots & Street parking
Year Built	1966
Price	\$1,949,000.00
Price per SF	\$135.52



AERIAL VIEW WITH IMMEDIATE CITY PARKING

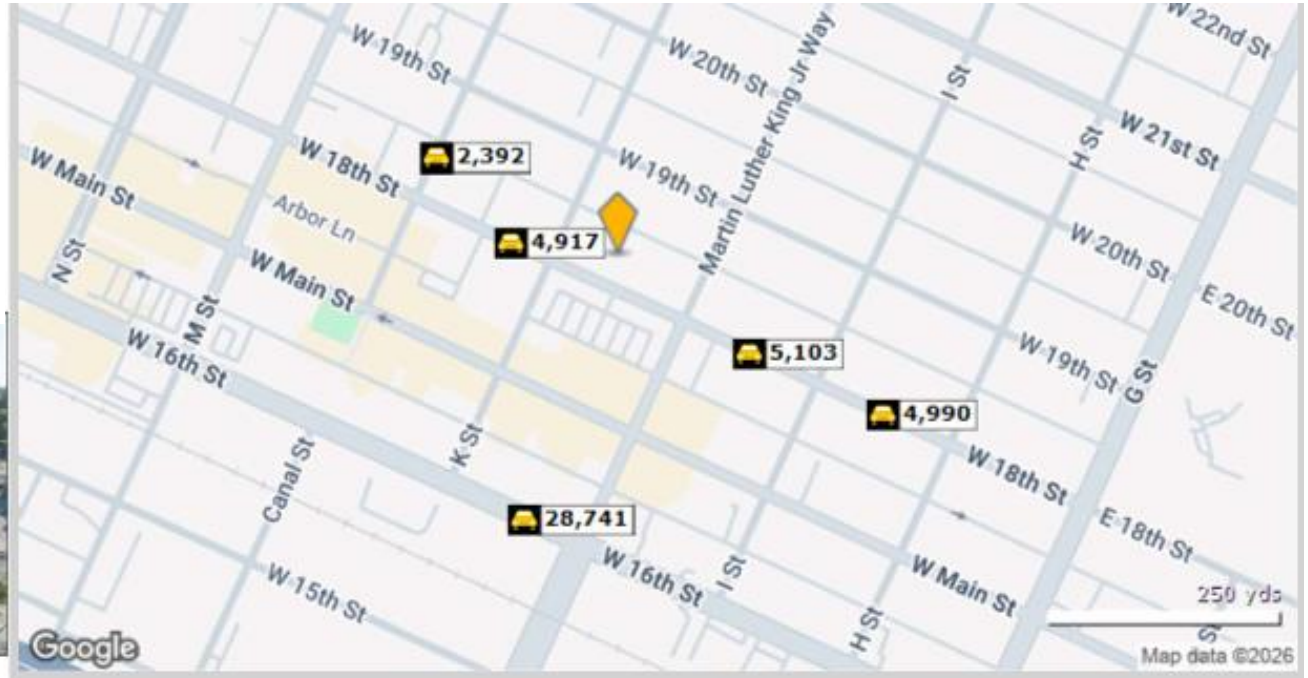


345 W 18th has ample parking lot space that is city owned and maintained as well as street parking.

TRAFFIC COUNT REPORT

345 W 18th st

Traffic count



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 18th St	K St	0.03 SE	2024	4,974	MPSI	.07
2	W 18th St	K St	0.03 SE	2025	4,917	MPSI	.07
3	W 18th St	Mlk Jr Way	0.04 NW	2024	5,162	MPSI	.10
4	W 18th St	Mlk Jr Way	0.04 NW	2025	5,103	MPSI	.10
5	Canal St	W 18th St	0.03 SW	2024	2,417	MPSI	.13
6	Canal St	W 18th St	0.03 SW	2025	2,392	MPSI	.13
7	W 16th St	Mlk Jr Way	0.04 SE	2025	28,303	MPSI	.17
8	W 16th St	Mlk Jr Way	0.04 SE	2024	28,741	MPSI	.17
9	W 18th St	I St	0.04 NW	2024	5,048	MPSI	.19
10	W 18th St	I St	0.04 NW	2025	4,990	MPSI	.19

ASSESSORS MAP

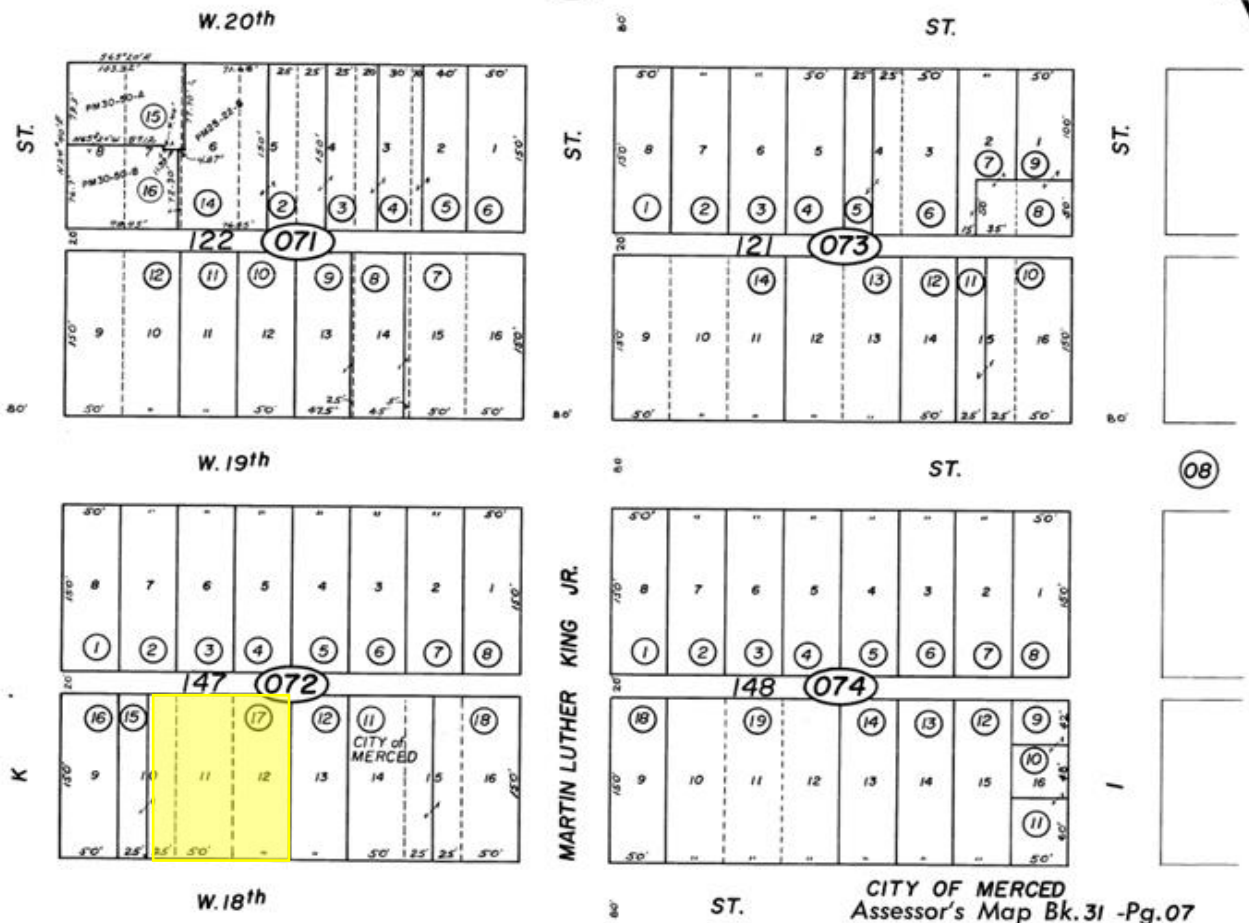
TOWN OF MERCED
 R.M. Vol. 2 Pg. 12
 POR. SEC'S. 19 & 30, T.7S., R.14E., M.D.B. & M.

Tax Rate Area
 5-00
 5-11
 5-50

31-07



Bk. 30



06

08

15

NOTE—Assessor's Block Numbers shown in Ellipses
 Assessor's Parcel Numbers shown in Circles

CITY OF MERCED
 Assessor's Map Bk. 31 -Pg. 07
 County of Merced, Calif.

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