

GATEWAY MARKETPLACE

A REGIONAL LIFESTYLE SHOPPING CENTER

MERCED, CALIFORNIA



**RETAIL
OPPORTUNITY
AVAILABLE
NOW!**

**PAD SALES
BTS
GROUND LEASE**

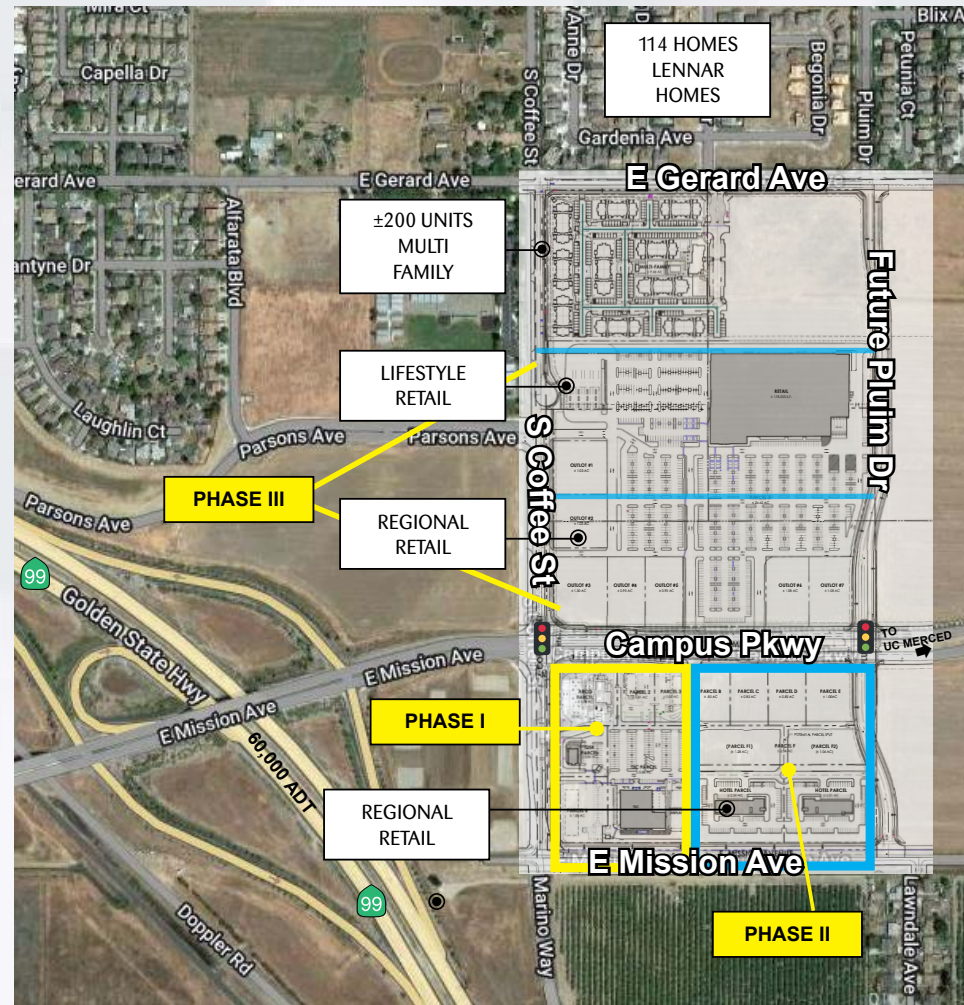
NEWMARK

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Highlights

- Within the ±70 acre Merced Gateway mixed use Master Plan
- ±77 acre planned mixed use development
- Positioned at the Highway 99 / Campus Parkway Interchange
- ±200 planned apartment units
- Extremely underserved retail trade area
- Strong trade area demographics
- ±2,200 planned and new residential units in proximity
- Located on Campus Parkway, providing direct access to UC Merced from Highway 99 (2022)

View presentation here:



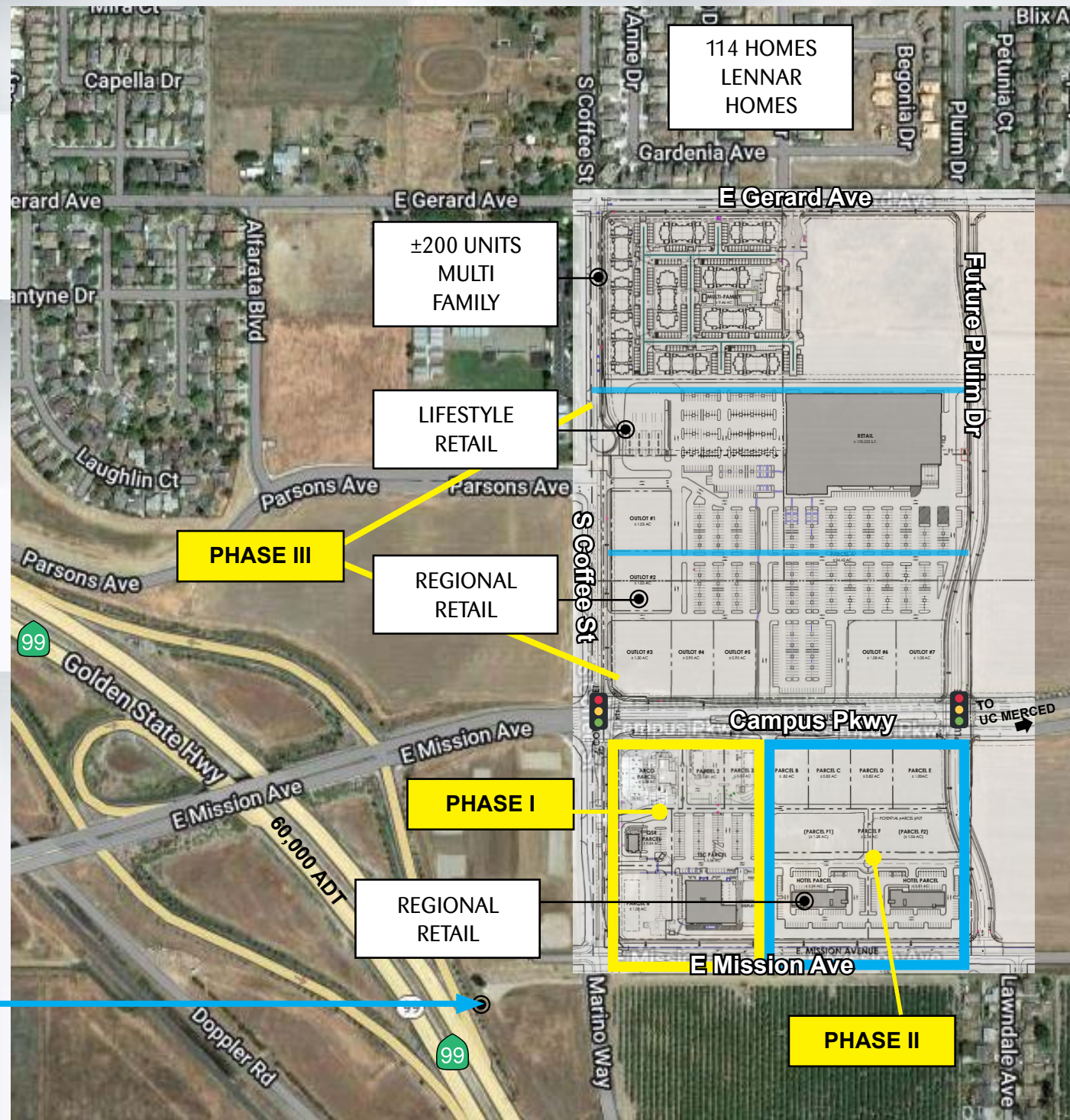
Located in California's rapidly-growing Central Valley, the City of Merced is poised for significant population growth. It is expected that over 10 million people will be added to California by 2030, with a significant portion of this growth occurring in the San Joaquin Valley. Anticipating this growth, the City of Merced envisions a growing community that preserves much of its small town feel. The Merced Gateway project is an integral part of this expansion as it will capitalize on the newly constructed Campus Parkway, a 4-lane expressway that connects south and north Merced through the project. The project will be comprised of roughly 8.4 acres of high-density residential and 68.6 acres of regional commercial uses. An on- and off-ramp to Highway 99 is located approximately 500 feet west of the site, allowing for quick regional access. The newly constructed Campus Parkway bisects the site.

Conceptual Plan

OFF-SITE FREEWAY PYLON SIGN



ON SITE SIGNAGE



Retail Competition



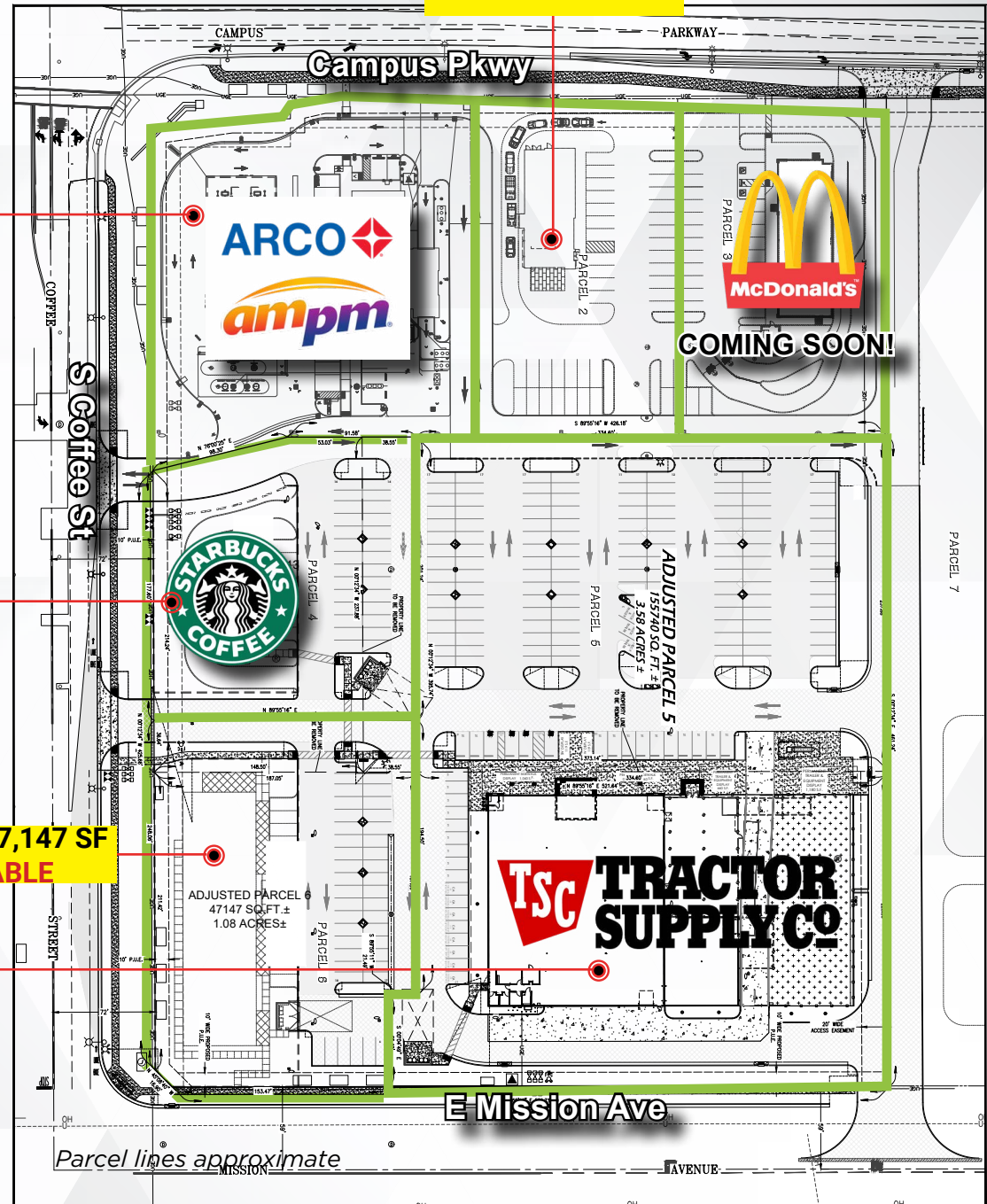
Phase 1



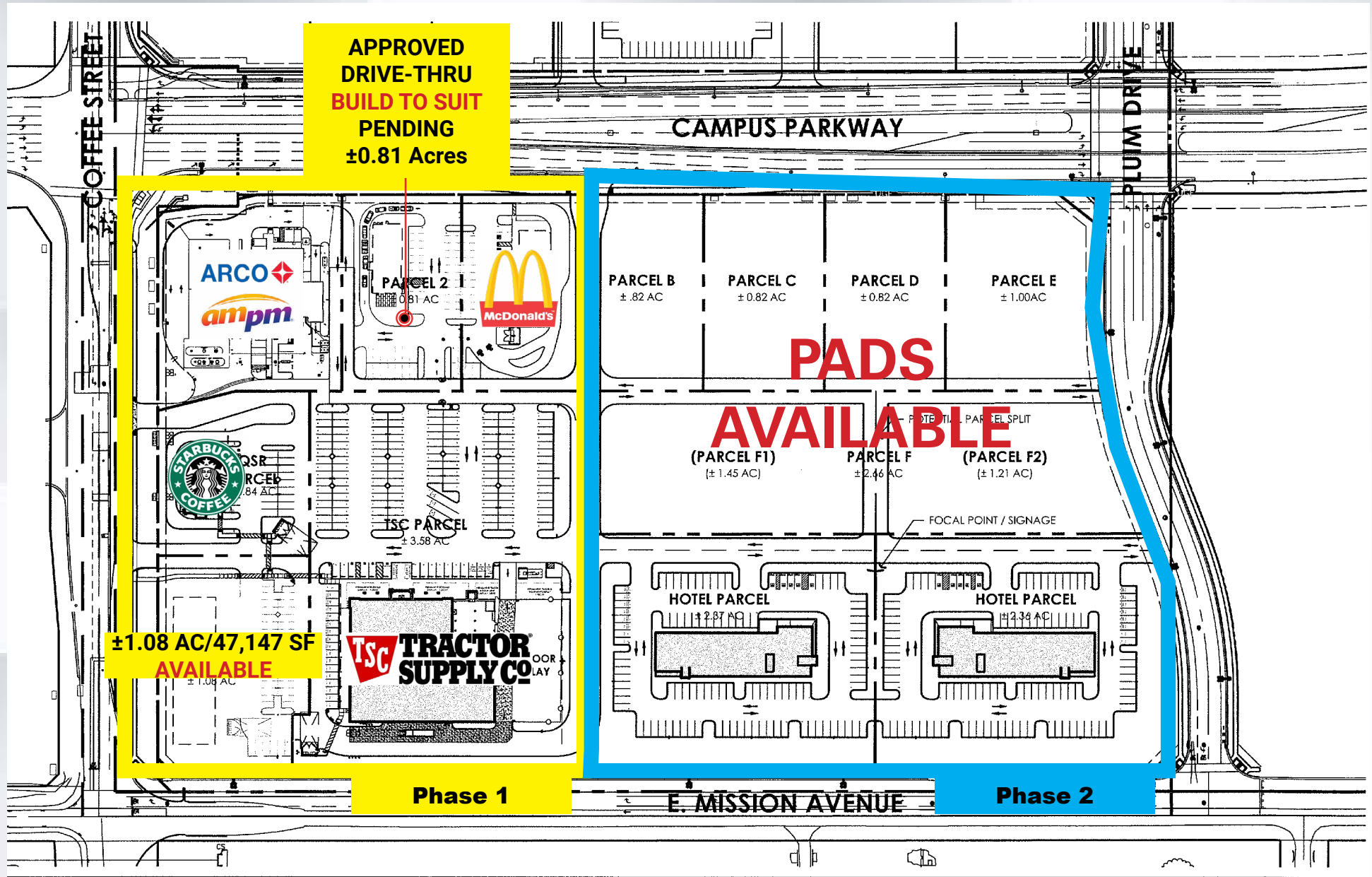
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**±1.08 AC/47,147 SF
AVAILABLE**

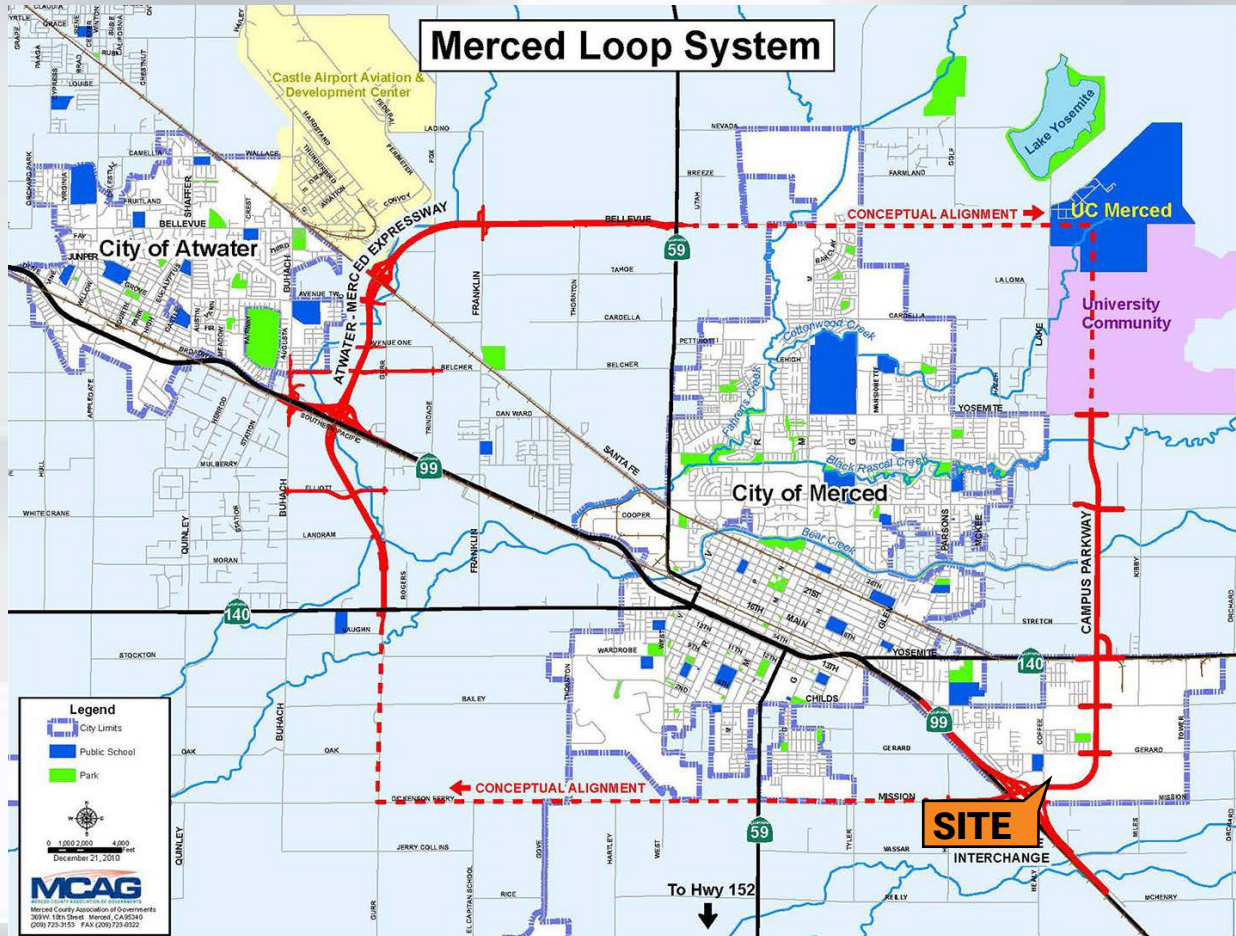
**APPROVED
DRIVE-THRU
BUILD TO SUIT
PENDING
±0.81 Acres**



Phase 1 & 2



Completed



Construction of Segment III of the Campus Parkway project remains on track to be completed by 2023.

The overall Campus Parkway project includes the construction of a four-lane expressway from Highway 99, connecting to Highway 140, and extending to Yosemite Avenue. Segment I from Highway 99 to Childs Avenue is complete. Segment II is also complete and extends the expressway to Highway 140. Segment III is complete and will extend the expressway to Yosemite Avenue. \$100 million was secured through the Senate Bill 1 Transportation Package to fund Segments II and III of the Campus Parkway project.

Campus Parkway completes the south-eastern portion of the “Merced Loop System,” which circles the City of Merced and connects surrounding communities, including the City of Atwater.



Campus Parkway Segment II, looking north toward U.C. Merced on the horizon (January 2019)



Campus Parkway Segment II, spanning Hwy 140 (May 15th, 2019)



Campus Parkway Segment II, looking north from Childs Ave to Hwy 140 (May 15th, 2019)

Vicinity Map

Local Demographics

POPULATION (2020)

1 Mile:	4,866
3 Mile:	30,354
5 Mile:	83,593
10 Mile:	128,416

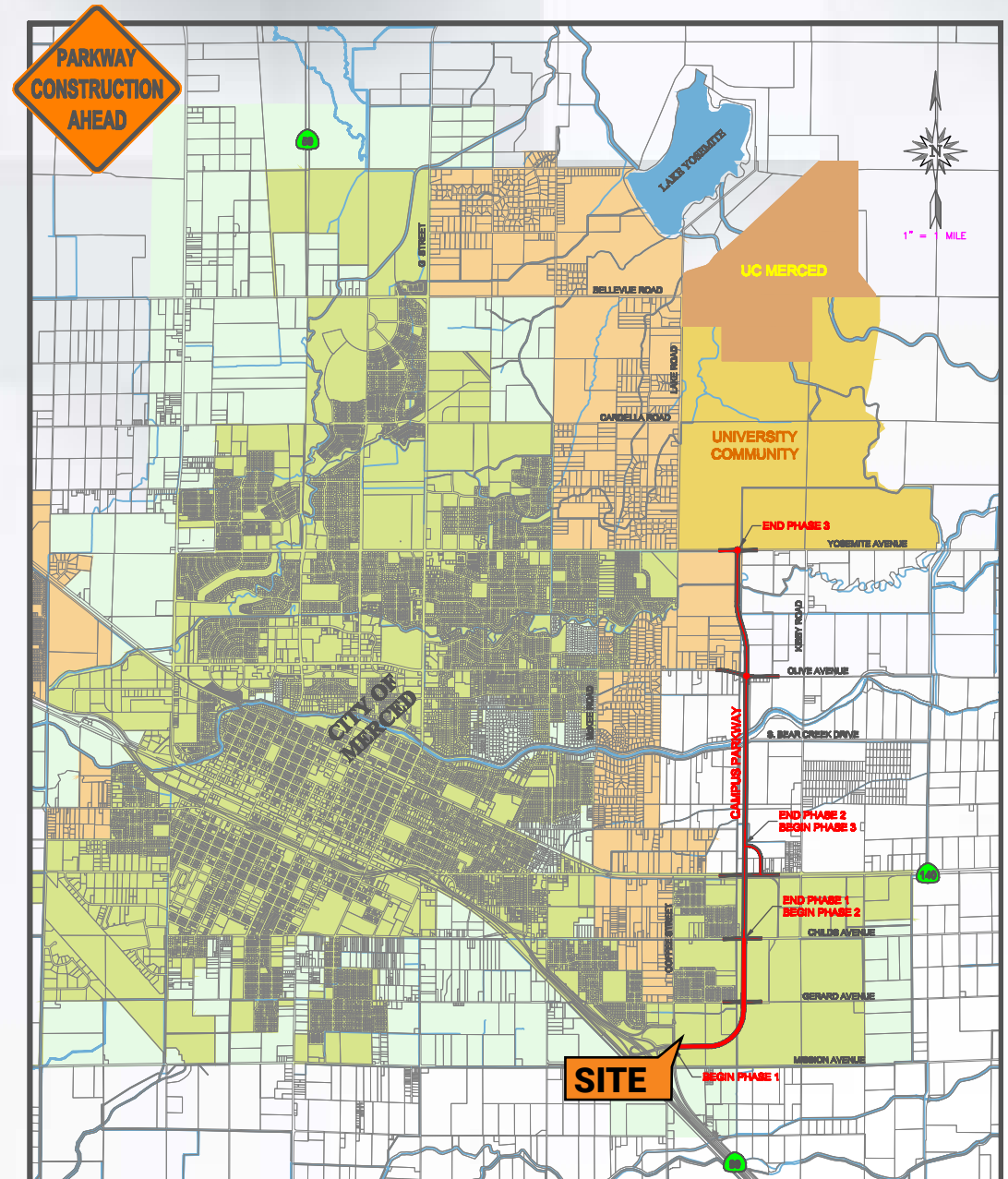
AVERAGE HOUSEHOLD INCOME

1 Mile:	\$56,350
3 Mile:	\$69,921
5 Mile:	\$68,356
10 Mile:	\$76,473

DRIVE TIMES POPULATION

5 Minute:	23,169
10 Minute:	89,389
15 Minute:	111,452
30 Minute:	217,514

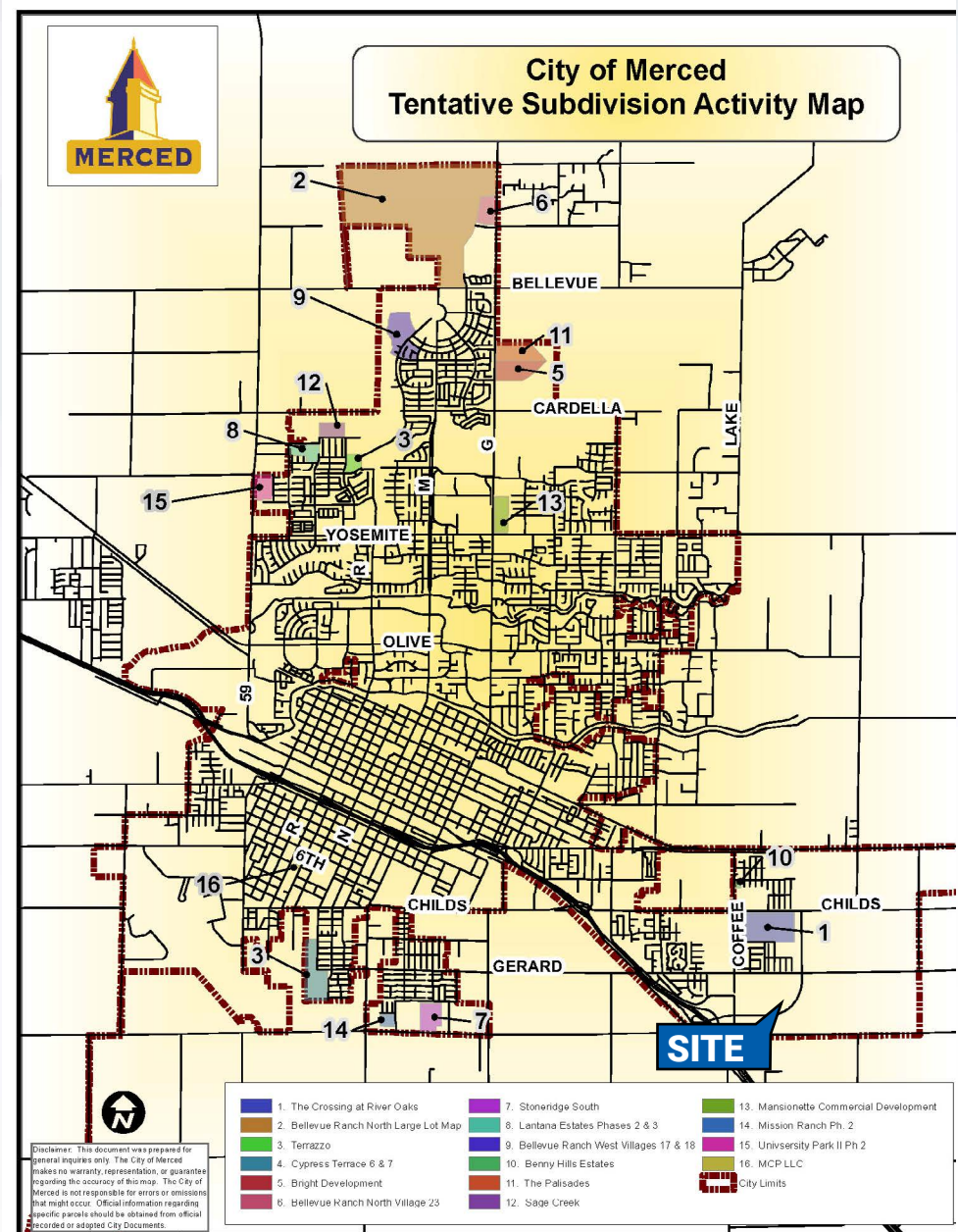
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Subdivision Activity Map

(±2,000 Units)

Subdivision Name	Map No.	Acres	Lots	Date	Date
The Crossing at River Oaks	1263	66.78	277	12/8/2004	12/8/2023
Bellevue Ranch North Large Lot Map	1280	520.00	29	2/8/2006	6/10/2024
Terrazzo	1287	11.84	46	4/19/2006	10/19/2022
Cypress Terrace 6 & 7	1288	46.2	260	4/19/2006	n/a
Bright Development	1291	40	168	1/16/2007	1/16/2024
Bellevue Ranch North Village 23	1305	37.7	106	1/9/2019	1/9/2024
Stoneridge South	1306	39.7	161	5/9/2018	n/a
Lantana Estates Phases 2 & 3	1309	20.58	99	10/3/2018	n/a
Bellevue Ranch West Villages 17 & 18	1310	44.1	249	2/20/2019	2/20/2024
Benny Hills Estates	1311	1.9	12	11/6/2019	5/6/2023
The Palisades	1312	29.35	140	6/3/2020	6/3/2022
Sage Creek	1313	15.93	103	8/19/2020	8/19/2022
Mansionette Commercial Development	1314	21.5	17	9/9/2020	9/9/2022
Mission Ranch Ph. 2	1315	7.78	70	12/9/2020	12/9/2022
University Park II Ph 2	1317	18.98	125	12/8/2021	12/8/2023
MCP LLC	1318	0.88	16	12/8/2021	12/8/2023



Merced Area Profile

PROJECT LOCATION:

Northeast Quadrant and Southeast Quadrant of Highway 99 and Campus Parkway in Merced, CA.



Merced is a dynamic community of about 80,542 people, with friendly small town living in a mid-size city. The University of California Merced campus (7,375 students and growing), opened in 2005, providing new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the region, Annual events and festivals bring regional and even national recognition to Merced.

Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains, national parks, and major cities. Merced has historically been the 'Gateway to Yosemite', and residents also enjoy short drives to skiing, beaches, fishing and other outdoor attractions.

Merced is also the county seat of Merced County, which is home to approximately 270,000 residents.



Ken Noack, Jr.

Senior Managing Director

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YEARS OF
EXPERIENCE

45

AREAS OF
SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
3,300 Acres, Amador County, CA	WND
16,100 Acres, Amador County, CA	\$90,000,000
1,200 Acres, Rancho Murieta, CA	WND
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

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MERCED, CALIFORNIA

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