

MARKETPLACE AT MERCED

851 W OLIVE AVE

MERCED, CA

FOR LEASE

504 SF - 84,503 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW BEING REMODELED

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PROPERTY DETAILS:

Servicing a large geographic section of California’s Central Valley, Marketplace at Merced is undergoing a major redevelopment to ensure its long term dominance in the market. The 53-acre shopping destination will move towards becoming more entertainment and service-driven which will result in more foot traffic and repeat customers.

Located in the rapidly growing Central region of California, the city of Merced is projected to experience significant population growth. California’s population is estimated to grow by over 10M people by 2030, San Joaquin Valley is expected to see a significant portion of this growth.

Major surrounding national tenants include: Target, JCPenney, Kohl’s, Michael’s, Big Lots! and more.

In close proximity to Merced College and surrounded by dense residential population.



LEASE RATES:

Available upon request.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,957	96,157	112,306
2023 Average HH Income:	\$72,332	\$83,337	\$85,147
Traffic Count @			
W Olive Ave:	±25,000 VPD		
R Street:	±15,000 VPD		
M Street:	±17,000 VPD		

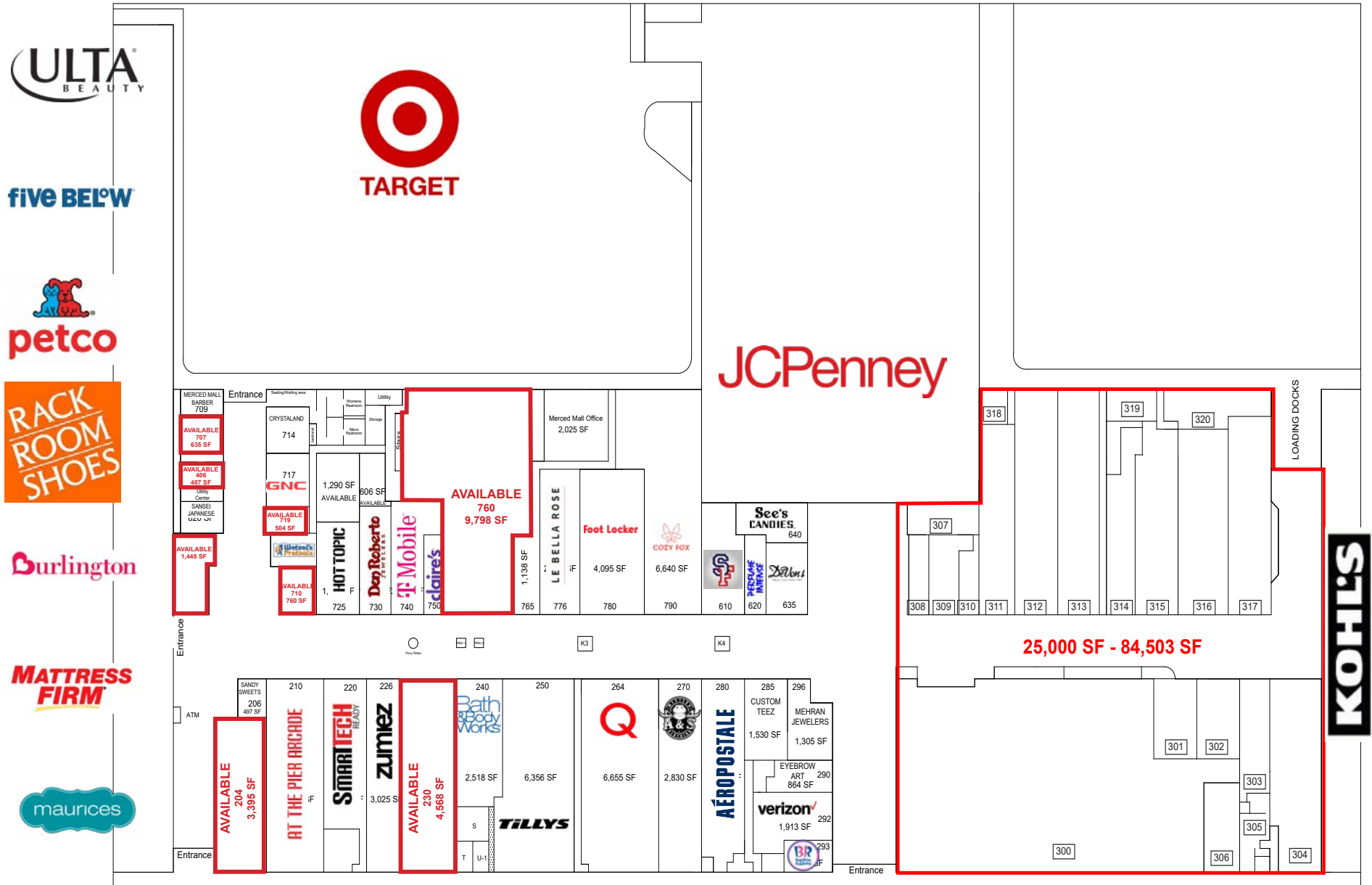
In 2023 Merced Mall had 3.66 million visitors per year.

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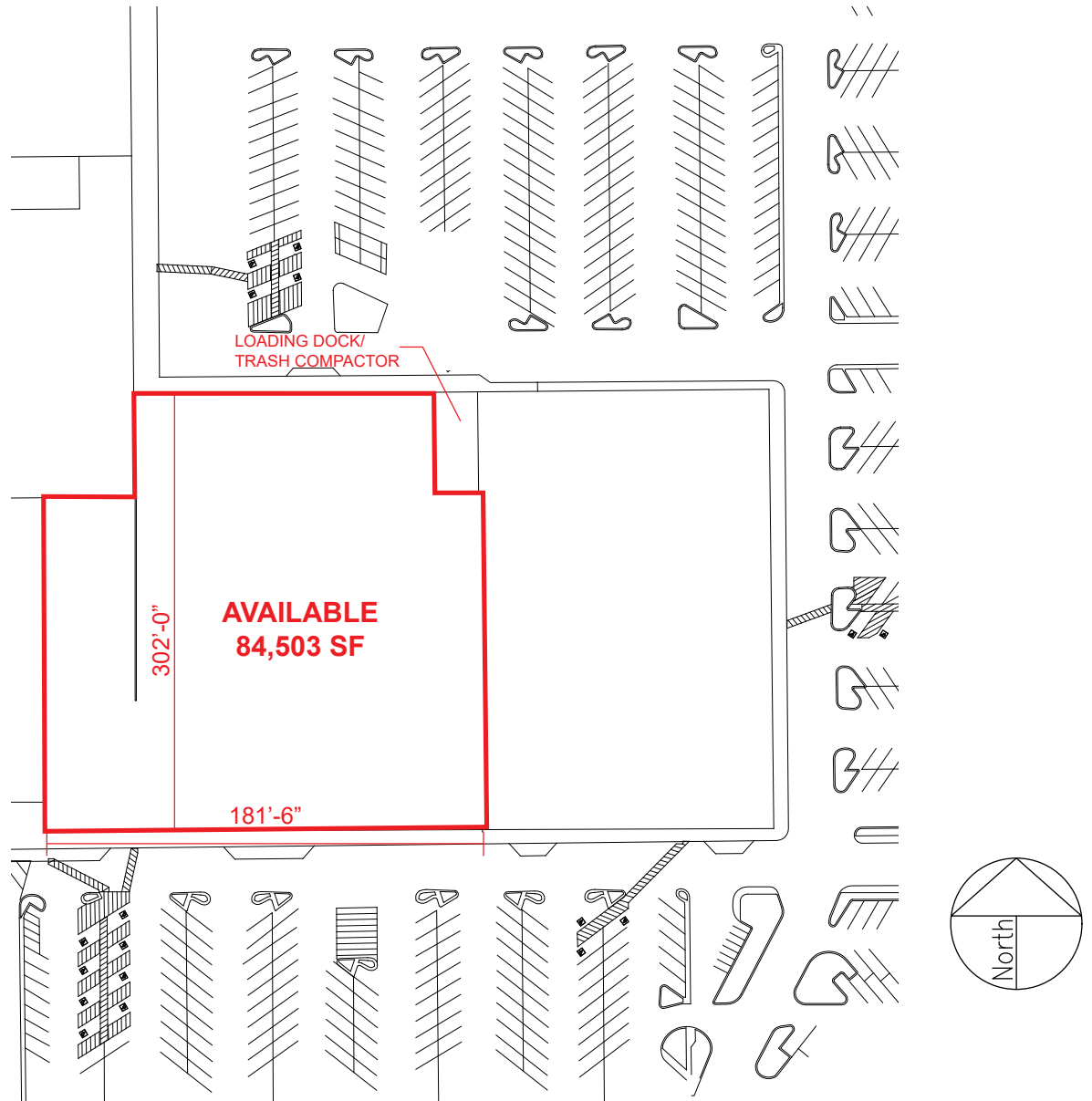
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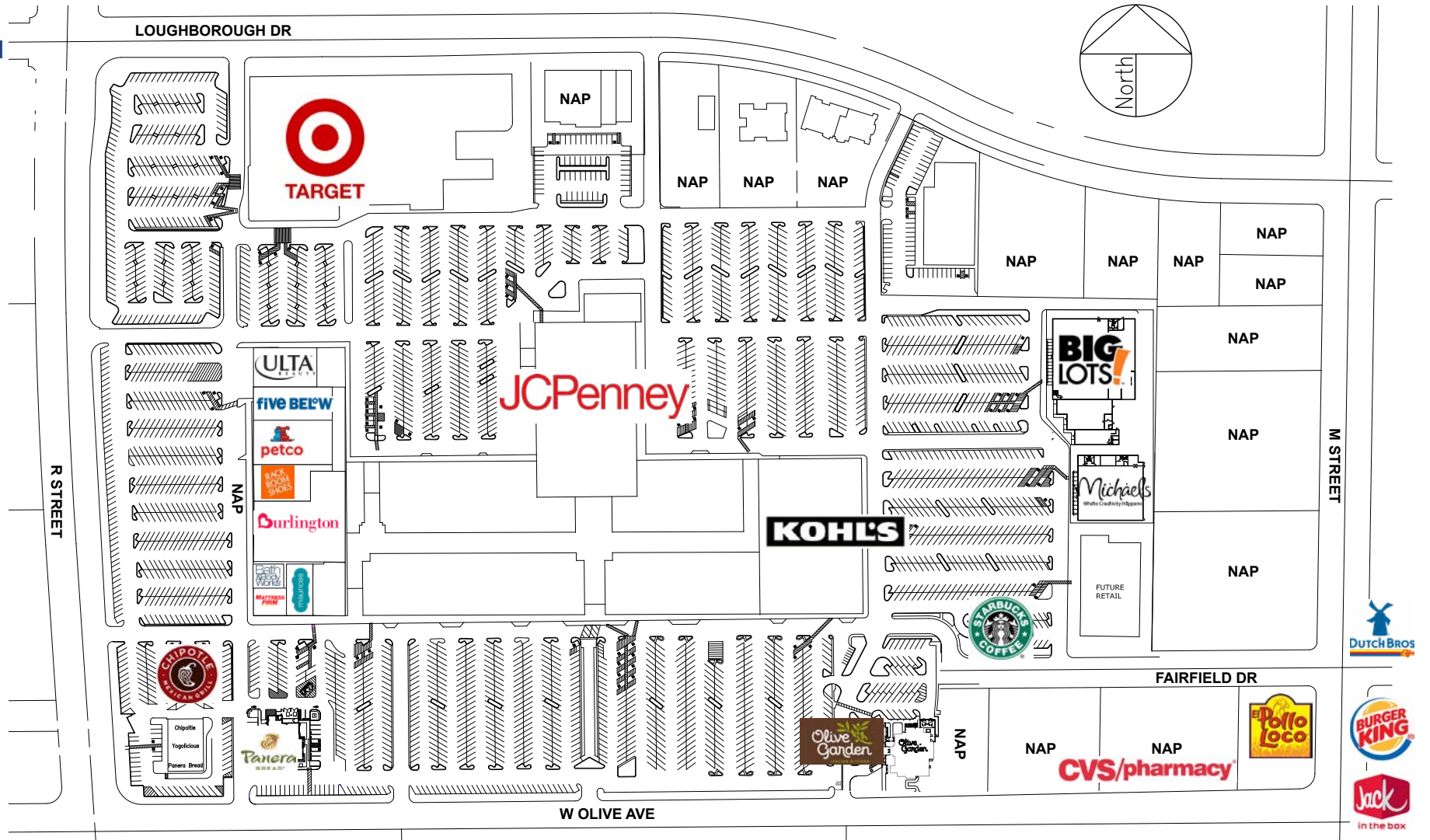


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FLOOR PLAN/SITE PLAN



SITE PLAN



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