

EXISTING DRIVE-THRU | MERCED, CA



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2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net

CoSol Commercial Real Estate License: 00713735

Executive Summary

CoSol Commercial Real Estate is excited to present this opportunity at 360 West Olive Avenue in Merced, CA. This 2,065 square foot freestanding building, constructed in 1981, sits on a spacious 29,621 square foot lot. In a prime location, on Olive Avenue, this property benefits from a high traffic count of 26,000 daily travelers, making it a highly visible and accessible choice for customers. Surrounded by a dense residential area and offering ample parking with 39 stalls, this property has a promising future. The added advantage of a drive-thru facility, caters to the ever-growing demand for convenient and efficient service. Don't miss the opportunity! Contact us today to hear more about this incredible location!



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Listing Summary

Address: 360 West Olive Avenue,
Merced, CA 95348

Sale Price: \$900,000

Lease Rate: Call for additional information

Building Size: ±2,065 Square Feet

Parcel Size: ±29,621 Square Feet / 0.68 Acres

Parking: 39 Stalls

Zoning: PD (Planned Development)

Traffic Count: Olive Avenue – 26,000 ADT

Property Highlights:

- DRIVE-THRU
- Existing restaurant
- On major north/south thoroughfare
- Ample parking
- High traffic counts
- Excellent visibility
- Dense residential area



SURROUNDING RETAIL



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Demographics

	1 Mile	2 Mile	3 Mile
Population	18,093	64,786	97,651
Households	6,858	21,616	30,288
Average Household Income	\$65,484	\$78,568	\$78,376





Merced High School

FOUNTAIN VIEW URGENT CARE

SITE

Carl's Jr.

McDonald's

Mobil

KFC

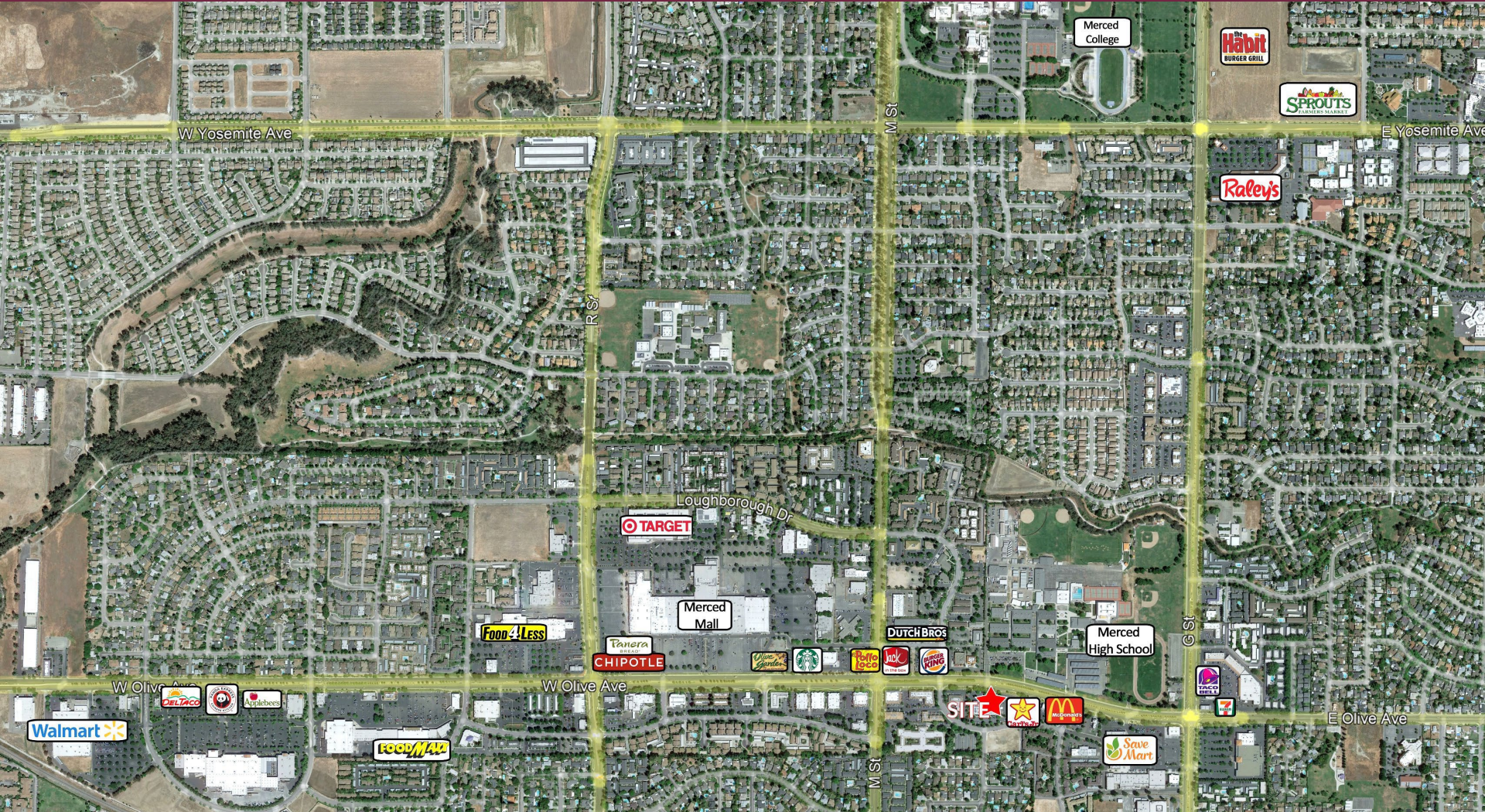
24,000 ADT
W Olive Ave

 **COSOL**
COMMERCIAL
REAL ESTATE

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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.



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Contact Info

For More Information, Please
Contact:



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