

*345 W 18<sup>th</sup> 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.

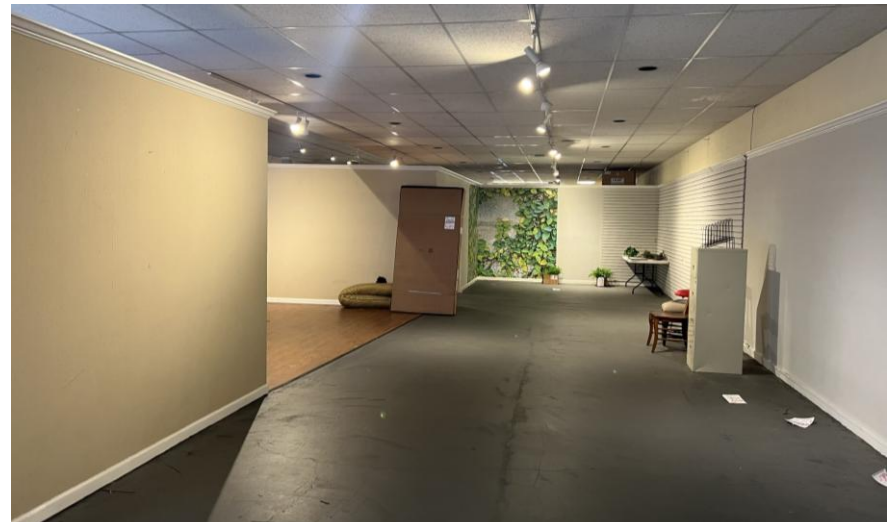
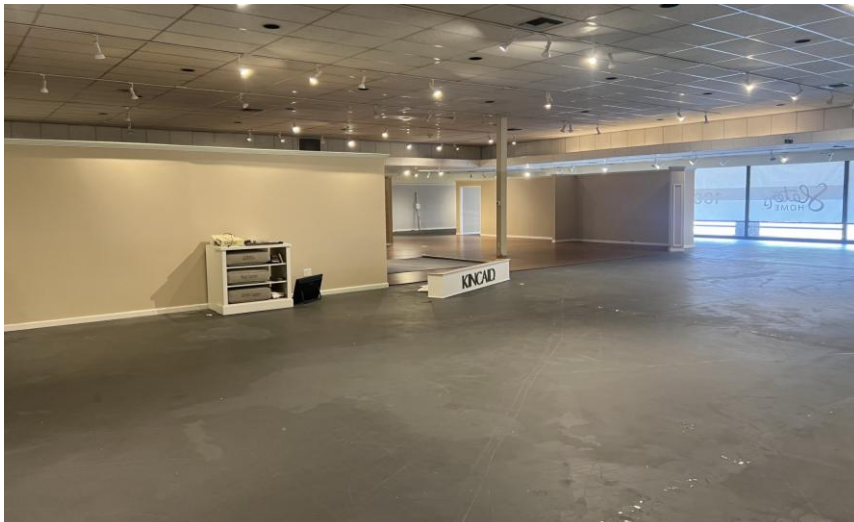
Spanning 14,381 square feet with the potential to create multiple suites allows for a wide range of possibilities for investors and owner users.



## PROPERTY DESCRIPTION

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



# AERIAL VIEW WITH IMMEDIATE CITY PARKING



345 W 18<sup>th</sup> has ample parking lot space that is city owned and maintained. Street parking is allowed on both side of the streets.

# AERIAL VIEW WITH CLOSE PROXIMITY CITY PARKING



City Lots & Parking Stall Counts:

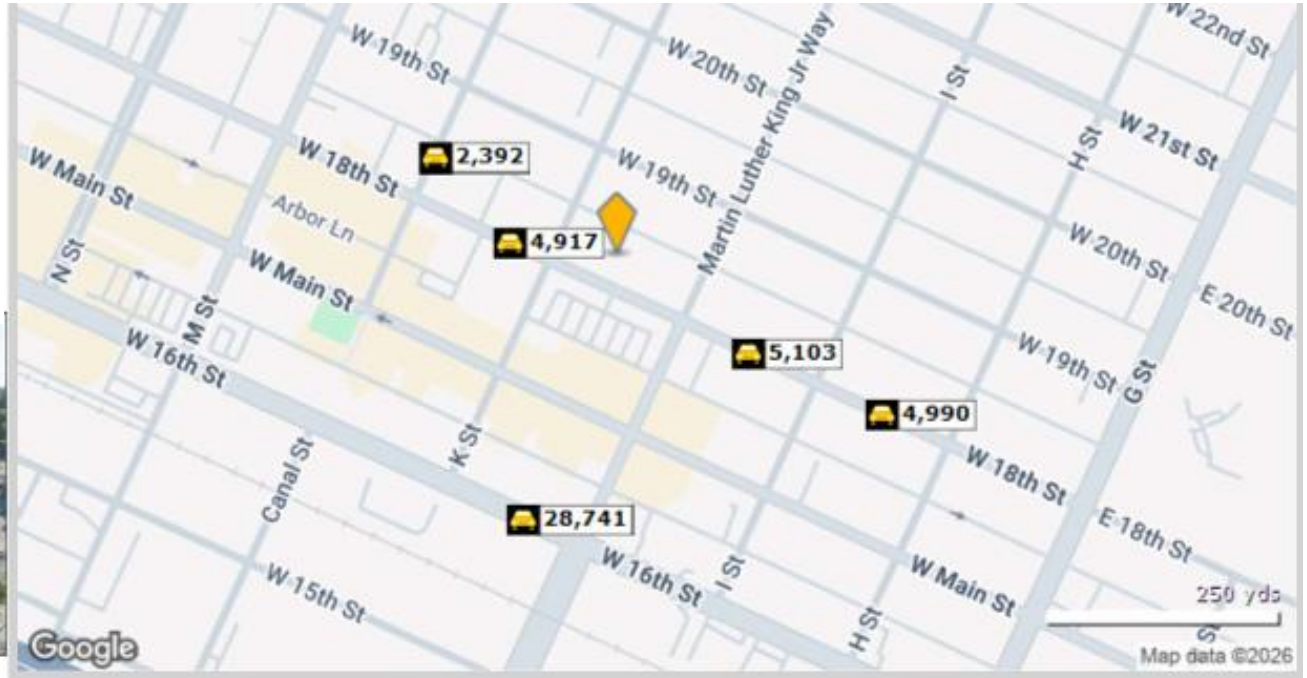
#1: 36 #2: 155 #3: 48 #4: 22 #5: 155 #6: 85 #7: 62 #8: 18 #11: 177 #13: 136



# TRAFFIC COUNT REPORT

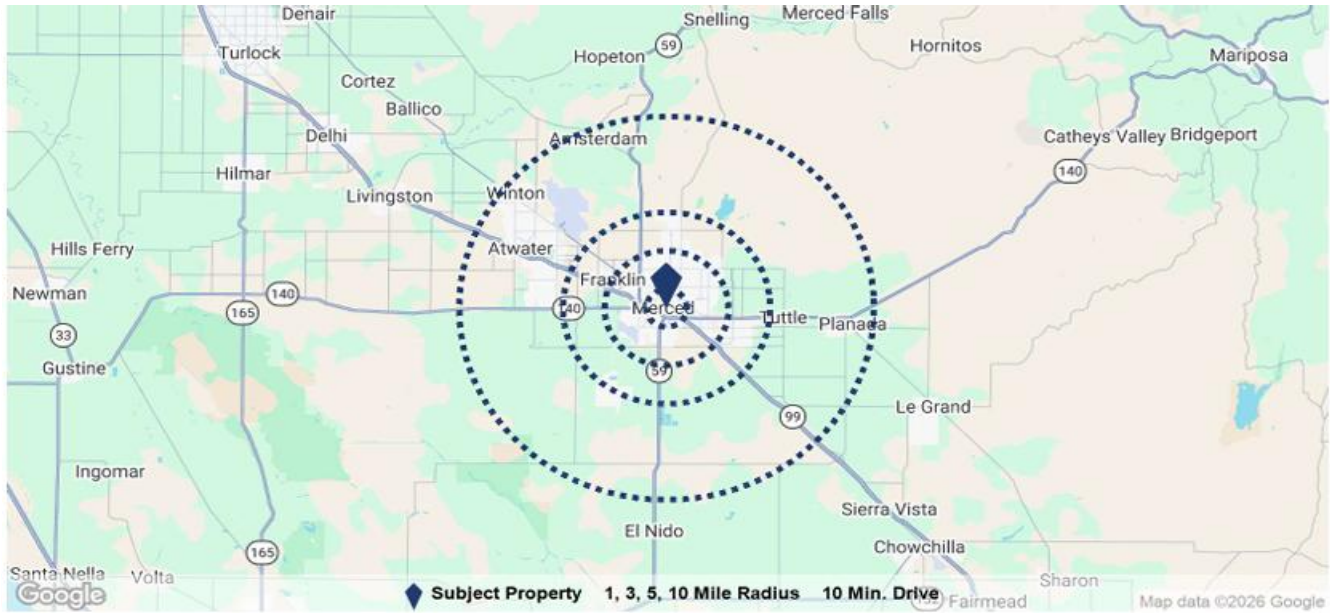
## 345 W 18<sup>th</sup> st

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

# POPULATION DATA



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>10 Min. Drive</b>
Population	17,187	93,539	111,449	168,632	119,724
5 Yr Growth	5.1%	6.5%	7.0%	6.6%	4.2%
Median Age	32	32	32	32	31
5 Yr Forecast	34	33	34	34	33
White / Black / Hispanic	80% / 6% / 68%	75% / 6% / 56%	75% / 6% / 55%	78% / 5% / 58%	76% / 5% / 53%
5 Yr Forecast	80% / 6% / 70%	75% / 6% / 58%	75% / 6% / 57%	78% / 5% / 59%	76% / 5% / 56%
Employment	10,956	31,134	33,273	42,948	44,397
Buying Power	\$198.7M	\$1.6B	\$2B	\$3B	\$2.2B
5 Yr Growth	8.2%	9.6%	10.0%	9.4%	8.1%
College Graduates	11.3%	15.3%	16.1%	14.9%	20.3%
<b>Household</b>					
Households	5,440	29,054	33,870	50,591	36,469
5 Yr Growth	5.2%	6.6%	7.0%	6.7%	4.2%
Median Household Income	\$36,526	\$54,051	\$58,641	\$60,001	\$61,133
5 Yr Forecast	\$37,560	\$55,564	\$60,265	\$61,508	\$63,412
Average Household Income	\$54,477	\$74,724	\$79,166	\$79,937	\$82,487
5 Yr Forecast	\$55,876	\$76,309	\$80,807	\$81,604	\$85,181
% High Income (>\$75K)	21%	35%	38%	39%	39%

# ASSESSORS MAP

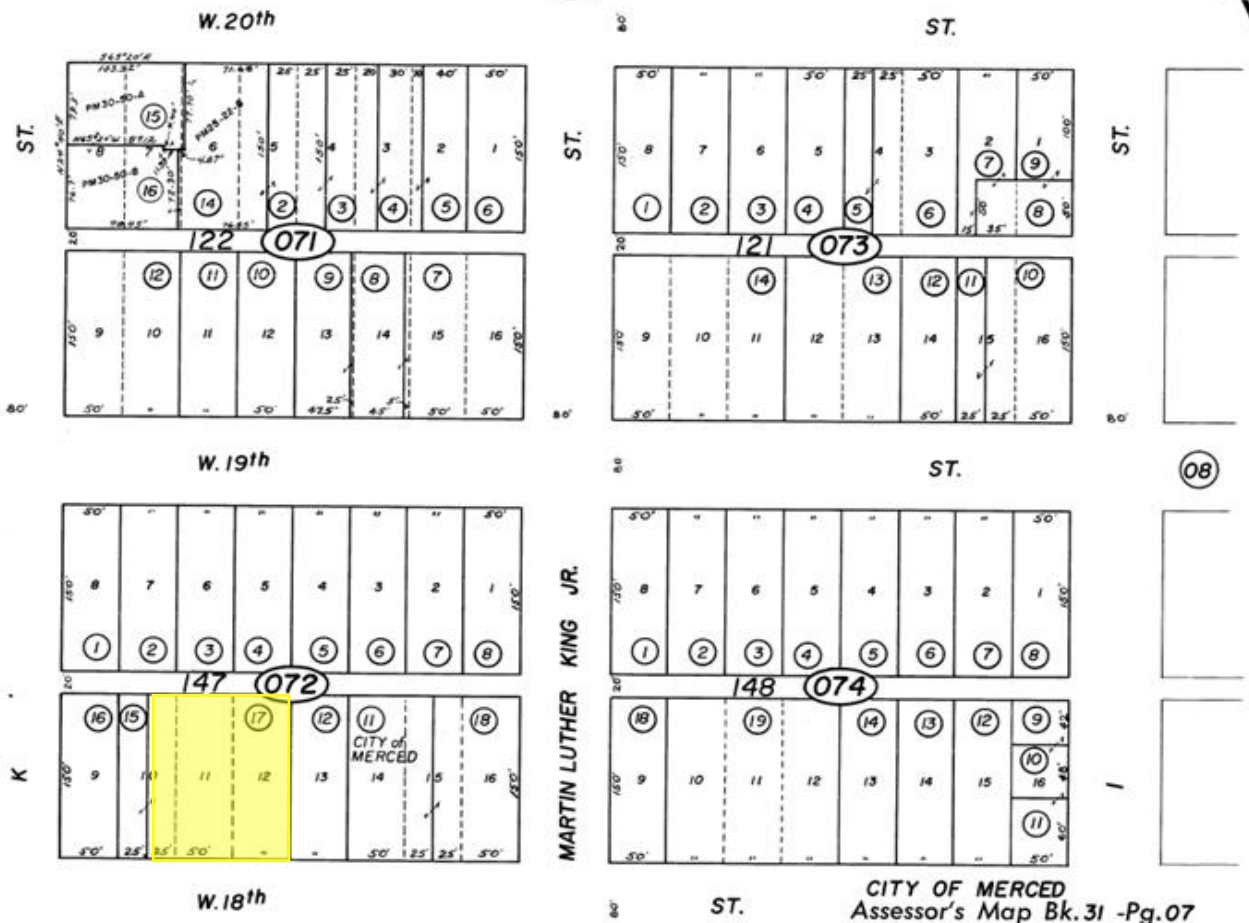
TOWN OF MERCED  
 R.M. Vol. 2 Pg. 12  
 POR. SEC'S. 19 & 30, T.7S., R.14E., M.D.B. & M.

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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