

C O M M E R C I A L A S S O C I A T

Location: 2995 R Street, Suite 103

Merced, CA

Availability: \pm 1,670 SF

Nearby Retailers: Food Maxx, Lowe's, Hobby Lobby, Target,

Petsmart, Walmart, Ashley Furniture, Planet

Fitness, Kohl's and many more.

Zoning: Commercial, City of Merced

Traffic Counts: Olive Avenue - \pm 40,810 ADT

R Street - \pm 24,840 ADT Total: \pm 65,690 ADT Source: Regis Sites USA

 Demographics:
 1 Mile
 3 Mile
 5 Mile

 Population
 18,333
 99,734
 117,491

 Avg HH Income
 \$72,799
 \$90,411
 \$94,115

Property Features:

- Located in the heart of Merced's retail hub
- End cap with prominent visibility to R Street
- Designated monument sign
- Retail / Professional space with abundant parking
- Subject space has high-quality office buildout
- · Across from Merced Mall

SWC of R Street and Olive Avenue, Merced

End Cap Space Available for Lease



7502 N. Colonial Ave., Suite 101, Fresno, California 93711 www.RetailAssociates.com

For further information, please contact:

Amber Holscher

Direct Line: 559/650.1322 amber@retailassociates.com

DRE License #02039053





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Area Overview



Olive Avenue is the main retail corrider in Merced, California. The Site is surrounded by more than 70 retail stores, such as Wal-Mart, Target, Kohl's, Ashley Furniture, Food Maxx, Hobby Lobby, Lowe's, Dollar Tree, Planet Fitness, Burlington and many more.

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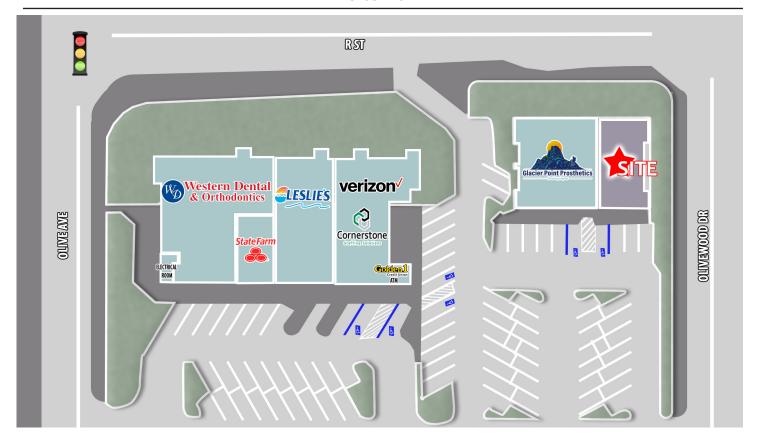
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Site Plan



Floor Plan

