

MERCED MARKETPLACE REGIONAL SHOPPING CENTER

# 21,710± SF HARD CORNER ANCHOR SPACE FOR LEASE

1720 W. OLIVE AVENUE MERCED, CA 95348



- Located on Olive Ave., Merced's Primary Retail Corridor
- 51,250± Average Daily Traffic with Street-Level access
- Signalized Intersections at both front corners of Center
- Positioned within High-Residential Growth Area

- High-Identity Corner Space in front of Big 5 Sports
- 104,839 Daytime Pop within 3-Mile Radius
- Merced's newest Regional Center adjacent to Walmart
- Join Lowe's, Big 5, Dollar Tree, & Ashley HomeStore

**FOR MORE INFORMATION, CONTACT:**

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### Property Description:

1720 W. Olive Avenue is a 21,710± SF freestanding building located at the signalized intersection of Olive and Austin avenues in Merced, CA, located within Merced Marketplace Shopping Center. The property is positioned at the hard southwest corner of the intersection near the main east entrance to the center.

### Property Highlights:

Olive Avenue, Merced's primary east-west retail corridor, carries some of the highest traffic counts in the city. National retailers in the center include Lowe's, Big 5 Sporting Goods, Ashley Homestore, Dollar Tree, Work World, and Great Clips. Restaurants in the center include Applebee's, Round Table Pizza, Del Taco, Panda Express, and Jamba. Nearby retailers are Walmart, Hobby Lobby, PetSmart, Best Buy, Ross, FoodMaxx, Food4Less, SaveMart and many more. The center benefits from prime Olive Avenue exposure and located in close proximity to State Highways 99 and 59.

**Available Space:** 21,710± SF High-Identity Hard Corner

**Lease Rate:** Please contact agent for more information.

### 2022 Demographics:

	<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	89,735	110,493	166,218
Total Households:	27,868	33,349	48,948
Avg. HH Income:	\$85,048	\$88,195	\$87,667
Total Daytime Pop:	104,839	120,878	163,520

### 2022 Traffic Counts:

Olive Avenue: 51,247 Average Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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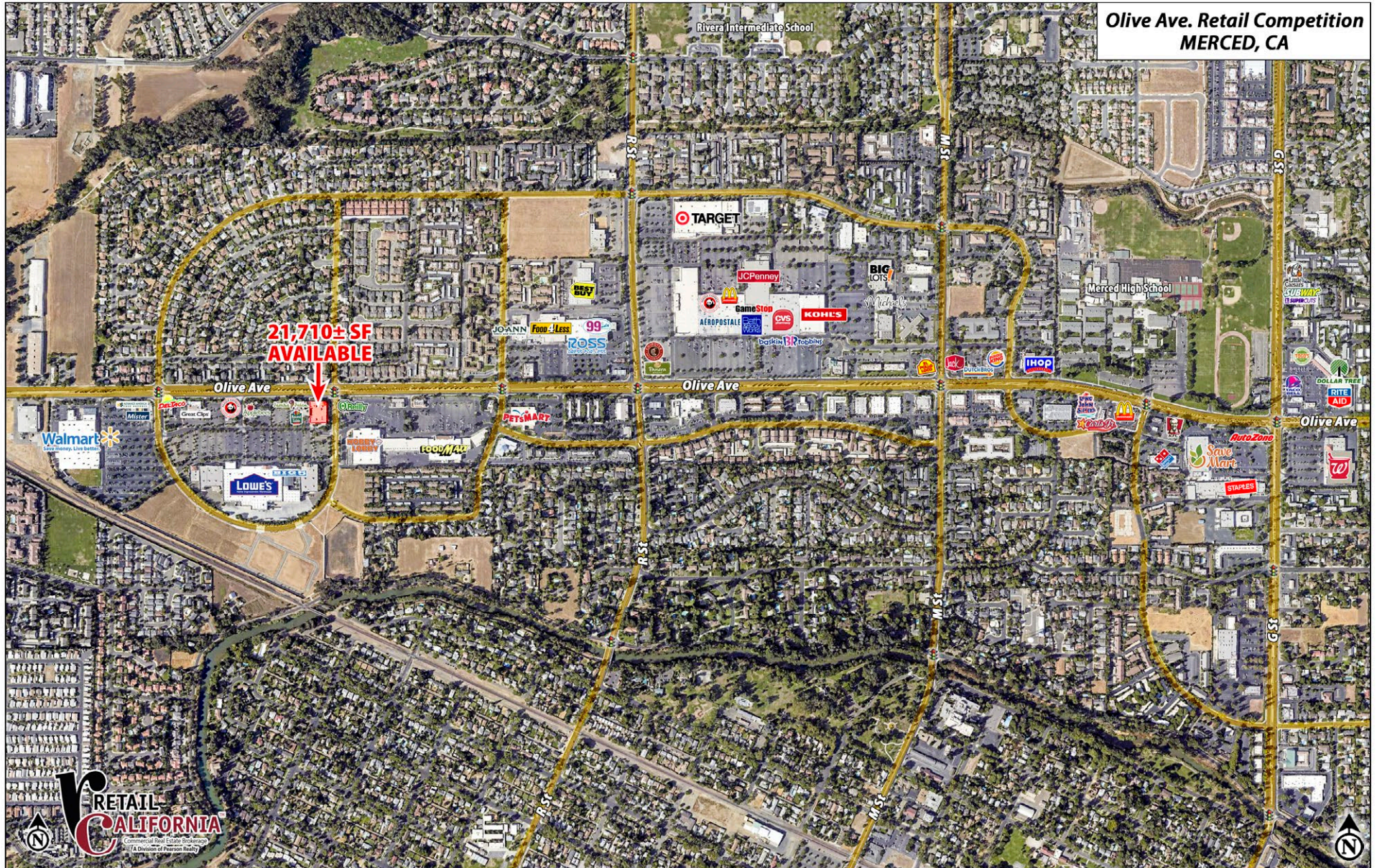


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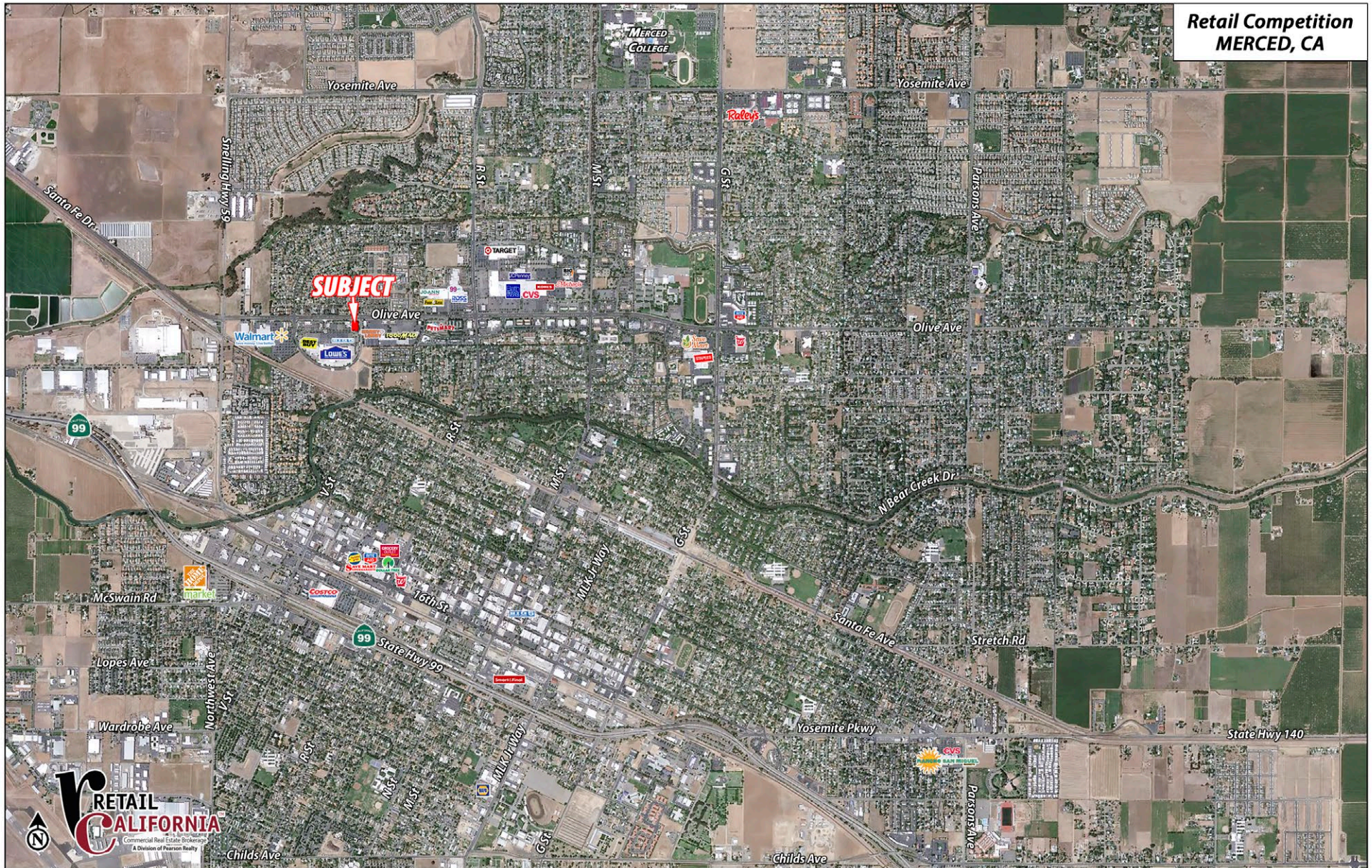
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