



BETTER HOMES AND GARDENS REAL ESTATE
EVERYTHING REAL ESTATE

OFFERING MEMORANDUM



Commercial Suite
PARCEL 031-101-012-000
1347 W Main Street
Merced CA 95340

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Everything Real Estate

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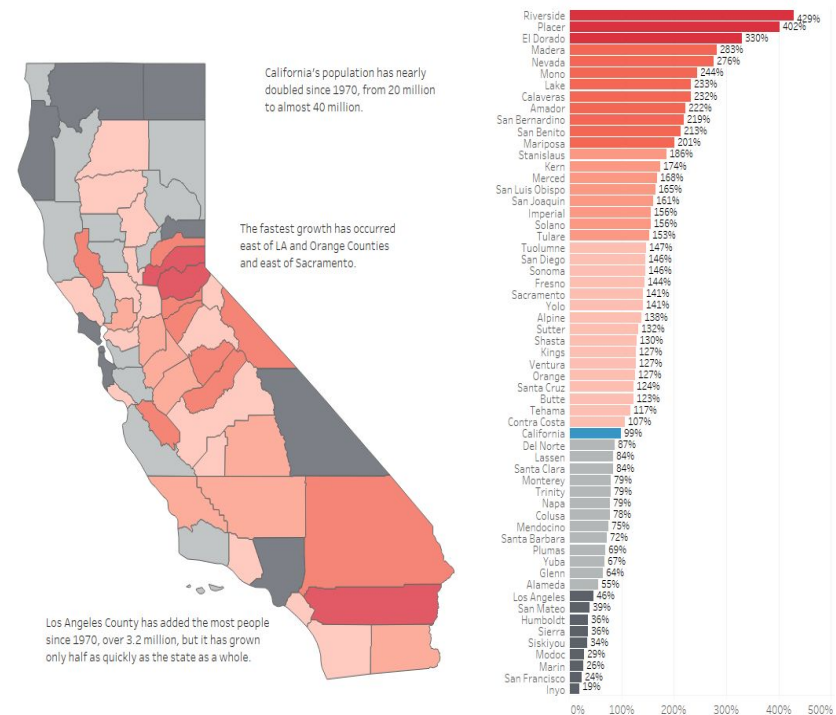
County & City Overview

Population Growth

- Since 2000 Merced County is ranked overall as the 6th fastest growing county in the state with near 25% growth in that time. The recent COVID 19 pandemic has further accelerated that growth for the county.
- University of California of Merced has begun a Fall 2021 return to in person classes. Current student population is over 10,000 and counting.
- Due to it being one of the most affordable counties to live in California and the ease of access to a Bay Area commute Merced is experiencing an influx of remote work professionals setting up extended residencies.

Where Has California Grown Fastest?

County Population, Percent Change - 1970 to 2018



County & City Overview

Scheduled Development



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- Merced City is currently undergoing numerous large scale renovation and development projects such as: Campus Parkway (direct connect from Hwy 99 to U.C. Merced with surrounding infil of residential and commercial development), Several North Merced Single family and some neighborhood commercial development.
- Due to the accelerated growth and demand Merced City has established a specialized/prioritized annexation review process for incorporating county land.



Figure 9 Conceptual Retail Plaza Sketch



A Revitalizing Downtown

Current Market Conditions

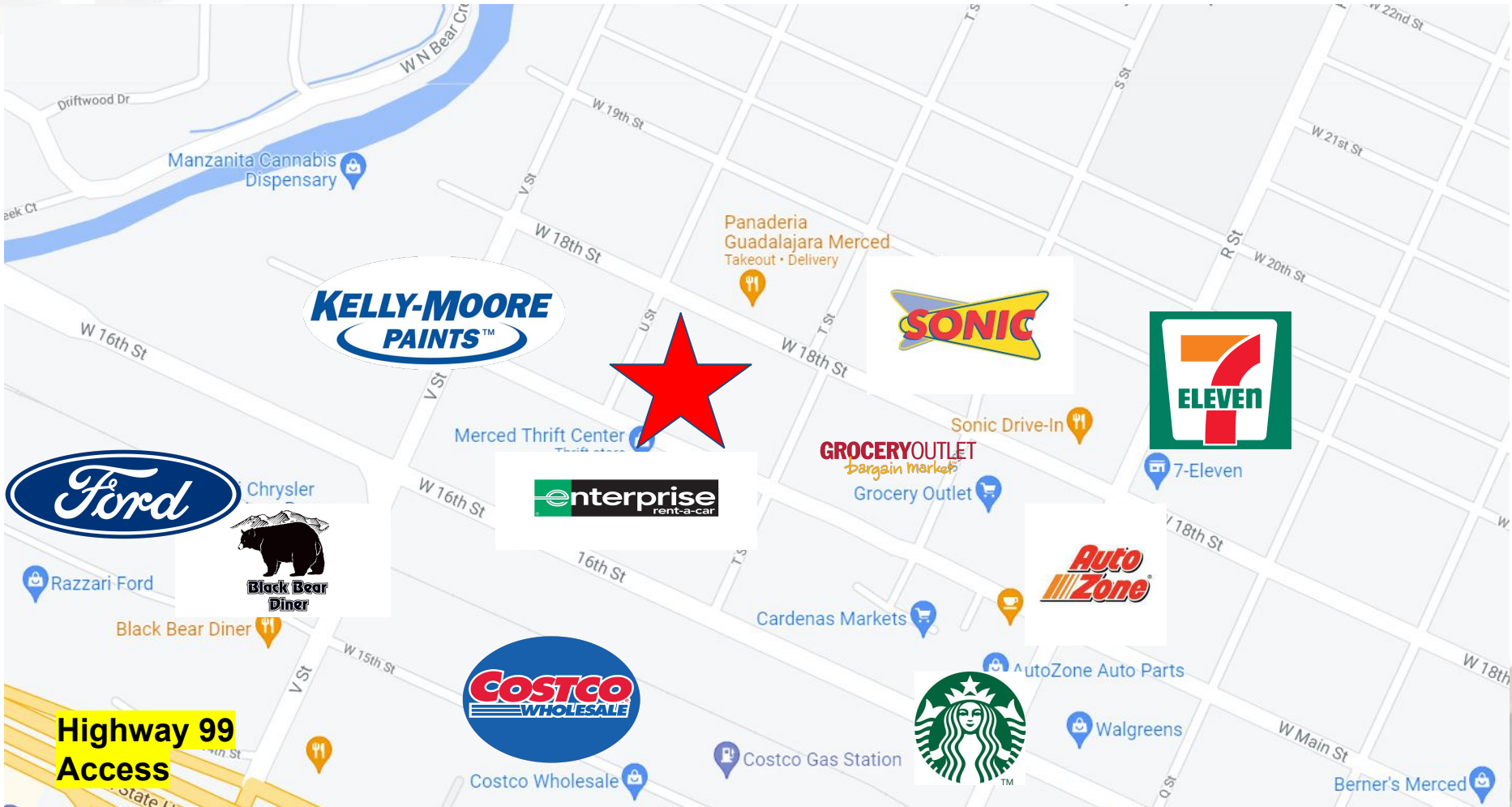


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- Downtown Merced is currently undergoing a resurgence with the recent construction of the U.C. Merced Downtown Center, recent renovations of the Tioga Suites, El Capitan Hotel, Mainzer Entertainment and Dining Center, Merced Theater, Playhouse Merced and Bitwise Coding Academy.
- While the heart of the resurgence is located between the G and M Streets corridor it is continuing to expand to the west corridor of Main street.
- There are already a number of established anchor businesses surrounding the offered property.



Surrounding Businesses



Listing

Description & Offered Lease Terms



Great functional commercial space with multiple private rooms/offices, front reception and lobby. Located in the Westgate Plaza on Main Street Merced, with easy access to Highway 99. There are many large surrounding anchor businesses that produce a wealth of exposure.

The 2,219 Sq Ft commercial suite is offered at \$.90 per square foot on a modified gross lease (Tenant to pay all utilities). Individual Tenant modifications and/or improvements shall be at the sole expense of the Tenant. Minimum two year term with extension options negotiable.

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 2219 sq. ft
 TOTAL: 2219 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Property Exterior



Property Exterior Cont.



Property Interior



Property Interior Cont.



Dollhouse





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