

AVAILABLE FOR LEASE
NEW PAD OPPORTUNITY WITH DRIVE-THRU OPTION

NWQ OLIVE AVENUE & R STREET

MERCED, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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PROPERTY INFORMATION

Availability: 2,800± SF
with Drive-Thru option

Zoning: C (*Commercial*)

APN: 058-090-005 (*County Text*)

PROJECT INFORMATION

Land: 5.43± Acres

Building Area: 63,900± SF
(E) Majors: 55,900± SF
(E) Shops: 4,000± SF
(N) Shops W/ DT: 4,000± SF

Parking: 209± Stalls | 3.2/1,000± SF
(E) Major: 1 per 300 | 186 Stalls
(E) Shops: 1 per 300 | 13 Stalls

(N) Shops W/ DT
Retail Use (2,500± SF): 1 per 300 | 8 Stalls
Food Use (1,500± SF): 1 per 100 | 15 Stalls

Total Parking Required: 222 Stalls

LOCATION DESCRIPTION

The subject property is adjacent to Ross Dress for Less, Food 4 Less and 99 Cents Only. It is centrally located in the retail corridor of Merced.



Contact Agent
FOR LEASE RATE

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AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	19,462	100,370	119,262
	2024 Estimate	18,563	94,765	112,275
	Growth 2024-2029	4.84%	5.92%	6.22%
	Growth 2020-2024	11.10%	13.19%	6.10%
	Growth 2010-2020	5.45%	1.49%	9.09%
HOUSEHOLD	2029 Projection	7,166	32,188	36,915
	2024 Estimate	6,831	30,304	34,678
	Growth 2024-2029	4.90%	6.22%	6.45%
	Growth 2020-2024	12.45%	13.52%	6.33%
	Growth 2010-2020	2.33%	1.41%	7.92%
	2024 Est. Average HH Income	\$61,636	\$74,963	\$77,084

Source: Claritas 2024



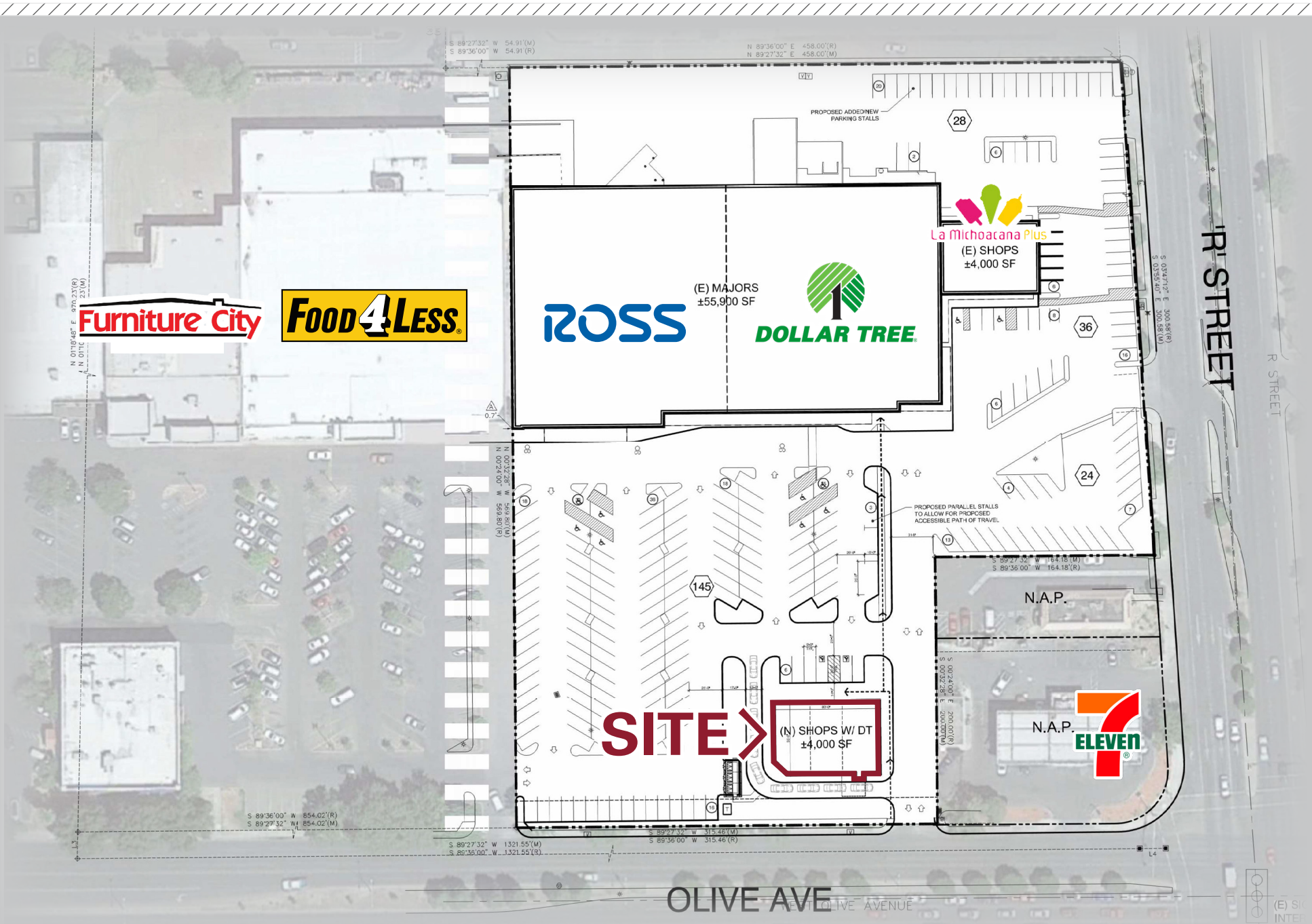
TRAFFIC COUNTS

(Within a One Mile Radius)

41,006± ADT

Olive Avenue at R Street
(N,S,E,W bound)

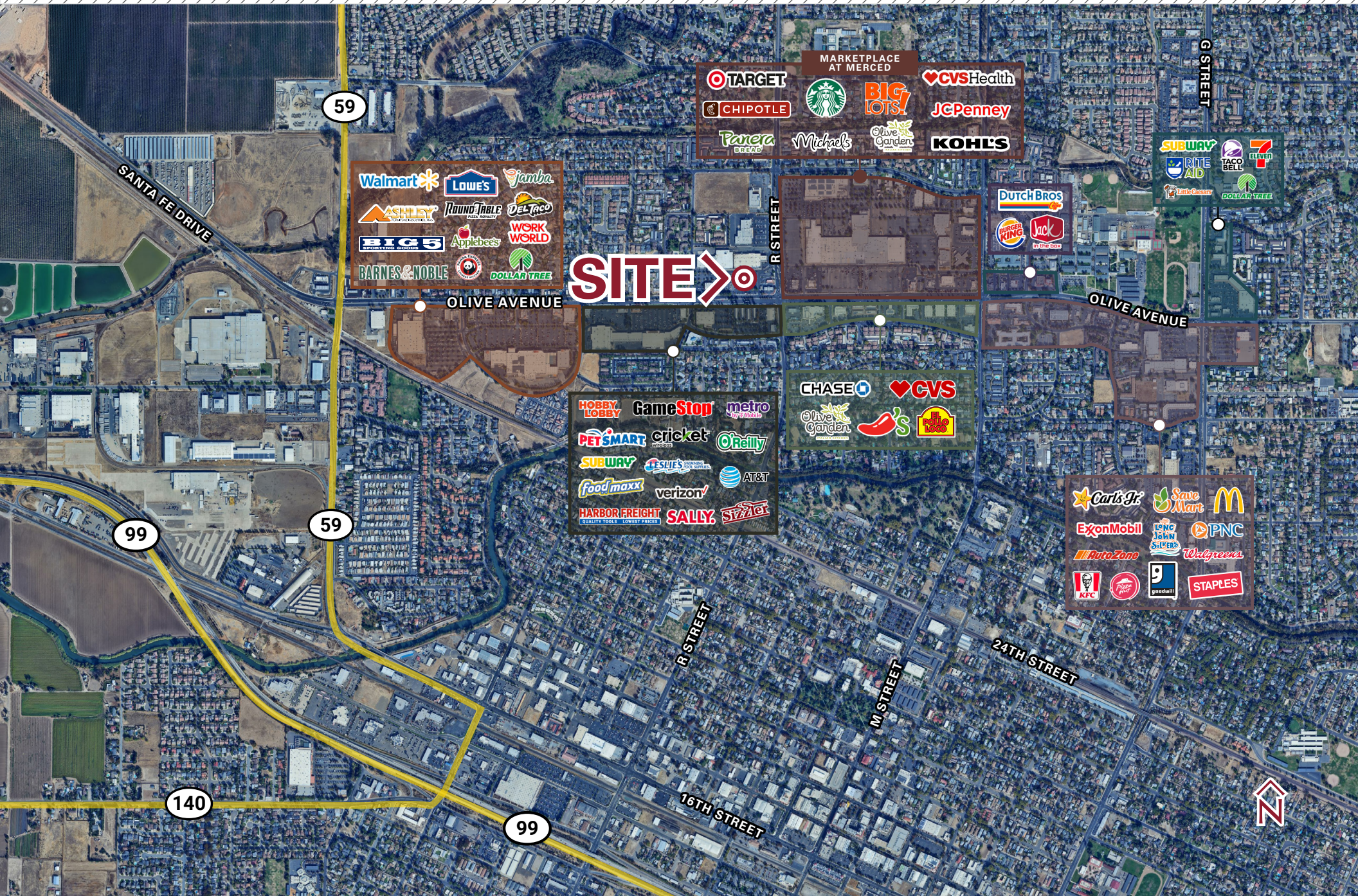
Source: Kalibrate TrafficMetrix 2024



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AERIAL
MAP



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