

# MARKETPLACE AT MERCED

663 FAIRFIELD DR

MERCED, CA

FOR LEASE

3,267 SF RETAIL SUITE

# ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

LEASE SIGNED!



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- Anchored by Crunch Fitness and Michaels
- Adjacent to the Marketplace at Merced
- Abundant parking
- Close proximity to Hwy 99
- Prominent signage opportunity on the Marketplace at Merced pylon on W. Olive Ave
- First time on the market in 5+ years



**PROPERTY DETAILS:**

The Marketplace at Merced is undergoing a major redevelopment and part of the major retail corridor in Merced.

Diverse mix of national tenants in the surrounding area, including: JCPenney, Boot Barn, Vallarta Market, Sephora, Target, Starbucks, dd's Discounts, CVS Pharmacy, Five Below, Kohl's, and many more.

Crunch Fitness now open! Raising Cane's lease signed!

**LEASE RATE:**

Suite 663: 3,267 SF \$4,868.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.34 PSF.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,989	96,869	111,382
2023 Average HH Income:	\$63,356	\$78,365	\$79,777
2023 Traffic Count @ W Olive St	33,034 & M St 10,802		

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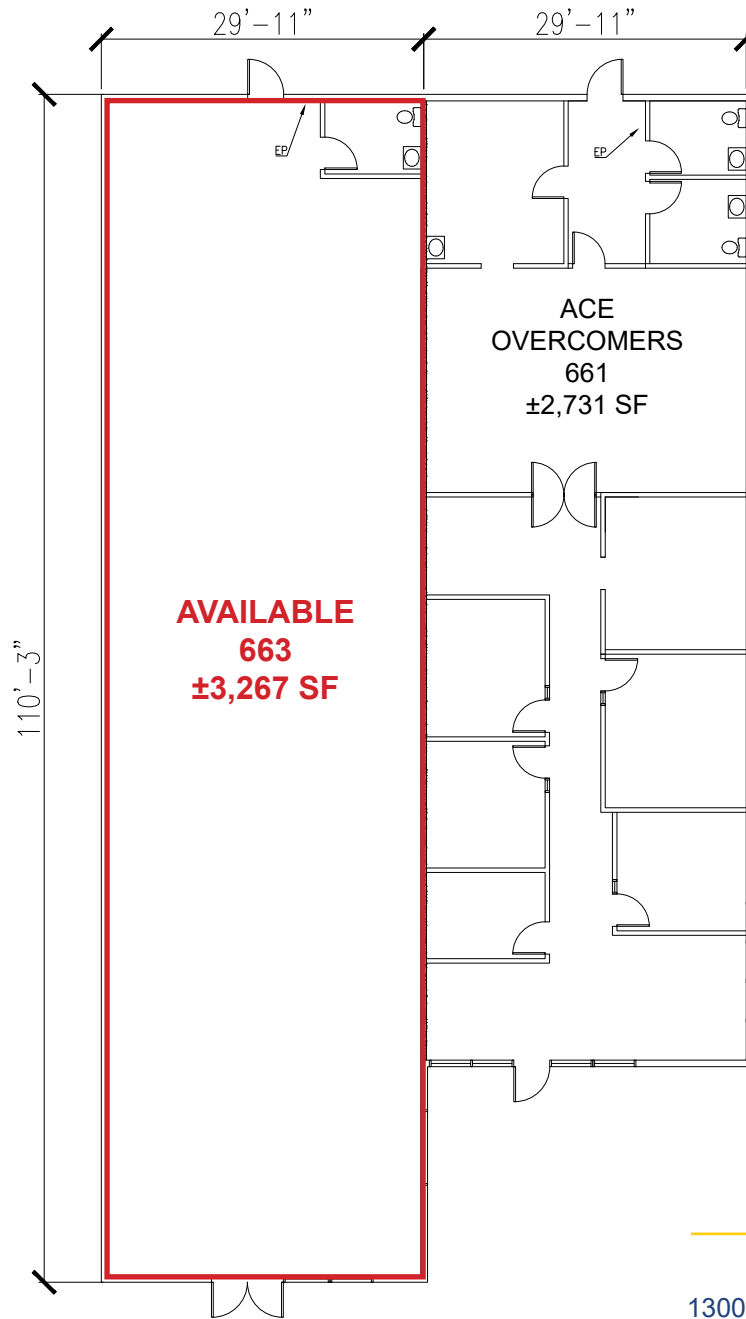
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**FLOOR PLAN**

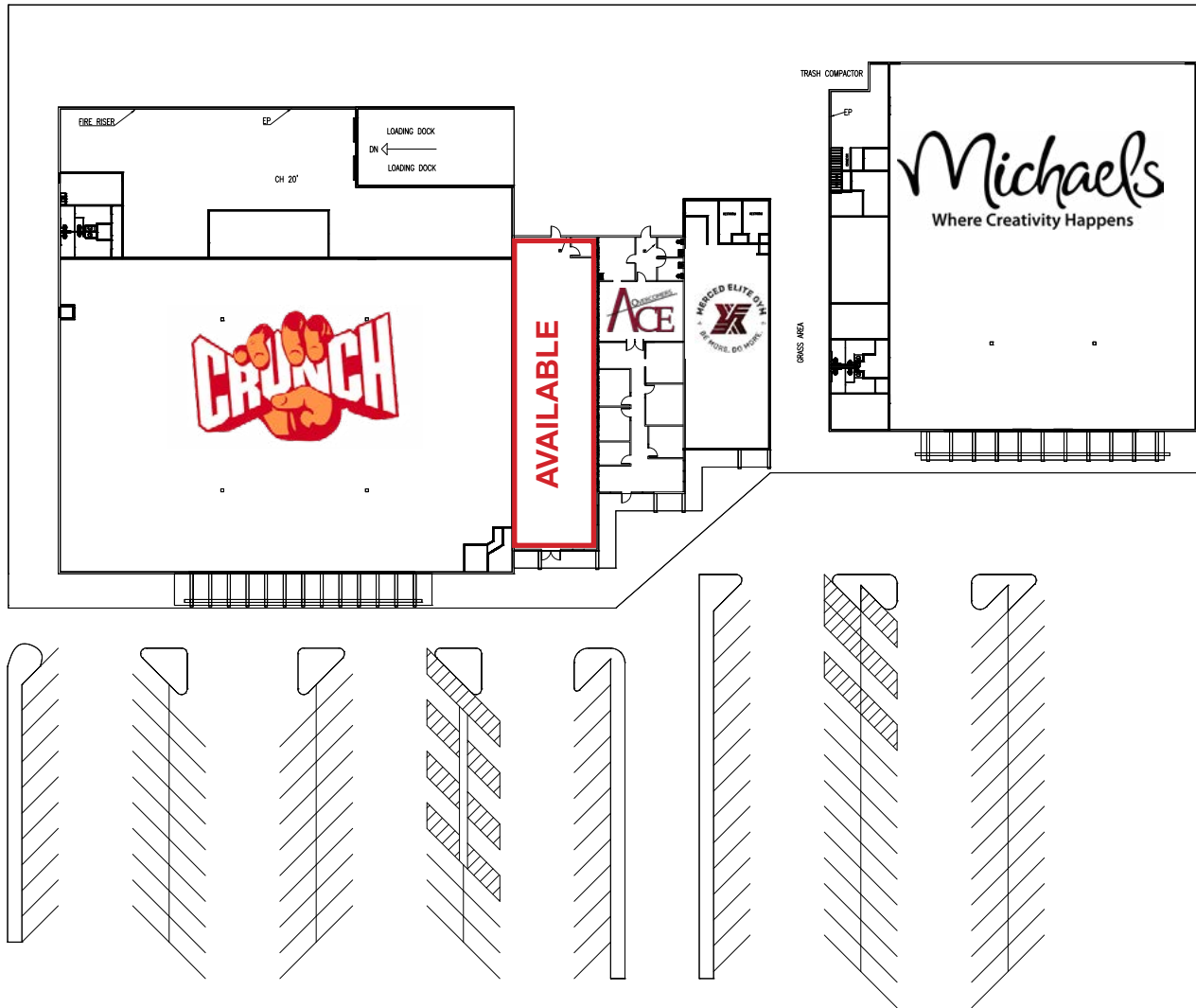


Suite	SF	Lease Rate	Monthly Rent
663	3,267	\$1.49 PSF, NNN	4,868.00
NNN costs are approximately \$0.34 PSF.			

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SITE PLAN



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