

# LOCATED AT THE CONVERGENCE OF STATE HIGHWAYS 99 & 140 HIGHWAY COMMERCIAL LAND FOR LEASE OR BTS

720 MOTEL DRIVE (HWY 140) • MERCED, CA 95341



- Excellent Highway 99/140 Visibility and Access
- 1.1 acre Lot adjacent to Freeway On/Off-Ramps
- Close to Merced Schools and Top National Hotels
- Perfect for Fast Food with optional Drive-Thru
- 102,200 Population within a 10-Minute Drive
- \$83,670± Avg HH Income Level within 10-Minutes



**RETAIL CALIFORNIA CRE**  
A division of Pearson Realty  
7480 North Palm Avenue, Suite 101  
Fresno, CA 92711  
[www.retailcalifornia.com](http://www.retailcalifornia.com)

FOR MORE INFORMATION, PLEASE CONTACT:

**SHANE SOUSA, AGENT**  
**+1 (559) 447-6221**  
[shane@retailcalifornia.com](mailto:shane@retailcalifornia.com)  
DRE # 02152527

**NICK FRECHOU, SR. V.P.**  
**+1 (559) 447-6266**  
[nick@retailcalifornia.com](mailto:nick@retailcalifornia.com)  
DRE # 01887999

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.



# LOCATED AT THE CONVERGENCE OF STATE HIGHWAYS 99 & 140 HIGHWAY COMMERCIAL LAND FOR LEASE OR BTS

720 MOTEL DRIVE (HWY 140) • MERCED, CA 95341

## Property Description:

The subject commercial land is located in Merced, CA on State Highway 140 at the intersection of Highway 99 and positioned adjacent to on/off-ramps for both highway routes.

## Property Highlights:

The location is perfect for fast food or quick-service restaurants seeking high-visibility highway locations with optimal access from all directions of traffic.

**Lot Size:** 1.1± ac (47,916± SF) with optional drive-thru

**APN:** 035-061-008-000

**Lease Rate:** Please contact agent(s) for more information.

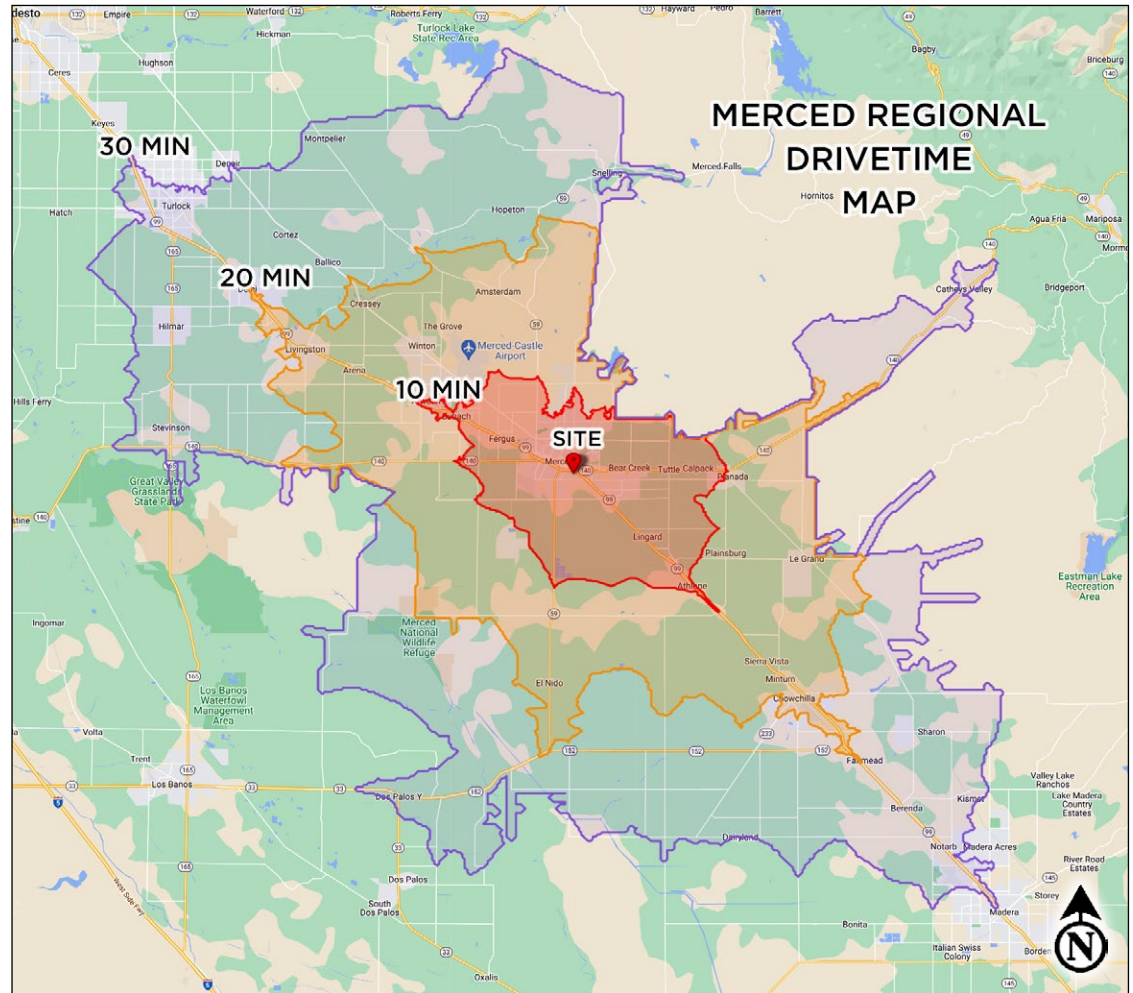
2022 Demographics:	10 Minutes	20 Minutes	30 Minutes
Total Population:	102,202	191,595	284,628
Total Households:	31,604	56,301	82,448
Avg HH Income:	\$83,671	\$86,485	\$85,887

Data Source: Claritas, LLC

## 2021 Traffic Counts:

Hwy 99 (N/S):	100,055 ADT
Hwy 140 (E/W):	28,940 ADT
Intersection Total:	128,995 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



**RETAIL CALIFORNIA CRE**  
A division of Pearson Realty  
7480 North Palm Avenue, Suite 101  
Fresno, CA 92711  
[www.retailcalifornia.com](http://www.retailcalifornia.com)

FOR MORE INFORMATION, PLEASE CONTACT:

**SHANE SOUSA, AGENT**  
**+1 (559) 447-6221**  
[shane@retailcalifornia.com](mailto:shane@retailcalifornia.com)  
DRE # 02152527

**NICK FRECHOU, SR. V.P.**  
**+1 (559) 447-6266**  
[nick@retailcalifornia.com](mailto:nick@retailcalifornia.com)  
DRE # 01887999

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.



LOCATED AT THE CONVERGENCE OF STATE HIGHWAYS 99 & 140

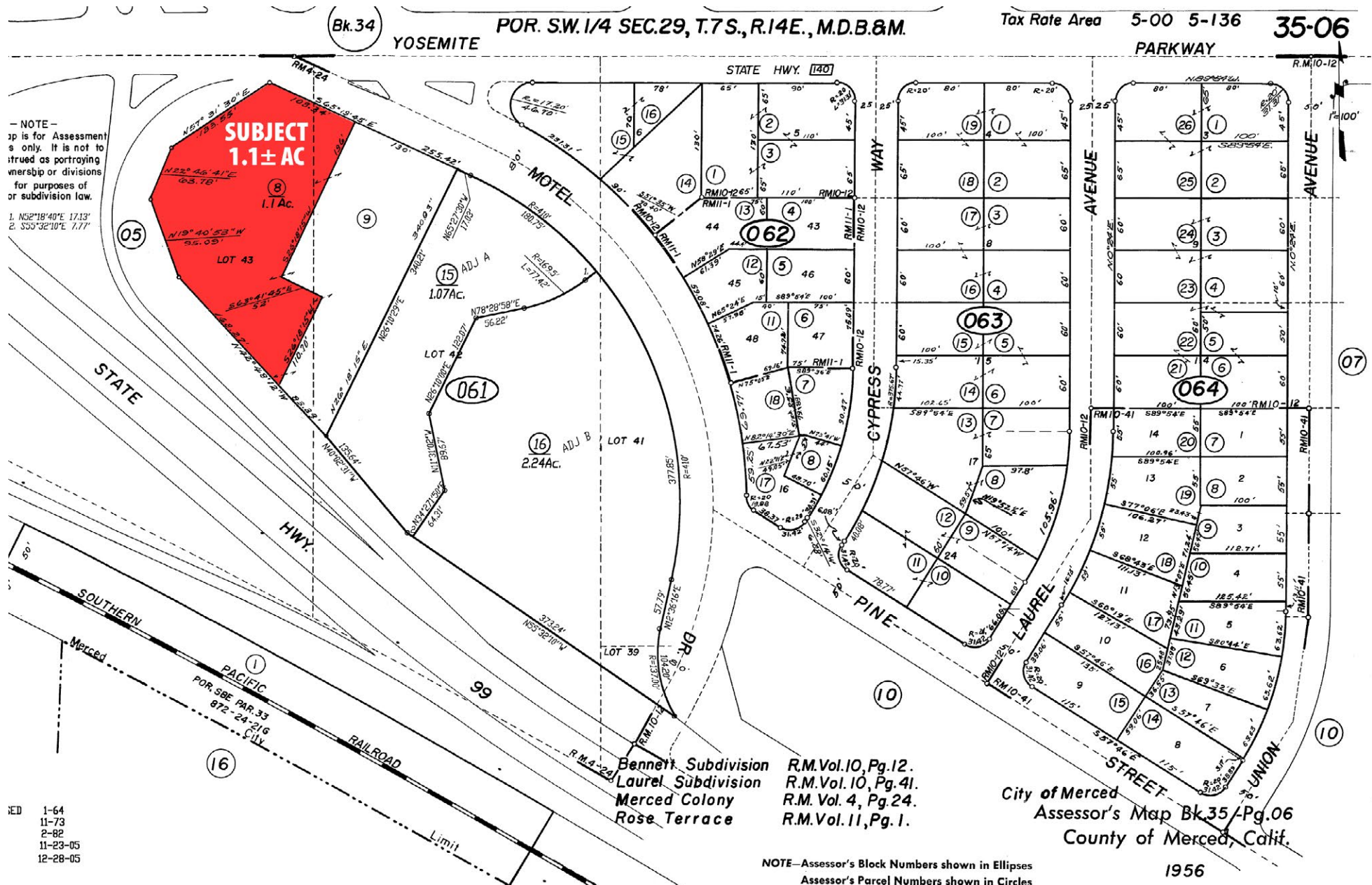
# HIGHWAY COMMERCIAL LAND FOR LEASE OR BTS

720 MOTEL DRIVE (HWY 140) • MERCED, CA 95341



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.



**720 MOTEL DRIVE (HWY 140) • MERCED, CA 95341**

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.