

OFFERING MEMORANDUM

436 E YOSEMITE AVE

Suite B & C

MERCED, CA 95340



Presented By:

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CalDRE #01251542



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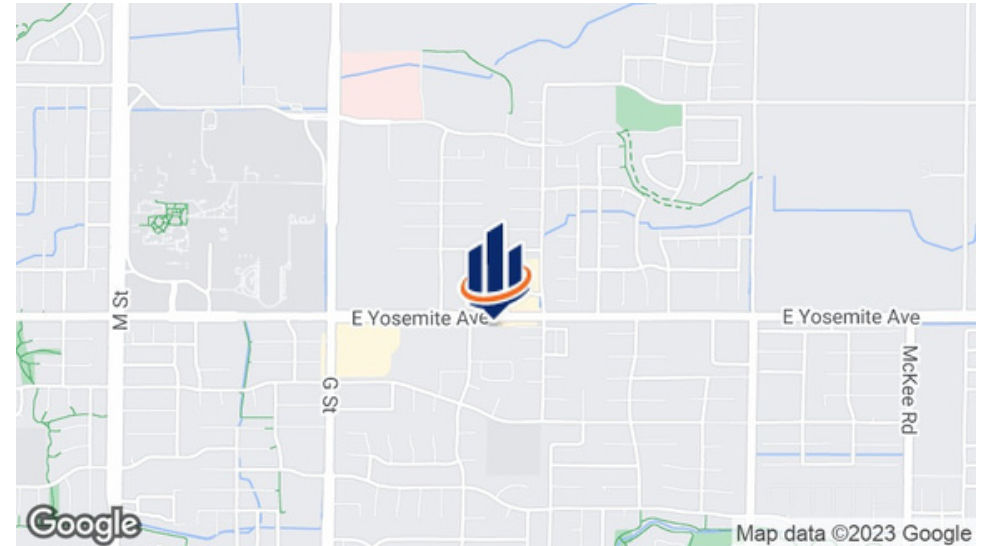
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

436 E Yosemite Ave
Merced, CA 95340

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size B:	1,724 SF
Building Size C:	2,296 SF
Lot Size:	4,500 SF
Price / SF:	\$292.68
APN:	006-570-016

PROPERTY OVERVIEW

Selling 2 suites, (B&C) In a highly desirable area of North Merced! Office space is located on Yosemite Ave with lots of traffic, close to the hospital and restaurants. Suite B is 1,724 vacant and unfinished while Suite C is 2,296 sf currently leased. There is plenty of parking located on the lot! Perfect for a medical office!

****Suite B can be purchased separately for 450k****

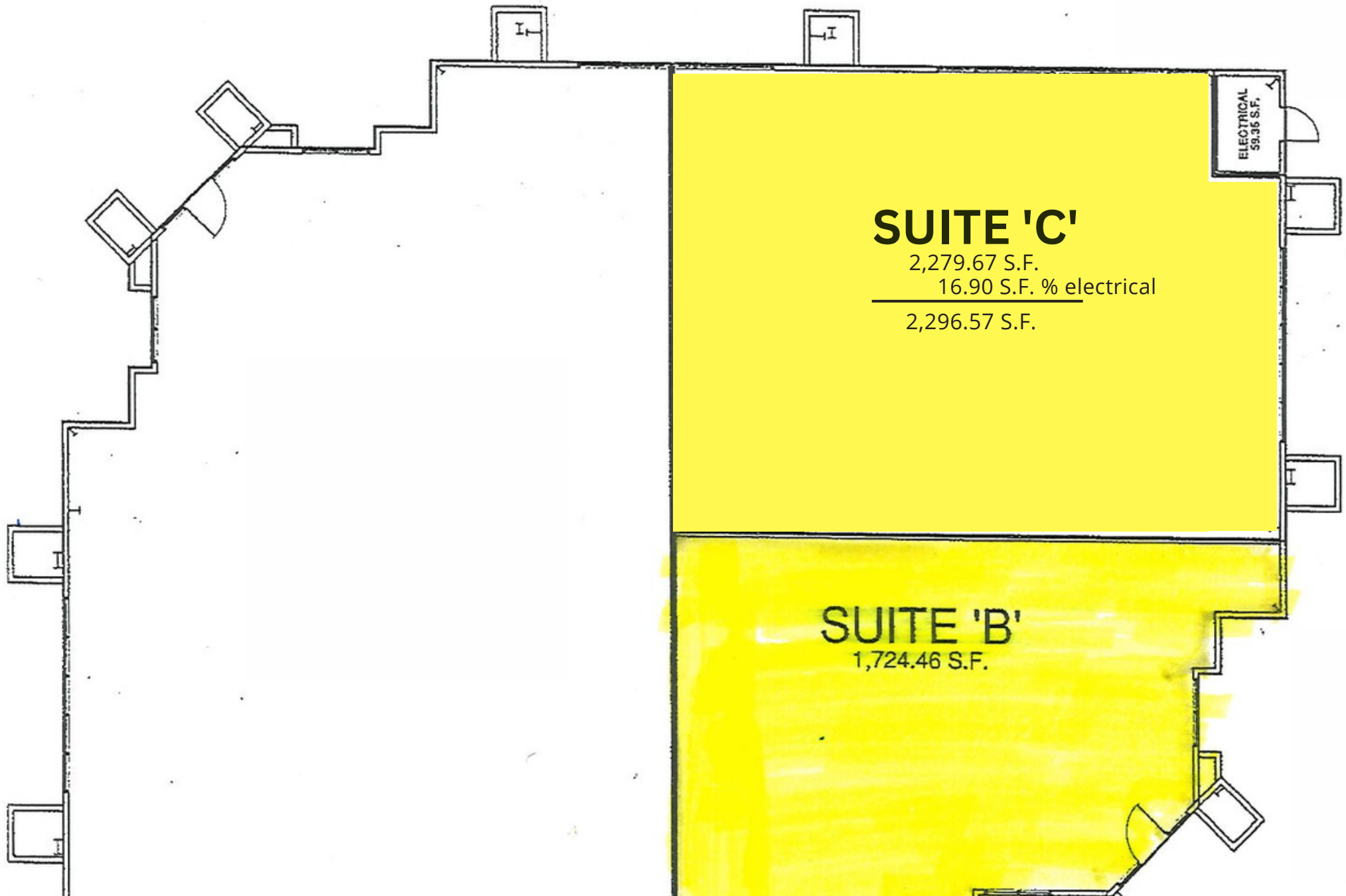
LOCATION OVERVIEW

Located in the North Merced area close to restaurants, hospital, and main streets with plenty of foot traffic.

PROPERTY HIGHLIGHTS

- 2 Suites (B&C)
- Parking on Site
- ****Can be sold Separately****

YOSEMITE AVE.



SUITE 'C'

2,279.67 S.F.

16.90 S.F. % electrical

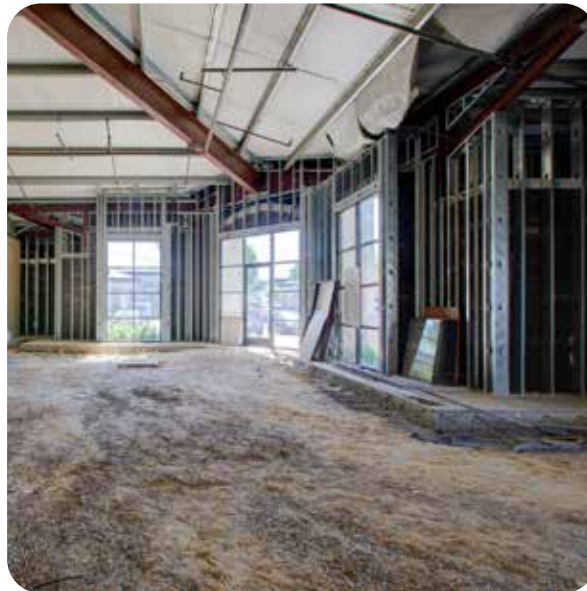
2,296.57 S.F.

ELECTRICAL
59.35 S.F.

SUITE 'B'

1,724.46 S.F.

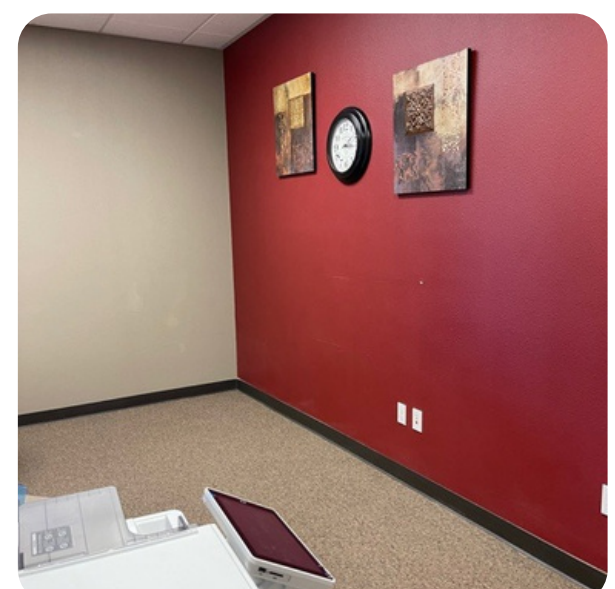
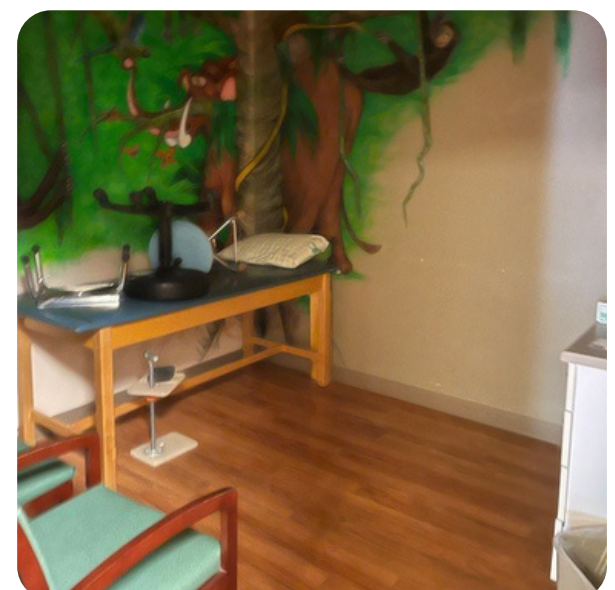
Suite B



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Suite C (Currently Leased)



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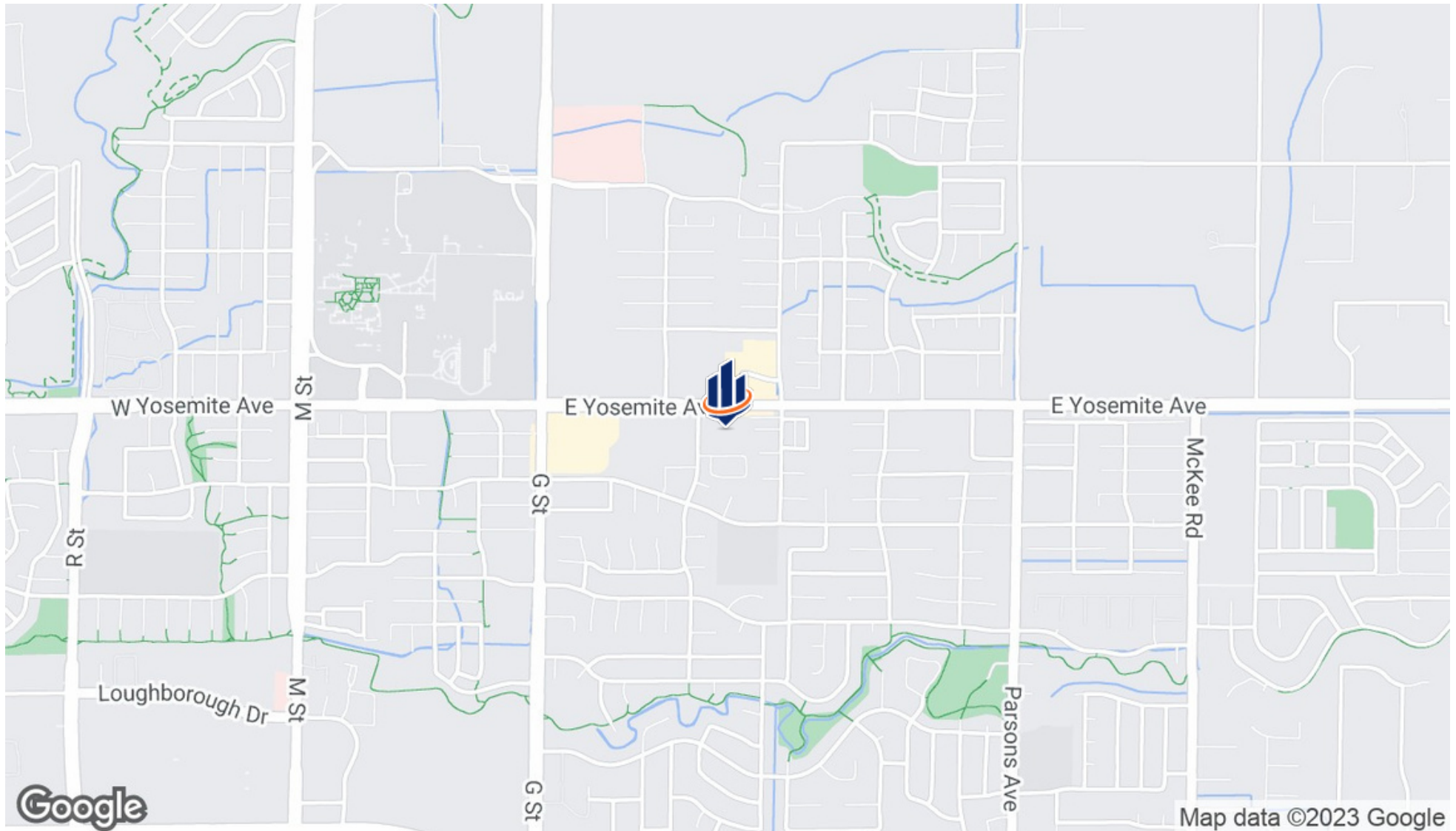
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2 LOCATION INFORMATION

436 E Yosemite Ave
Merced, CA 95340

Regional Map

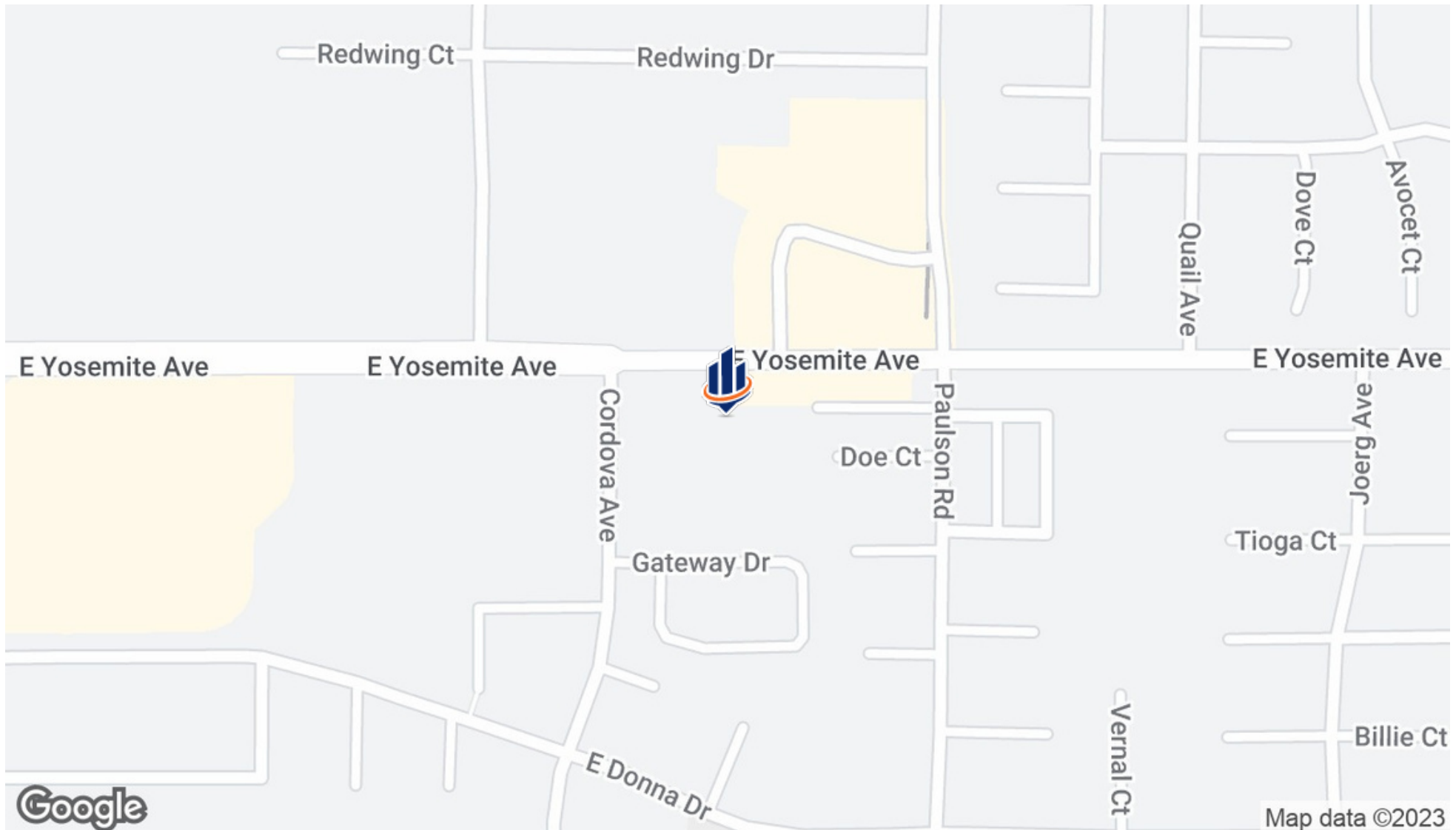


436 E YOSEMITE AVE | 436 E YOSEMITE AVE MERCED, CA 95340

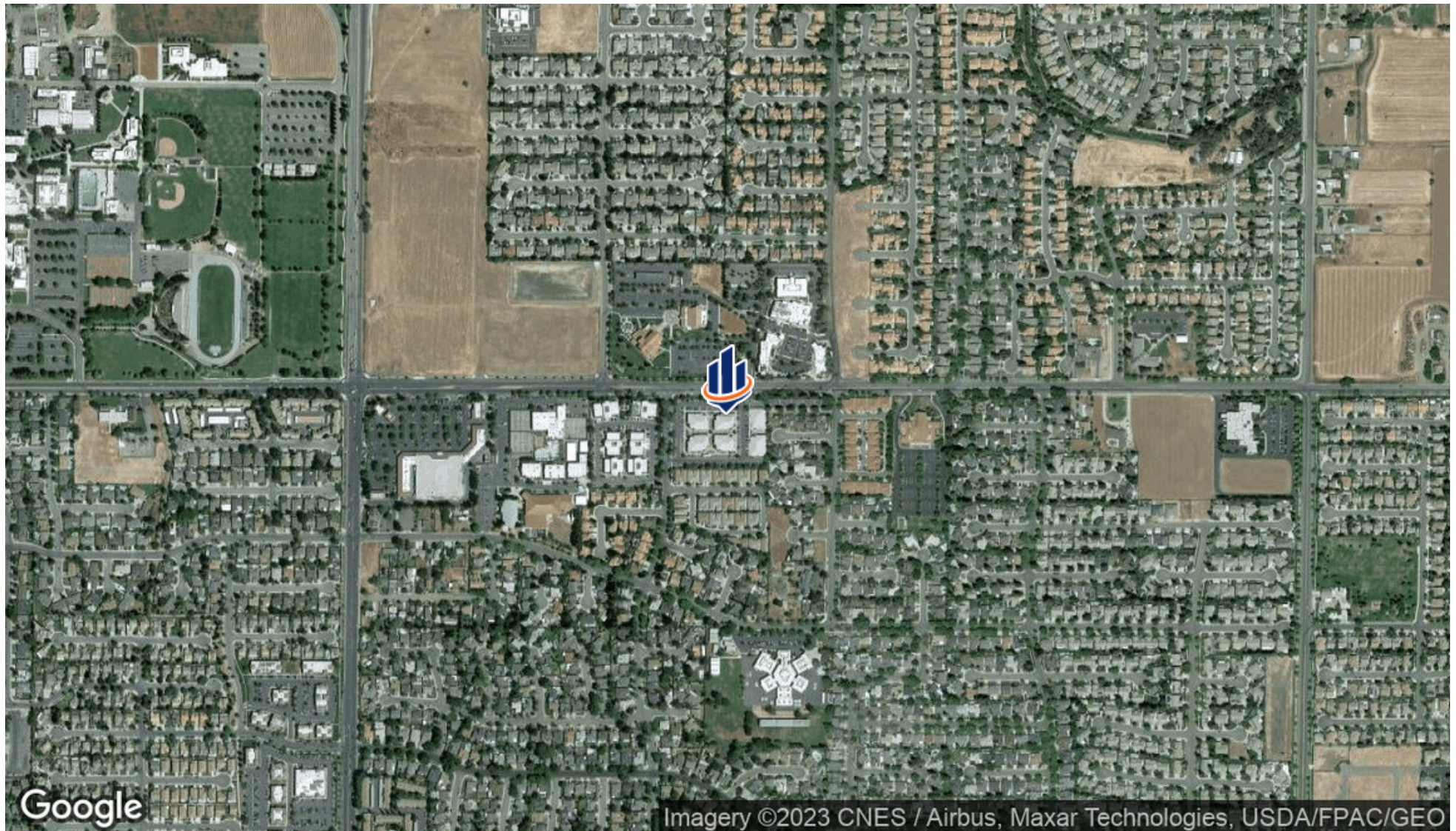
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Location Map



Aerial Map



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3. RENT

The Parties agree that the monthly rental amount for the Premises during the Lease Term shall be as set forth in the schedule below and shall be due and payable in accordance with the terms and conditions of the Lease. Lease term as follows:

Lease Period	PSF	Annual Rent	Monthly Rental Amount Due
8/1/2023 – 7/31/2024	\$27.17	\$62,397.81	\$5,199.82*
8/1/2024 – 7/31/2025	\$27.50	\$63,155.68	\$5,262.97
8/1/2025 – 7/31/2026	\$27.80	\$63,844.65	\$5,320.39
8/1/2026 – 7/31/2027	\$28.10	\$64,533.62	\$5,377.80
8/1/2027 – 7/31/2028	\$28.30	\$64,992.93	\$5,416.08

*\$4,598.89 credit for Tenant's Security Deposit and \$600.93 due and payable by Tenant.

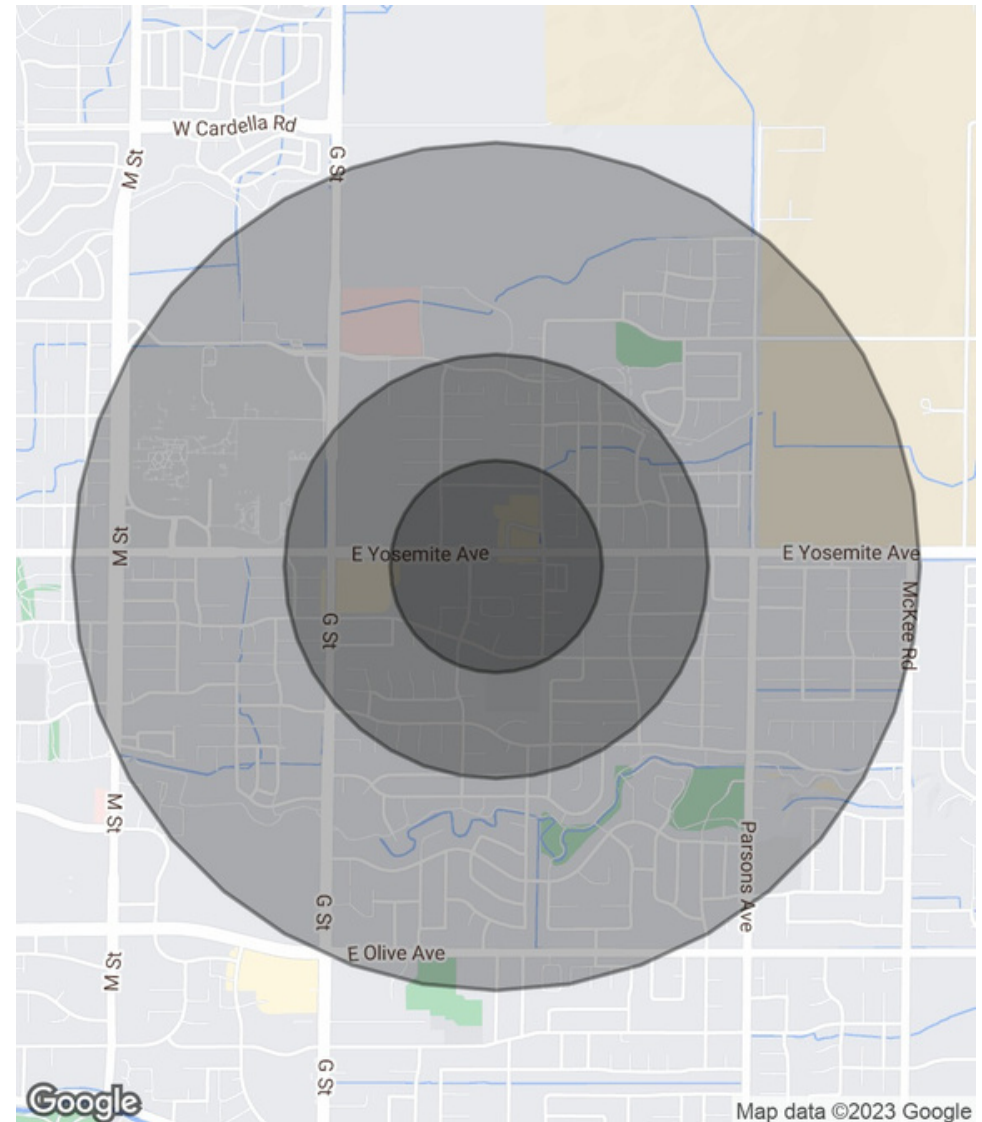
3 DEMOGRAPHICS

436 E Yosemite Ave
Merced, CA 95340

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	711	2,535	9,912
Average Age	36.6	38.7	33.8
Average Age (Male)	35.3	37.1	30.4
Average Age (Female)	45.2	45.6	37.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	252	975	3,592
# o Persons per HH	2.8	2.6	2.8
Average HH Income	\$82,305	\$82,562	\$75,240
Average House Value	\$301,458	\$309,362	\$272,211

* Demographic data derived from 2020 ACS - US Census





4 ADVISOR BIOS

436 E Yosemite Ave
Merced, CA 95340

Advisor Bio 1



RANDY HAYER

Managing Director

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CalDRE #01251542

PROFESSIONAL BACKGROUND

Randy Hayer is one of the top producing REALTORS® in California's San Joaquin Valley. Since beginning his real estate career in 2000, Randy has sold over 500 homes and closed over 500 million dollars in sales, including bank-owned properties, standard purchases, commercial properties, and short sales. Additionally, he specializes in luxury homes, agriculture, commercial, and business opportunities. Randy has been ranked one of the top agents in Merced County for over seventeen years. Randy has extensive experience helping his clients purchase and sell commercial and ranch properties. Known for his genuine kindness and his unmatched client satisfaction rate, Randy boasts an impressive 80 percent repeat and referral rate and also maintains a 5-star client rating on Zillow.

MEMBERSHIPS

Commercial Real Estate Realtor National
Association of REALTORS®

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