

AVAILABLE FOR SALE
7 ELEVEN LEASED GAS STATION

1975 E. CHILDS AVENUE

MERCED, CA



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

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PROPERTY

INFORMATION

Tenant:	7-Eleven, Inc. Operated by 76 (<i>Lease expires 6/30/28.</i>)
Availability:	1,674± SF
Lot Size:	16,625± SF
Tenancy:	Single
APN:	035-140-041-000 (<i>Merced County</i>)
Asking Price:	\$1,900,000.00
Annual Base Rent:	\$114,467
Current Cap Rate:	5.9%

HIGHLIGHTS

- Tenant has one (1) five (5) year Option at \$131,637 per year (15% increase)
- Tenant does not pay increased taxes due to a sale
- 12 Pumps | Double Walled Tanks
- NNN Leased Investment

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,300	68,829	108,598
	2025 Estimate	10,174	67,551	105,731
	Growth 2025-2030	1.24%	1.89%	2.71%
	Growth 2020-2025	-18.58%	5.26%	6.99%
	Growth 2010-2020	38.80%	4.81%	7.97%
HOUSEHOLD	2030 Projection	3,108	21,933	33,512
	2025 Estimate	3,081	21,524	32,622
	Growth 2025-2030	0.88%	1.90%	2.73%
	Growth 2020-2025	-15.73%	5.37%	6.51%
	Growth 2010-2020	23.18%	4.92%	7.10%
	2025 Est. Average HH Income	\$68,011	\$78,288	\$86,982

Source: Claritas 2025



TRAFFIC COUNTS

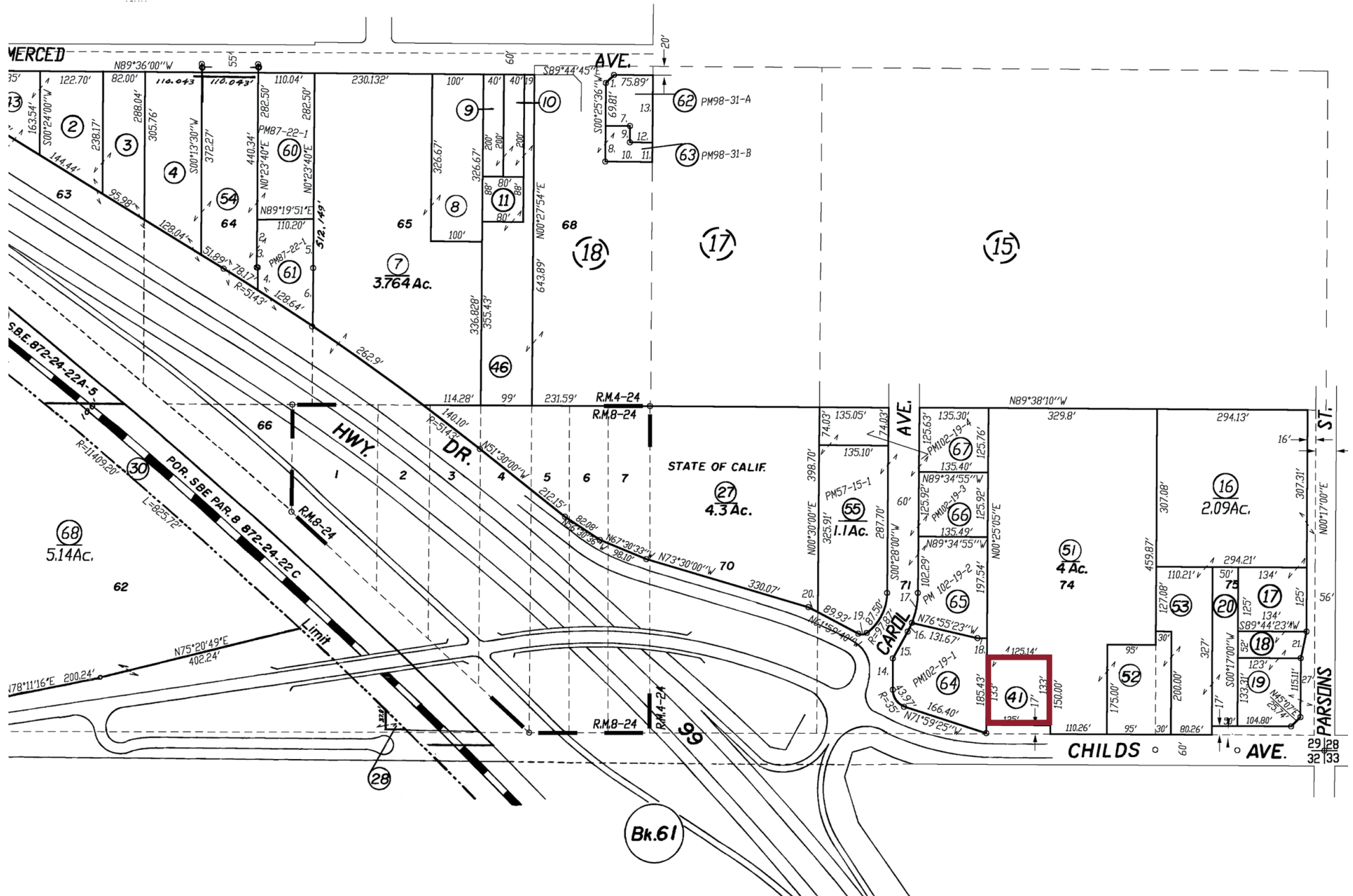
23,946± ADT

Source: Kalibrate TrafficMetrix 2025

Childs Avenue at Parsons Avenue
(Intersection)

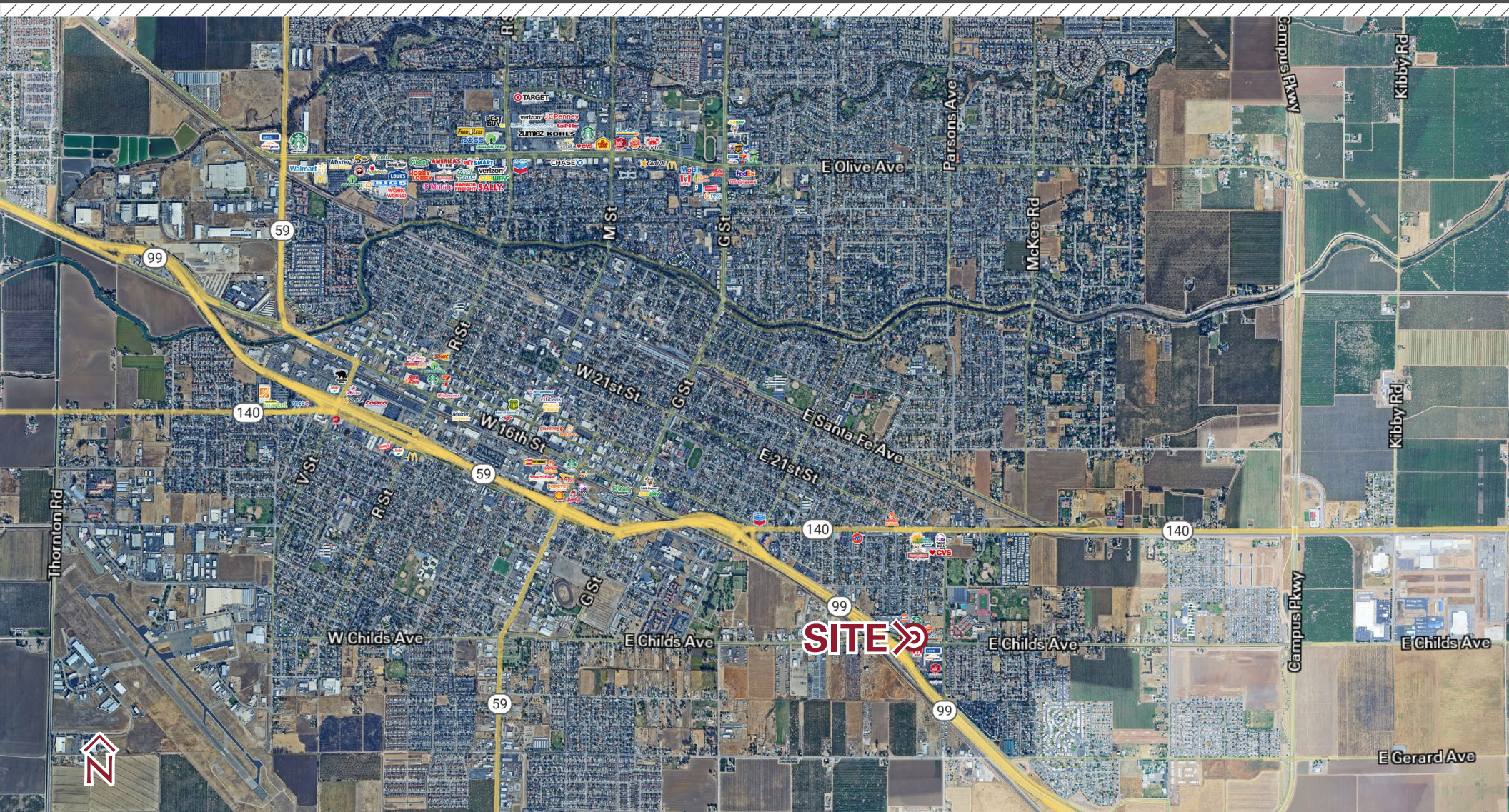
1975 E. CHILDS AVENUE
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PARCEL
MAP



1975 E. CHILDS AVENUE
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AERIAL
MAP



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