

**MULTIFAMILY DEVELOPMENT OPPORTUNITY
ENTITLED FOR 220 UNITS**



FUTURE MULTIFAMILY
PARCEL
±4.22 ACRES

FUTURE MULTIFAMILY PARCEL
±7.76 ACRES

W YOSEMITE AVE - 9,849 ADT

FOR SALE - MULTIFAMILY LAND - ± 11.98 ACRES

1237 & 1265 W YOSEMITE PARKWAY
MERCED, CA 95340

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LOCATION: 1237 & 1265 W YOSEMITE PARKWAY - MERCED, CA 95340

LAND AVAILABLE: ±11.98 ACRES TOTAL

APN: 206-070-011-000 (±4.22 Acres) & 206-070-002-000 (±7.76 Acres)

USE: Commercial - Vacant Land

** Conditional Use Permit required for Multifamily Development*

Property owner created and sold multiple retail parcels on the ±3.54 acre parcel on the hard corner of W. Yosemite Avenue and El Redondo Drive, leaving this ±11.98 acre total area for a 220 unit multifamily community.

(Please see attached site plan on page 4.)

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INVESTMENT OPPORTUNITY

- The owner conceptualized building a 220 unit apartment community on the +11.98 Acre site
- Seller flexibility on subdivision of parcels into smaller development lots
- UC Merced CatTracks has a stop a few steps away on Yosemite Avenue. CatTracks is a free bus transportation service for all UC Merced students, faculty and staff that takes them to and from campus.
- Excellent location within a Residential neighborhood surrounded by SFRs and newer multifamily development
- Location strengths:
 - o ±1 mile from Merced Community College (15,506 student enrollment)
 - o ±2 miles from Mercy Medical Center (Hospital)
 - o ±2 miles from Merced Mall anchored by JCPenney, Target and Kohl's plus over 40 specialty stores
 - o ±5.5 miles from UC Merced Campus

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MERCED LOCATION OVERVIEW

Merced is in the heart of California’s San Joaquin Valley and serves as the county’s commercial, entertainment, cultural and governmental hub. With a population of ±89,308 people, it retains the charm of a small town yet offers amenities routinely found in larger cities.

Merced, known as the “Gateway to Yosemite” is conveniently located in the middle of the San Joaquin Valley and within a two hour drive from the cities of San Francisco and Sacramento and a short drive from the natural beauty of the Pacific Ocean and Yosemite National Park. Even with recent increases in prices, Merced’s housing remains affordable compared to many other California locations. Merced enjoys a low cost-of-living and an excellent quality of life with the city being surrounded by natural beauty that includes meandering streams, walking trails, abundant parks and an extensive bike path system.

Downtown Merced remains a vital part of the retail and office scene. Located just off Highway 99 with several interchanges, downtown offers many properties with freeway visibility.

Downtown is the seat of government in the area, with the county courts, administrative buildings and City Hall. It is also the finance and banking center for Merced County, as well as the hub of culture and performing arts, with several galleries and two live performing arts theaters.

Campus Parkway Project

The overall Campus Parkway Project includes the construction of a four-lane expressway from Highway 99 connecting to Highway 140 and extending to Yosemite Avenue. Segment I from Highway 99 to Childs Avenue is complete. Segment II is also complete and extends the expressway to Highway 140. Segment III of the project was completed almost a year in advance and opened to traffic in July 2022. This segment extends Campus Parkway from Highway 99 all the way up to Yosemite Avenue, just south of the UC Merced campus. This will make travel to and from UC Merced more efficient and that it will also usher in a wave of new development and business that will bring jobs and revenue to the area.

Source: <https://www.countyofmerced.com/>



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Tertiary Education - UC Merced

The Merced area has access to several institutions of higher learning.

Since 2005, Merced has been home to UC Merced, the 10th campus of the University of California and has advanced the UC system's rich heritage, improved levels of educational attainment and quality of life while conducting life-changing research.

The Merced 2020 campus expansion project was designed and built in three phases between 2016 and 2020. The project was implemented as a master planned initiative developed by a world-class team of architects, planners, engineers and construction professionals. The design and construction budget was \$1.3 billion and integrated new buildings, open spaces and recreational facilities within the existing campus to maintain compactness and created a sense of completion. The project has added new classrooms, labs and additional student housing to enhance student life, enable academic distinction and expanded access.

All of UC Merced's buildings have Leadership in Energy and Environmental Design (LEED) certification meaning they meet or exceed standards for sustainability in design and operations. UC Merced is the only American university with the construction of every building on campus environmentally certified. Conservation and sustainability are part of the fabric of the campus and evidence can be seen everywhere.

The UC Merced campus is located just a little over five miles north-east from the subject property.

Merced College

Merced College founded in 1962, is a community college and is just a little over a mile from the subject property. With enrollment of 15,506 students and 176 full time professors, the college offers 82 Associate Degree Programs and 50 Certificate Programs. Merced College is located a little over one mile from the subject property.

Mercy Medical Center

Mercy Medical Center Merced, part of the Dignity Health network is located approximately two miles away from the subject property and is a hospital that offers many services, including cardiac services, center for diabetes and critical care services.

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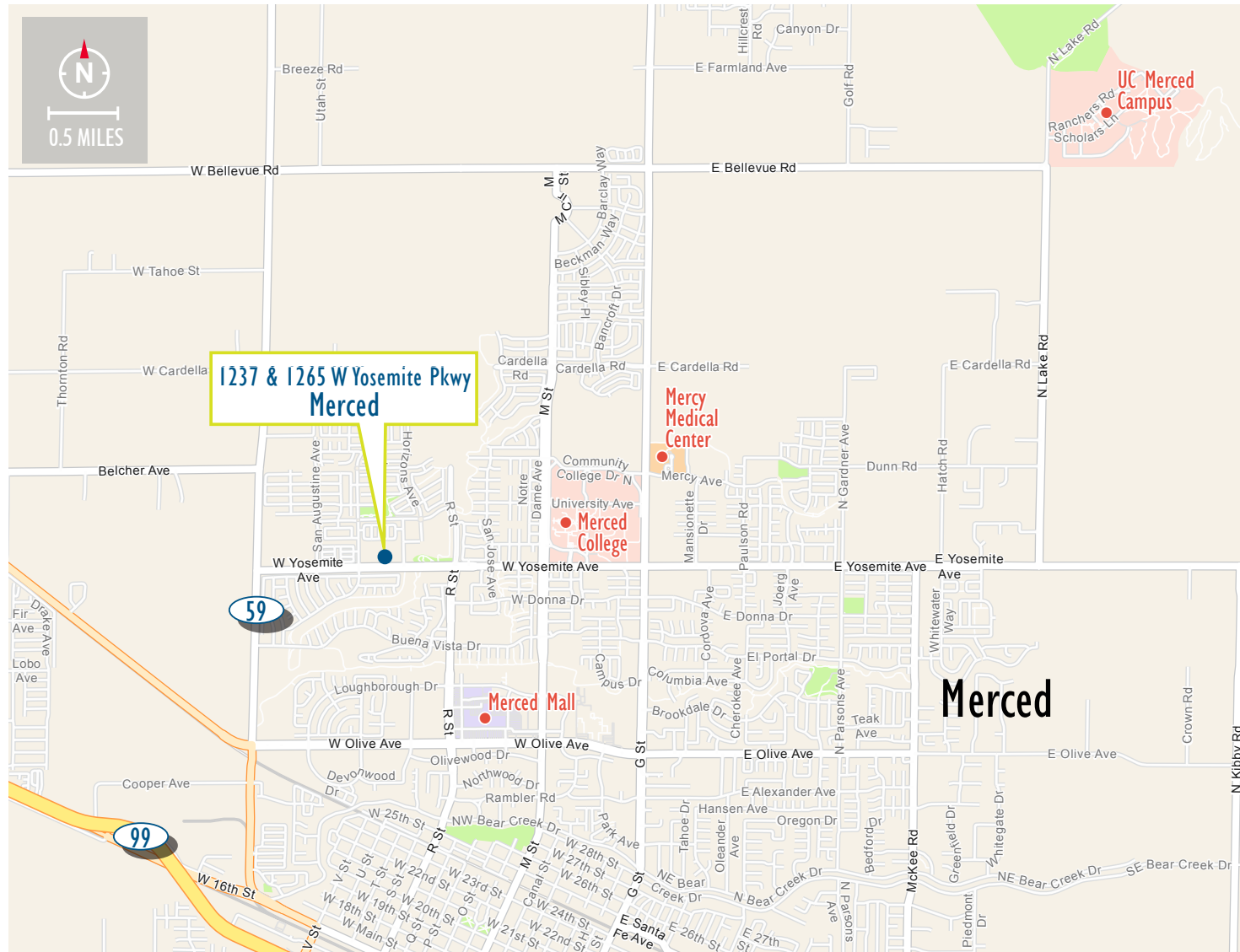
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Retail

The population expansion in Merced has stimulated retail growth with several major retail chains entering the Merced market with a number of these located within the Merced Mall, anchored by JC Penney, Target and Kohl's, located just over a mile from the subject property.

A number of large retail stores are located southwest of the subject property i.e. Walmart, Lowe's Home Improvement Center, Big 5 Sporting Goods and Hobby Lobby.

Major Employers in Merced

#	Employer	# of Employees
1	County of Merced	1,980
2	University of California, Merced	1,910
3	Mercy Medical Center Merced	1,200
4	Merced City School District	1,300
5	Merced Union High School District	890
6	Merced College	800
7	Quad Graphics	700
8	City of Merced	480
9	Scholle Corporation	370
10	Wal-Mart	290

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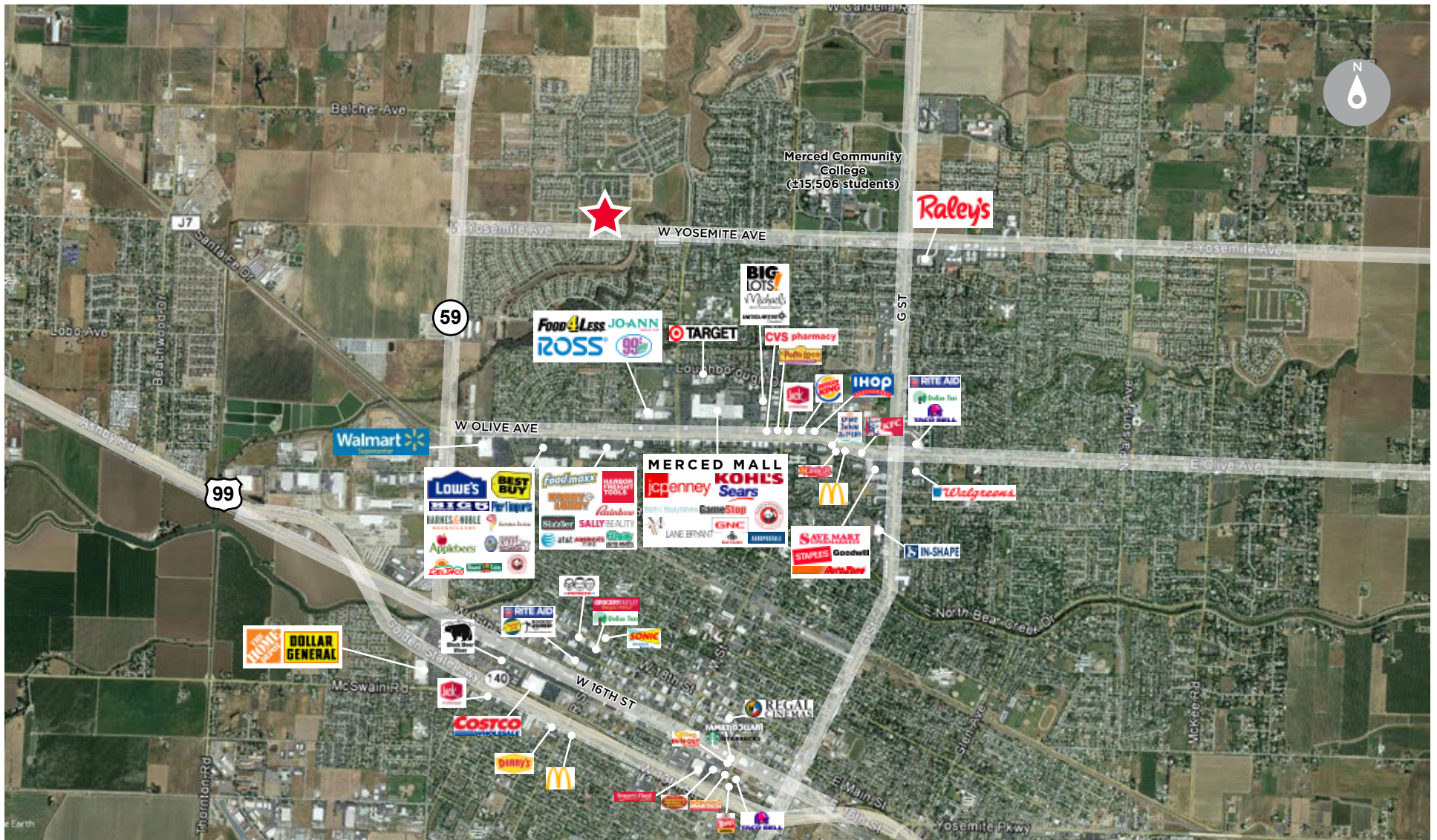
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TOTAL POPULATION

1-mile



3-mile



5-mile



DAYTIME POPULATION

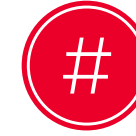
1-mile



3-mile



5-mile



MEDIAN AGE

1-mile

29.7
YEARS OLD

3-mile

30.9
YEARS OLD

5-mile

30.3
YEARS OLD



MEDIAN HOUSEHOLD INCOME

1-mile

\$62,446

3-mile

\$61,117

5-mile

\$61,746



MEDIAN HOME VALUE

1-mile

\$303,686

3-mile

\$306,700

5-mile

\$298,520

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