



SWC of R Street and Olive Avenue, Merced

# End Cap Space Available for Lease



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[www.RetailAssociates.com](http://www.RetailAssociates.com)

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**Location:** 2995 R Street, Suite 103  
 Merced, CA

**Availability:** ± 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 - ± 40,810 ADT  
 R Street - ± 24,840 ADT  
 Total: ± 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

For further information, please contact:

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## Area Overview



Olive Avenue is the main retail corridor 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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## Site Plan



## Floor Plan

