

FOR SALE OR LEASE

150 Hawk Dr, Merced, CA 95341

Newly Constructed Property Designed for Single or Multi-Tenant Use



NAINorthgate

XAVIER SANTANA
925.226.2455
xcs@ngcip.com
Lic #01317296



HIGHLIGHTS

- Newly constructed warehouse, move-in ready.
- Great Location near Merced Regional Airport and growing industrial sector.
- Excellent owner-user opportunity.
- 8 Grade Level Doors.
- 1 Drive-up Dock High Door.
- Demisable: up to 8 units, minimum 4,425 SF per unit.

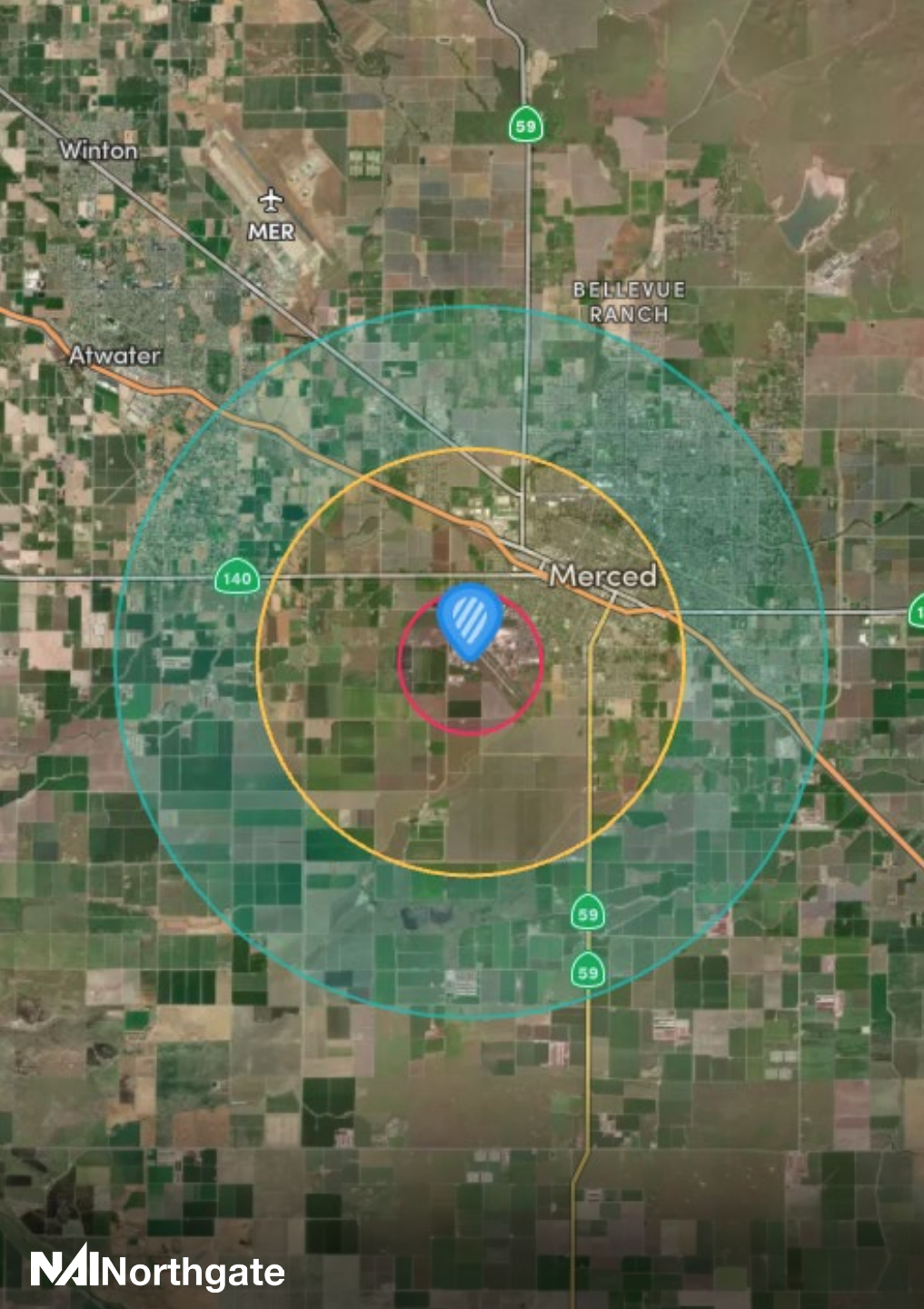
PROPERTY OVERVIEW

ADDRESS	150 Hawk Dr, Merced, CA 95341
PROPERTY TYPE	Industrial
LEASE PRICE	\$1.25/sq ft NNN
SALE PRICE	Contact Broker
ZONING	Light Industrial (I-L)
AVAILABLE SPACE	4,425 SF - 35,400 SF
BUILDING SIZE	35,400 SF
LOT SIZE	1.86 Acres
POWER	3,600 Amps @ 480 volts
CEILING HEIGHT	30 Feet

PROPOSED DEMISED PLAN







DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	2,606	40,974	100,027
Projected Growth	2,708	42,904	105,393
Median Age	30	31	32
Households	662	12,018	31,227
White Population	594	10,413	32,567
Black Population	129	2,164	5,642
Am. Indian Population	113	1,532	2,965
Asian Population	245	3,413	10,482
Other Population	1,626	25,382	53,736
Hispanic Population	79.28%	74.79%	64.55%
Average HH Income	\$48.2k	\$56.1k	\$74k
Median HH Income	\$40k	\$43.3k	\$58.7k
High School Graduates	802	15,190	44,472
College Graduates	173	3,946	14,846
Total Employees	821	14,293	37,576



Growing Population

Merced has experienced significant population growth over the years, and a larger population generally means a larger customer base for retail businesses. With a growing number of residents, there is an increasing demand for various goods and services, providing ample opportunities for retailers to thrive.

Central Location

Situated in the heart of California’s Central Valley, Merced benefits from its central location between major cities like San Francisco, Sacramento, and Fresno. This strategic positioning makes it accessible to a wide customer base, including both residents and tourists traveling through the region. Retailers can take advantage of this geographic advantage to attract customers from various areas.

Economic Development

Merced has been making substantial strides in economic development in recent years. The region is known for its diverse industries, including agriculture, education, healthcare, and technology. With a thriving economy, there is increased disposable income among residents, leading to higher consumer spending. This favorable economic climate creates a favorable environment for retail businesses to flourish.

Affordable Cost of Living

Compared to other regions in California, Merced offers a relatively lower cost of living. This affordability translates into reduced operational costs for retailers, such as lower commercial rents and more affordable labor. Businesses can allocate their resources effectively, enabling them to invest in inventory, marketing, and other growth initiatives.

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



XAVIER C SANTANA

CEO, Managing Director

P: 925.226.2455

xcs@ngcip.com

Lic #01317296

DRE: #01910787