

±11.98 ACRES DEVELOPMENT SITE

OFFERING
MEMORANDUM

1237 & 1265 W Yosemite Avenue
Merced, CA 95340

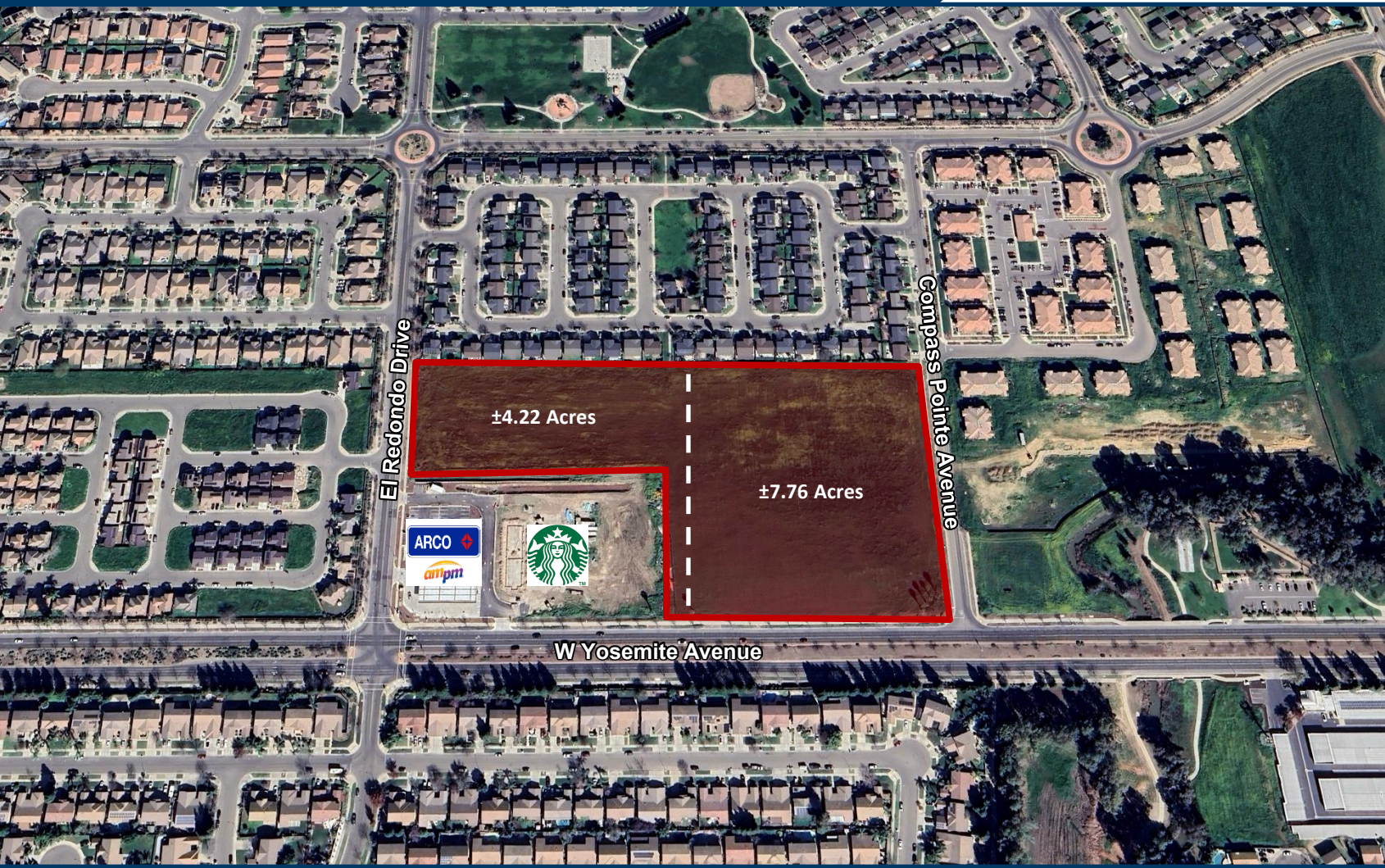


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Exclusively Listed By:



Contacts

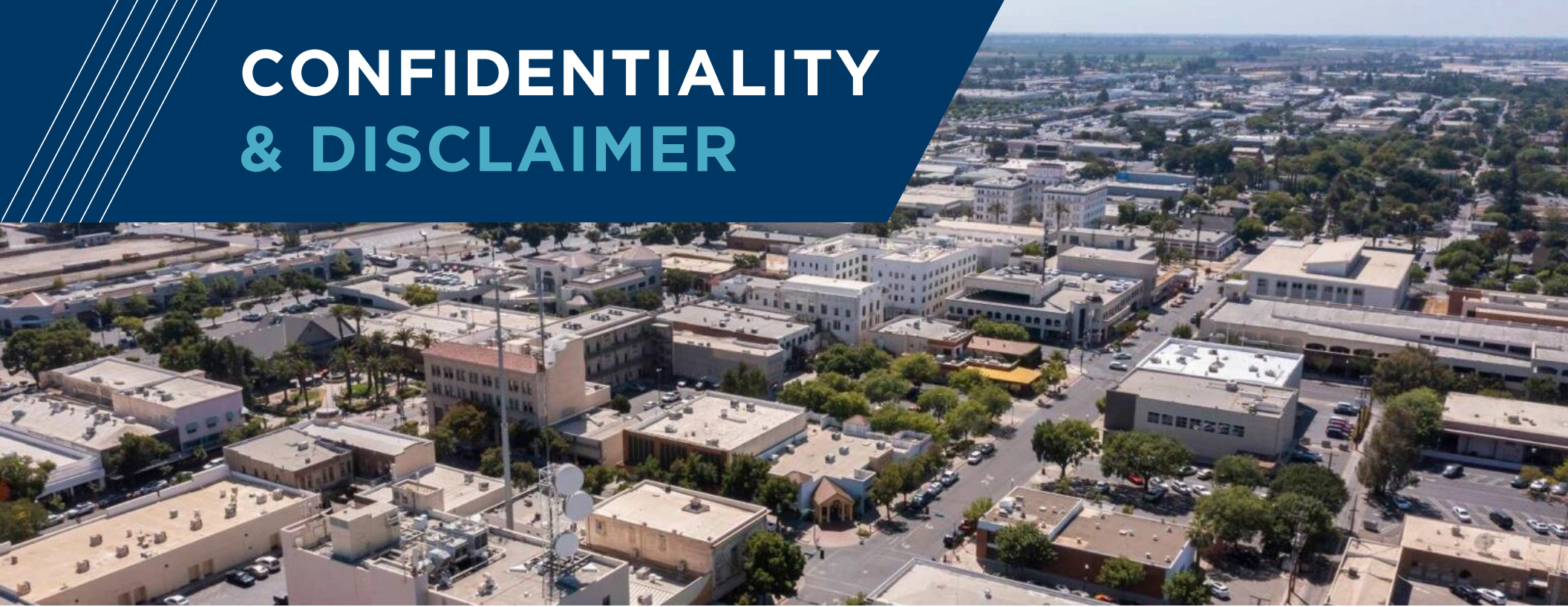
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PROPERTY OVERVIEW

The Sacramento Multifamily Advisory Group is seeking a qualified developer to acquire this ±11.98 acre development site. The property comprises of two separate parcels.

INVESTMENT HIGHLIGHTS

- The current zoning of the parcels offers flexibility in terms of potential development. The site was previously entitled for a 220 unit multifamily community, which the City of Merced remains open to approval.
- The property is located within the Highest Resource Zone and a Difficult to Develop Area (DDA) making it appealing for an affordable housing project.
- Newly opened ARCO AM/PM gas station and convenience store along with Starbucks is a short stroll from the site along with new retail facilities.
- Owner is flexible regarding both parcels and is willing to consider splitting them.
- Site location is within a growing residential neighborhood, offering close proximity to retail services, employment, local schools and a regional medical center.
 - Merced Community College less than one mile away
 - Mercy Medical Center less than two miles away
 - Merced Mall less than two miles away
- The University of California, Merced continues to expand, with an estimated enrollment of approximately 9,100 to 9,200 students. CatTracks, a dedicated commuter bus service for the university, has a stop within walking distance of the site.

Price	\$4,500,000
County/City	Merced/Merced
Assessor's Parcel Number	206-070-011-000 (±4.22 Acres) 206-070-002-000 (±7.76 Acres)
Total Lots	2
Total Site Size	±11.98 Acres
Permitted Uses	Vacant Land - Commercial
Opportunity Zone	No
Zoning	Vacant Land - Commercial
Flood Zone Designation	AE – In a Special Flood Zone Area

PLAT MAP

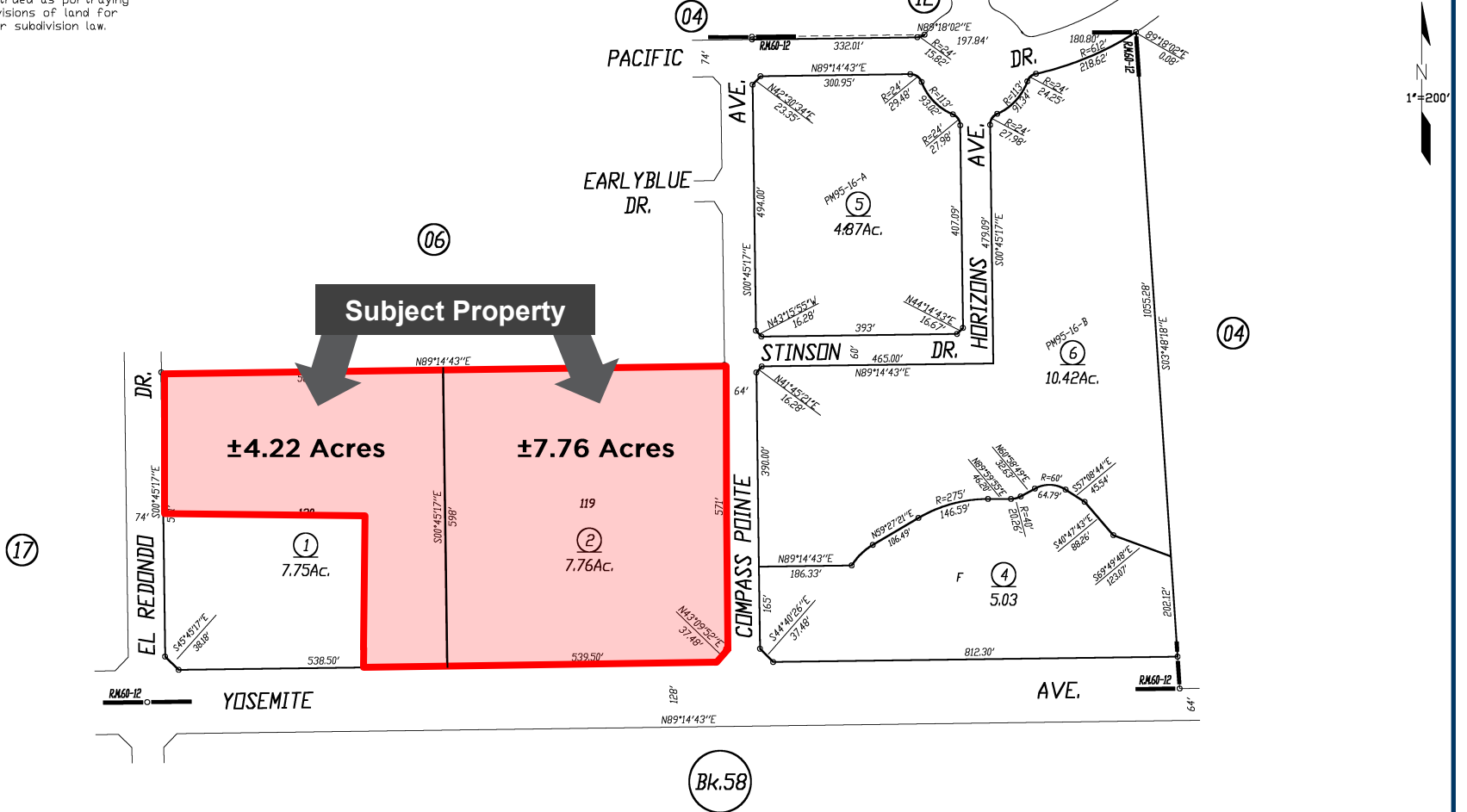
- NOTE -

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

PDR. S.E. 1/4 SEC.12, T.7S.,R.13E., M.D.B.& M.

Tax Rate Area 005-164

206-07



Subject Property

±4.22 Acres

±7.76 Acres

①

7.75Ac.

②

7.76Ac.

④

5.03

⑤

4.87Ac.

⑥

10.42Ac.

DRAWN 12-03
REVISED 6-04
01-24-08

Sunrise At Compass Pointe, R.M.Vol.60, Pg.12

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 206 Pg. 07
County of Merced, Calif.
2003

LOCATION OVERVIEW

Merced Location Overview

Nestled in the heart of California's San Joaquin Valley, Merced offers a unique blend of affordability, natural beauty and vibrant community life. With a population of $\pm 90,971$ people, Merced is more than a scenic stop, it's a city on the rise!

Known as the "Gateway to Yosemite", Merced sits at the heart of California's interior, giving companies rapid access to the state's major economic engines and global trade gateways. This strategic location offers a rare balance of affordability, connectivity and strategic access to major California markets, making Merced a powerful logistics and distribution hub.

Home to UC Merced, the newest campus in the University of California system. The rapidly expanding campus drives innovation in engineering, bioscience, healthcare and technology.

Affordable housing (compared to many other California locations), strong community values, and a commitment to green initiatives make Merced an ideal place to live, work, and grow.



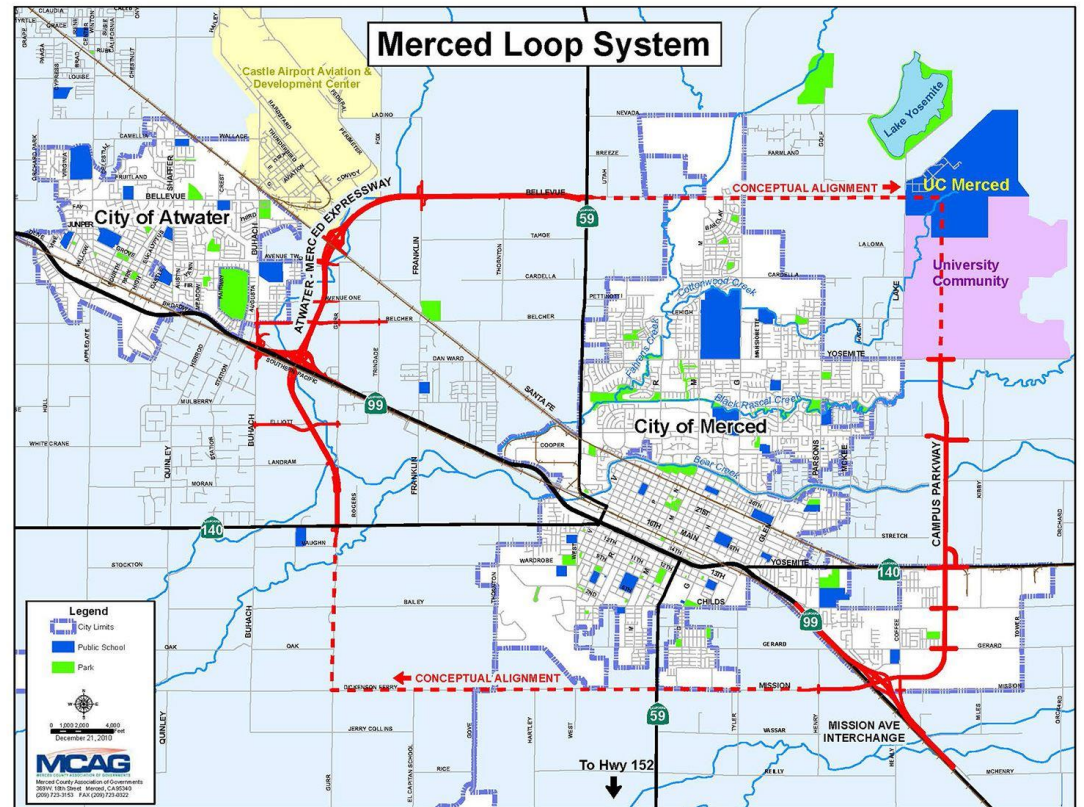
LOCATION OVERVIEW

Campus Parkway Project & Atwater-Merced Expressway

The Campus Parkway Project in Merced, CA was fully completed in 2022. The project extends the expressway from Highway 99 to the UC Merced community, tying in with Highway 140, Olive Avenue and Yosemite Avenue along the way.

Merced County Public Works continues to advance Phase 1B of the Atwater-Merced Expressway (AME) project. This expressway is considered a critical component of the broader Merced Loop System, intended to enhance mobility across Merced and Atwater. The AME will provide improved access to UC Merced, Castle Commerce Center and industrial logistics areas.

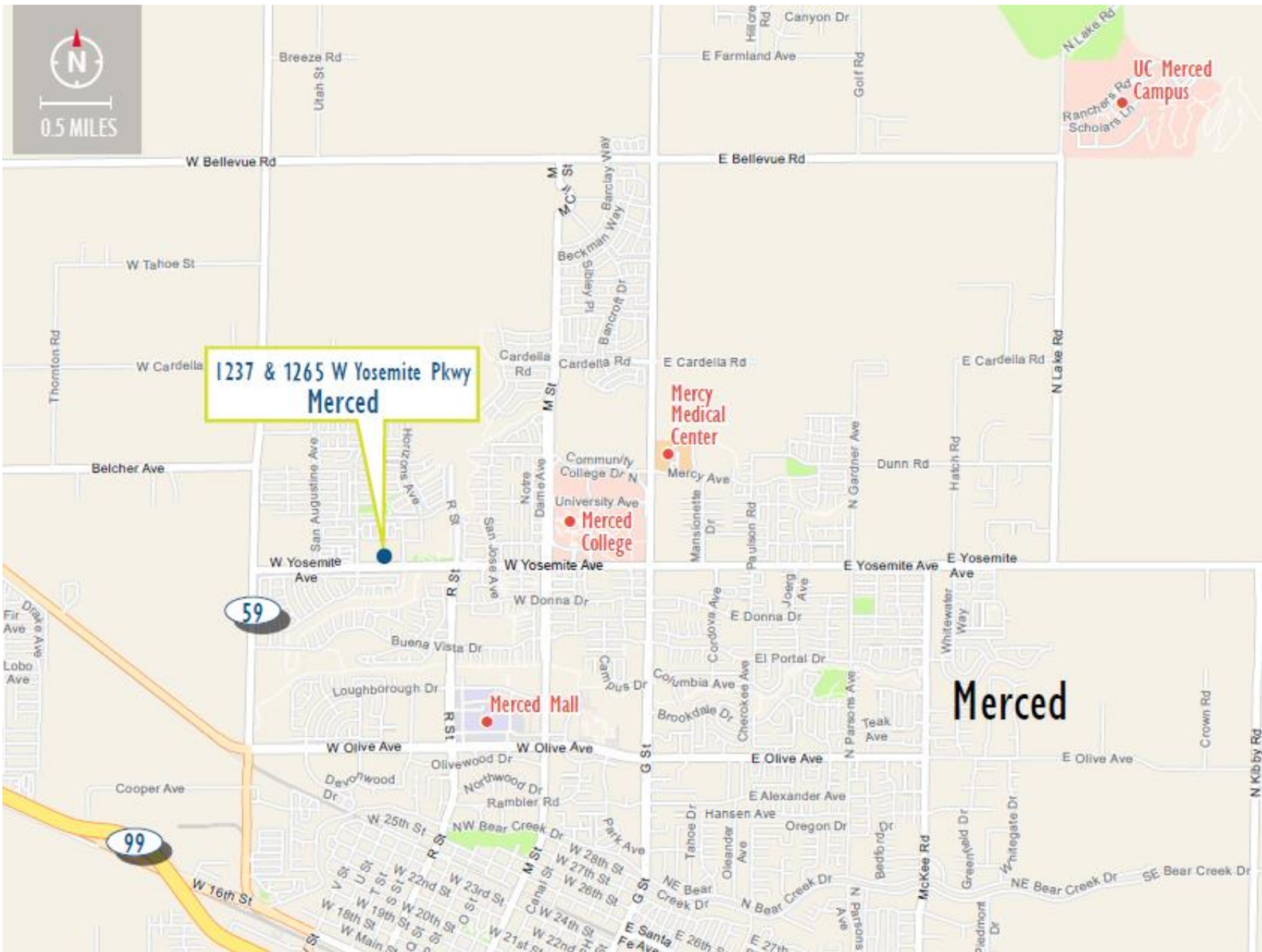
According to the 2026 State Transportation Improvement Program (STIP) Fact Sheet, the AME is projected to deliver major regional benefits by reducing traffic through school and residential areas by diverting trucks and commuter vehicles off local arterials.



LOCATION MAP



LOCATION MAP



LOCATION HIGHLIGHTS



- Close proximity to CatTracks stop on W Yosemite Avenue – UC Merced’s campus & community shuttle service



- 0.5 to 1 mile from Highway 99 access



- Less than 2 miles to Mercy Medical Center



- Just over 1.5 miles to Merced College



- Just over 6.5 miles to UC Merced Campus



- Less than 3 miles from three private schools
- Less than 5 miles from four elementary schools



- Less than 2 miles from Marketplace at Merced Shopping Mall with more than 60 specialty retailers & restaurants



- Walking distance to ARCO AM PM & Starbucks
- Less than 2 miles from Sprouts Farmers Market & Save Mart
- Less than 2.5 miles from Walmart Supercenter
- Just over 3.5 miles from Smart & Final Extra!



- Less than 1.5 miles from three Assisted Living Facilities
- Less than 4 miles from three Memory Care Facilities
- Within 6 miles of two Independent Living Communities
- Approximately 1.5 miles from three Skilled Nursing Facilities

AREA AMENITIES



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Total Population	16,648	78,733	116,693
2025 Total Daytime Population	14,130	85,839	118,901
2025 Families	3,623	17,991	25,926
2025 Average Household Income	\$95,287	\$82,650	\$84,161
2025 Median Household Income	\$68,495	\$56,769	\$57,855
2025 Average Home Value	\$441,232	\$441,876	\$447,690
2025 Median Home Value	\$413,738	\$399,061	\$395,947
2025 Owner Occupied Housing Units	2,218	12,451	18,397
2025 Renter Occupied Housing Units	3,350	13,920	17,906
2025 Average Household Size	2.96	2.91	3.11
2025 Median Age	31.3	32.0	31.4

MAJOR MERCED COUNTY EMPLOYERS

#	Employer	Industry
1	University of California, Merced (UC Merced)	Higher Education
2	Merced Community College District	Education
3	Merced County	Government
4	Golden Valley Health Centers	Healthcare
5	Merced Union High School District	Education
6	Foster Farms	Food Processing
7	Hilmar Cheese Company	Dairy Processing
8	Costco Wholesale	Retail
9	Dignity Health – Mercy Medical Center	Healthcare
10	Quad/Graphics Inc.	Printing & Manufacturing

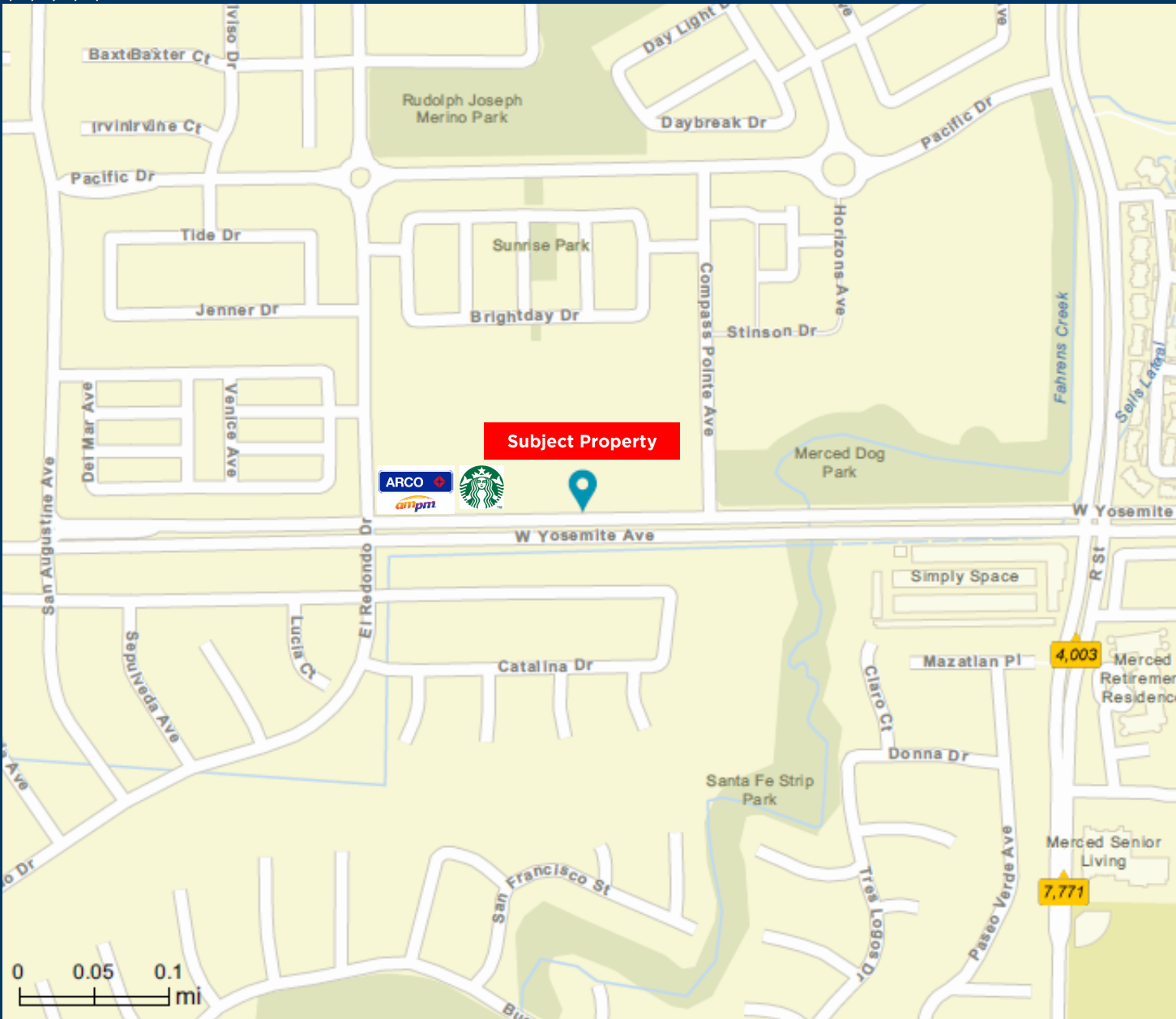
Source: EDD (Merced County)

TRAFFIC COUNT



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

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