

# FORMER HIGH VOLUME RITE AID

*Retail Property For Lease*

MISSION PLAZA

3142 G STREET, MERCED, CA 95340



24,000 + 3,000 Square Feet  
LEASE RATE: Call for Pricing  
G ST & OLIVE AVE. MERCED, CA



3142 G ST  
MERCED, CA 95340



CALL FOR  
PRICING



COMMERCIAL  
ZONED



+/- 3,000  
Square Foot

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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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## PROPERTY OVERVIEW

# RITE AID CENTER FOR LEASE

## Mission Merced Plaza

### Overview:

Located at the busy intersection of G Street & Olive Avenue in Merced, this prime retail space offers excellent visibility and high foot traffic. Mission Plaza is anchored by well-established national tenants, co-anchored by a Dollar Store, making it a sought-after location for retail businesses.

### Key Highlights:

- High-Traffic Counts – Excellent exposure at a major intersection
- Anchored by Dollar Tree – Consistent customer flow
- Ample Parking – Easy access for customers and employees
- Versatile Retail Space – Ideal for various business types

#### 3 MILES

 POPULATION  
94,128

 HOUSEHOLDS  
30,381

 AVG. HOUSEHOLD  
INCOME  
\$87,550

#### 5 MILES

 POPULATION  
111,704

 HOUSEHOLDS  
34,624

 AVG. HOUSEHOLD  
INCOME  
\$88,581

## DEMOGRAPHICS

AVAILABLE:	24,000 SF 3,000 SF
Year Built:	1980
Lot Size:	4.53 Acres
Price:	Call Broker
County	Merced County
Parking Spaces:	257
TRAFFIC COUNTS:	G St + 21,235 ADT Olive St + 14,210 ADT



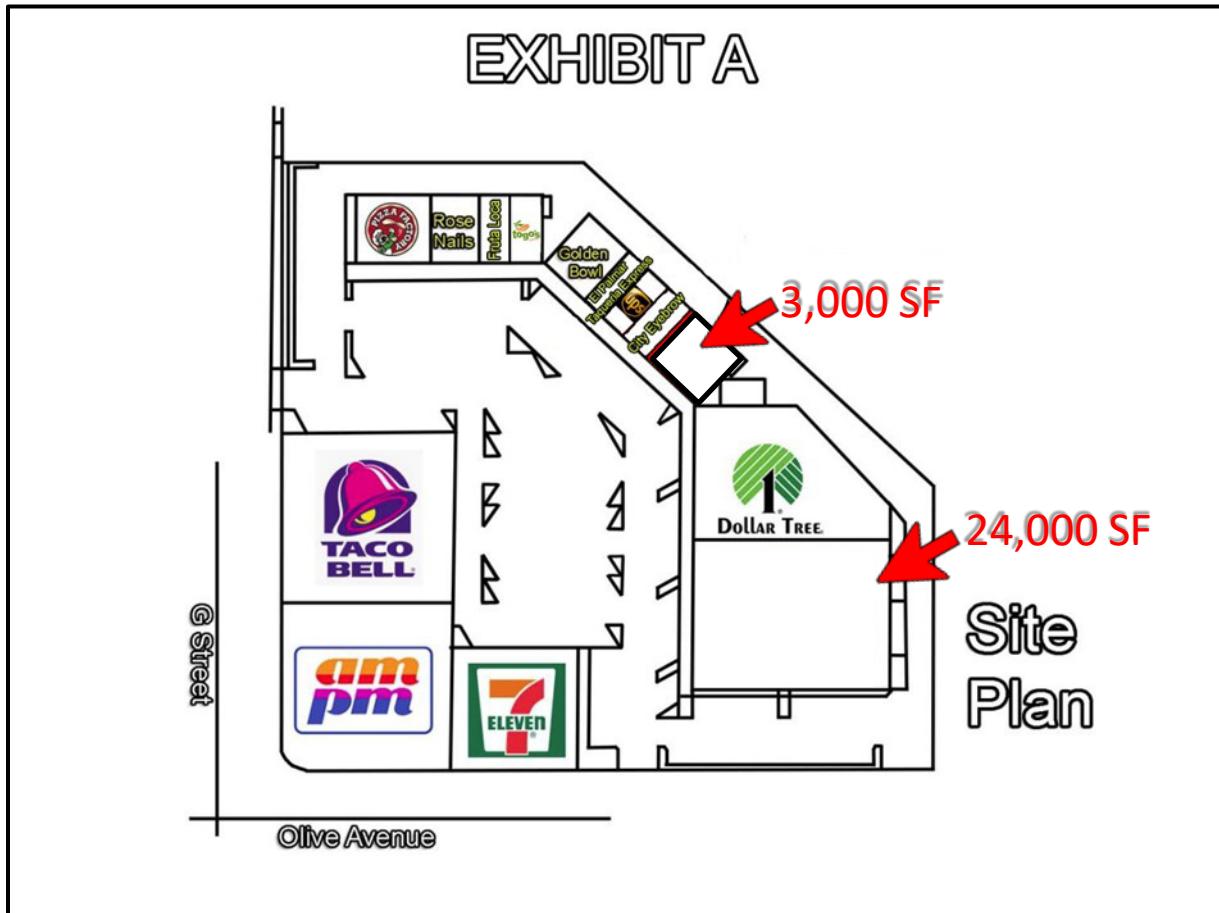
# SITE PLAN



# SITE PLAN



# SITE PLAN



## Location



Merced is a city situated in the San Joaquin Valley of California, serving as the county seat of Merced County. With a population of approximately 85,000 residents, Merced is a vibrant and diverse community in the heart of California's agricultural region. It's known for its unique blend of small-town charm and access to essential urban amenities.

Merced is strategically located in Central California, making it a hub for various nearby cities and attractions. It is approximately 110 miles southeast of San Francisco, 130 miles north of Fresno, 65 miles west of Yosemite National Park, and 270 miles north of Los Angeles, making it a convenient stop for travelers and nature enthusiasts.

Merced boasts a diverse economy with several key industries contributing to its prosperity. Manufacturing, agriculture, education, and healthcare are among the prominent sectors in the city. The presence of the University of California, Merced, has further enhanced the city's educational and research offerings, attracting students and professionals from all over.