

FOR SALE

±42.61 Ac of Fully Entitled
Commercial PD Land



MERCED GATEWAY MARKETPLACE
Merced, California

ASKING PRICE:
\$14,900,000 (\$8/SF)

NEWMARK

KEN NOACK, JR. | CA RE LIC# 00777705 | T 916-747-6442 | KEN.NOACK@NMRK.COM

OFF-SITE FREEWAY PYLON SIGN



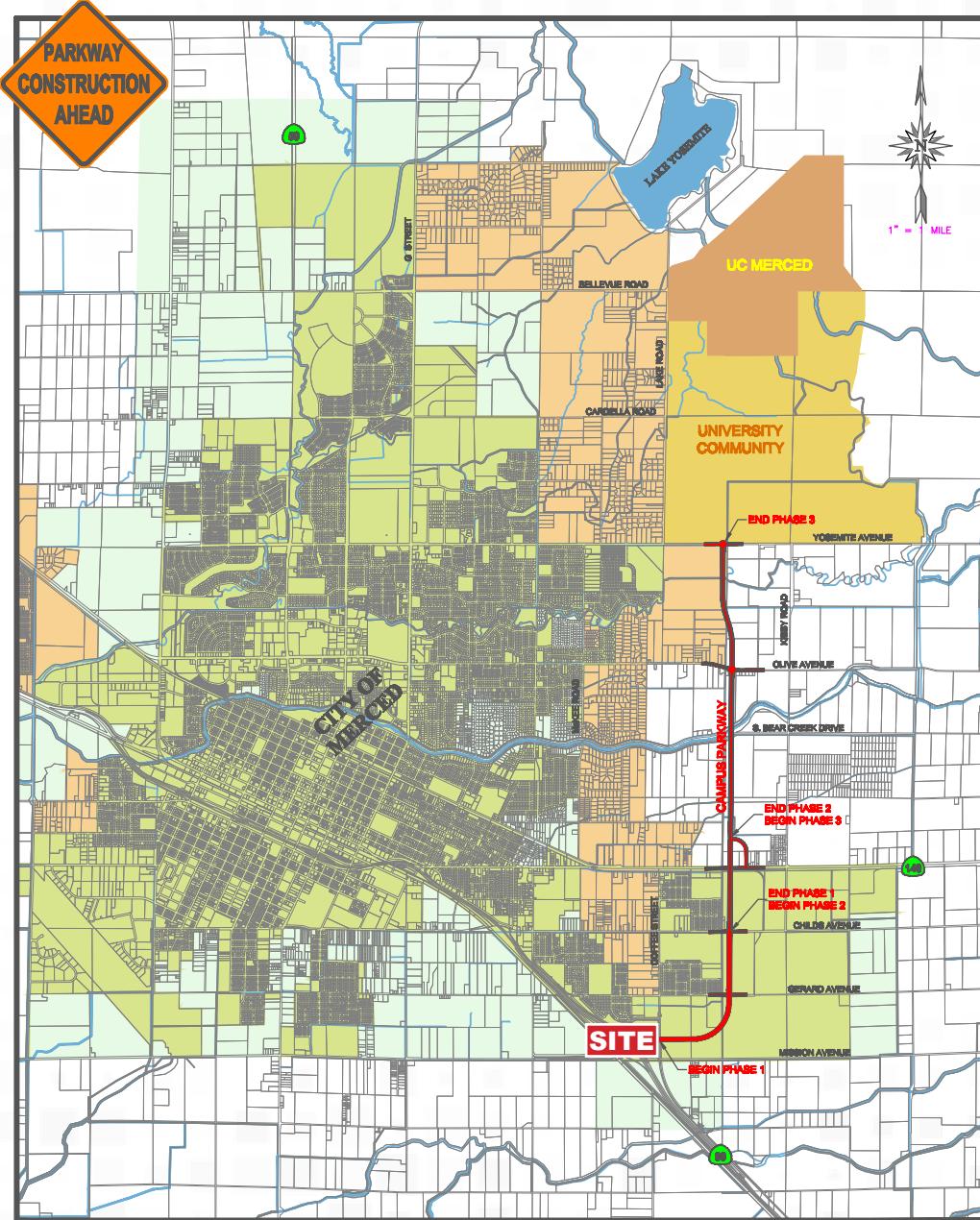
MERCED GATEWAY MARKETPLACE

1. The asset is fully entitled as a PD (Planned Development) for retail commercial development
2. Offsite improvement costs including all backbone infrastructure to service the asset to bring the property to "shovel ready" condition are approximately \$3.9 million per the project engineer's current cost breakdown estimate
3. Dedicated ingress/ egress points onto and off of Campus Parkway are preapproved by the governing jurisdictions
4. Cost sharing agreements for shared backbone infrastructure with contiguous benefiting landowners are negotiated
5. There are no flood plain designations or otherwise which would require importing fill dirt to balance or otherwise develop the asset
6. There are no physical or political encumbrances affecting the asset
7. There are no environmental issues affecting the asset requiring remediation or mitigation
8. Marketable title is clean and deliverable to a buyer
9. Excellent visibility from Highway-99 with freeway pylon signage
10. Planned and new residential developments processing contiguous to the north, east and south of the asset
11. A number of major retailers looking to enter the Merced market; multiple standing retailer Letters of Intent deliverable
12. High Speed Rail line station is proposed for downtown Merced



MERCED GATEWAY MARKETPLACE

VICINITY MAP



LOCAL DEMOGRAPHICS (2024)

POPULATION

1 Mile:	16,298
3 Mile:	88,502
5 Mile:	95,690

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$60,262
3 Mile:	\$62,563
5 Mile:	\$64,144



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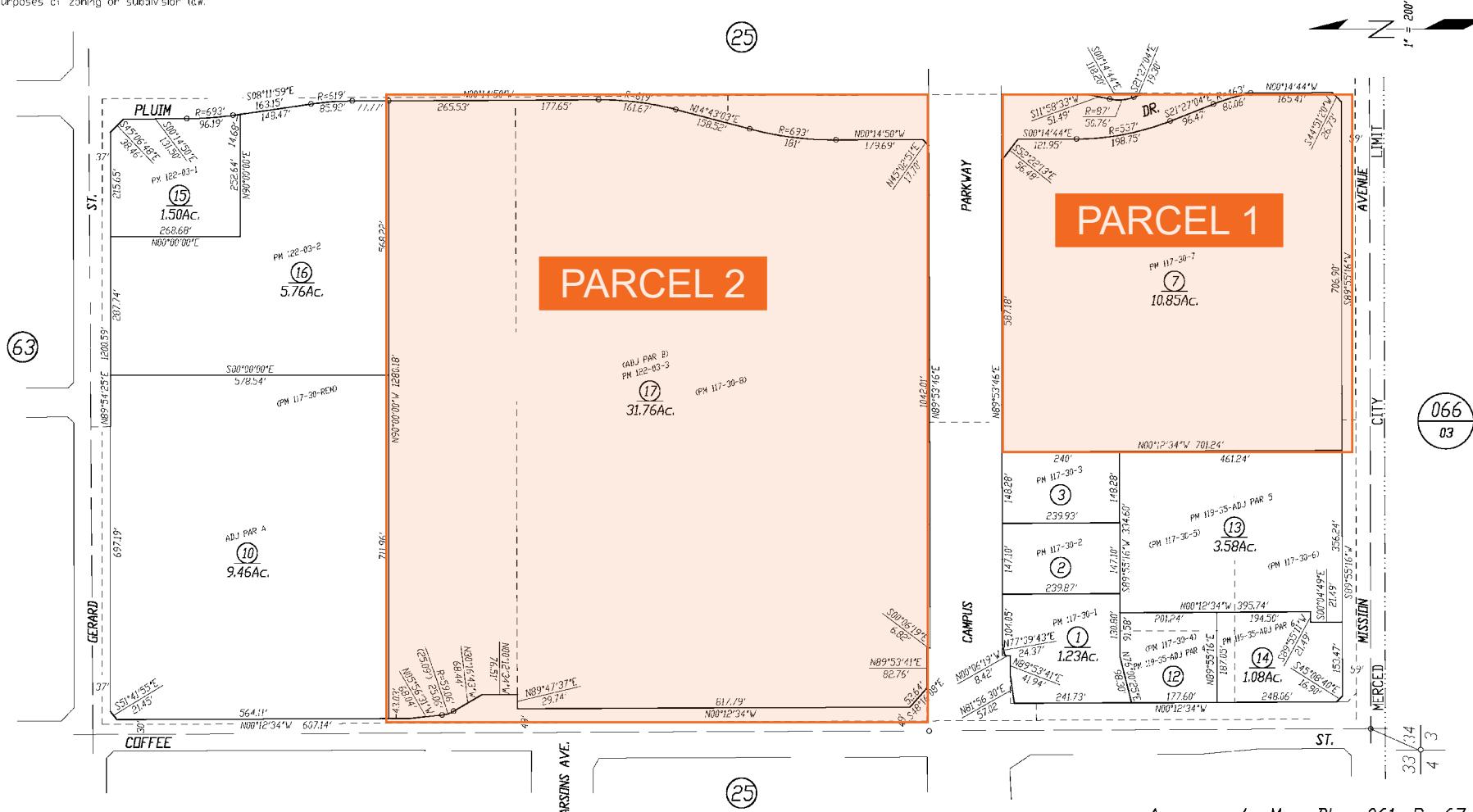
PARCEL MAP

- 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.

PARCEL SW1/4 SEC.34, T.7S., R.14E., M.D.B.&M.

Tax Rate Area 005-146

061-67



DRAWN 08-27-19
REVISED 12-11-20
04-13-21
09-14-23

Assessor's Map Blk. 061 -Pg. 67
County of Merced, Calif.
2019

AREA PROFILE

The University of California Merced campus (8,700 students and grad students) opened in 2005 providing educational and economic opportunities, 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.

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.

PROPERTY DETAILS

	Parcel 1	Parcel 2
APN #:	061-670-007	061-670-017
Total Land Size:	±10.85 Acres	±31.76 Acres
Zoning:	Commercial PD	Commercial PD

UNIVERSITY OF CALIFORNIA MERCED CAMPUS



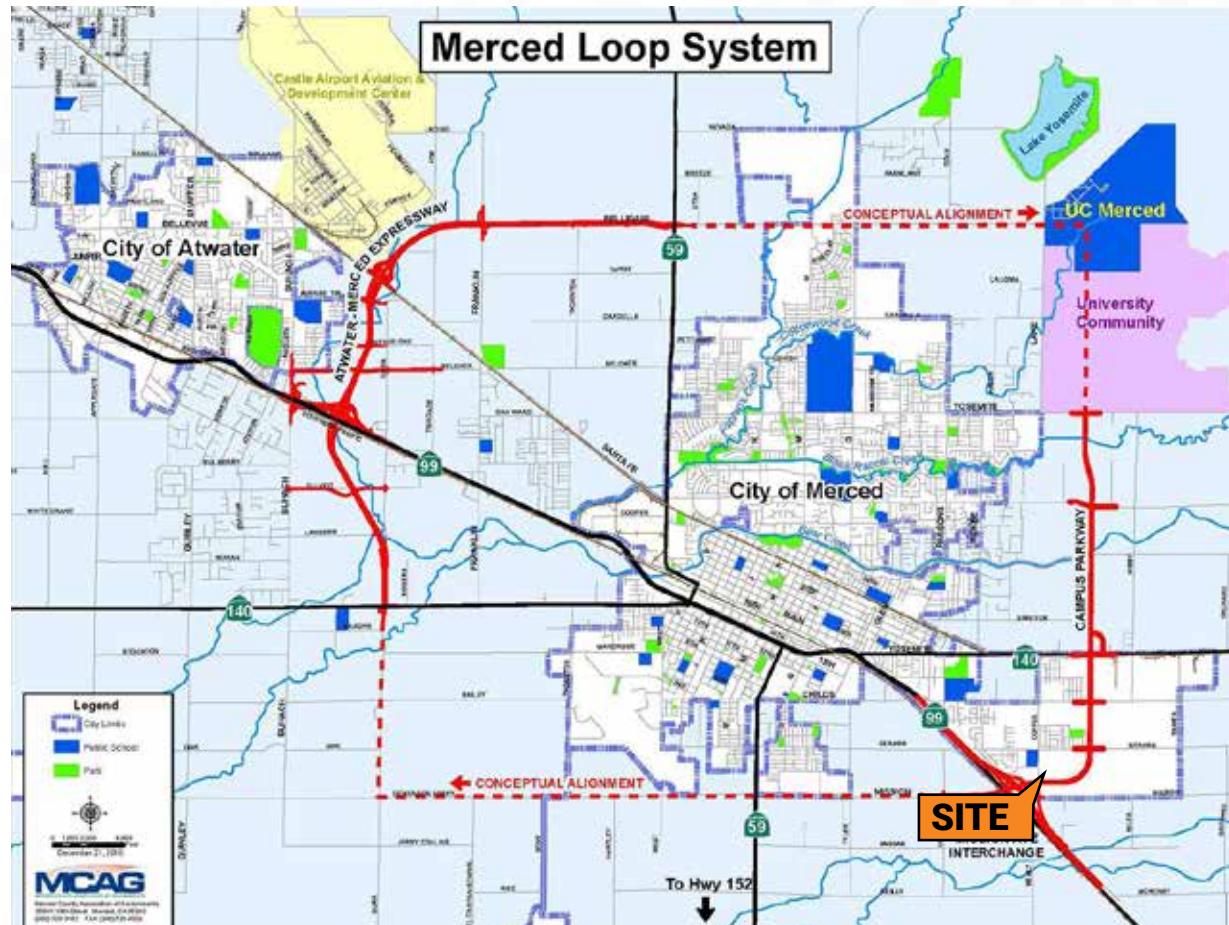
MERCED GATEWAY MARKETPLACE

RETAIL COMPETITION



MERCED GATEWAY MARKETPLACE

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)

SUBDIVISION ACTIVITY MAP (±2,000 Units)

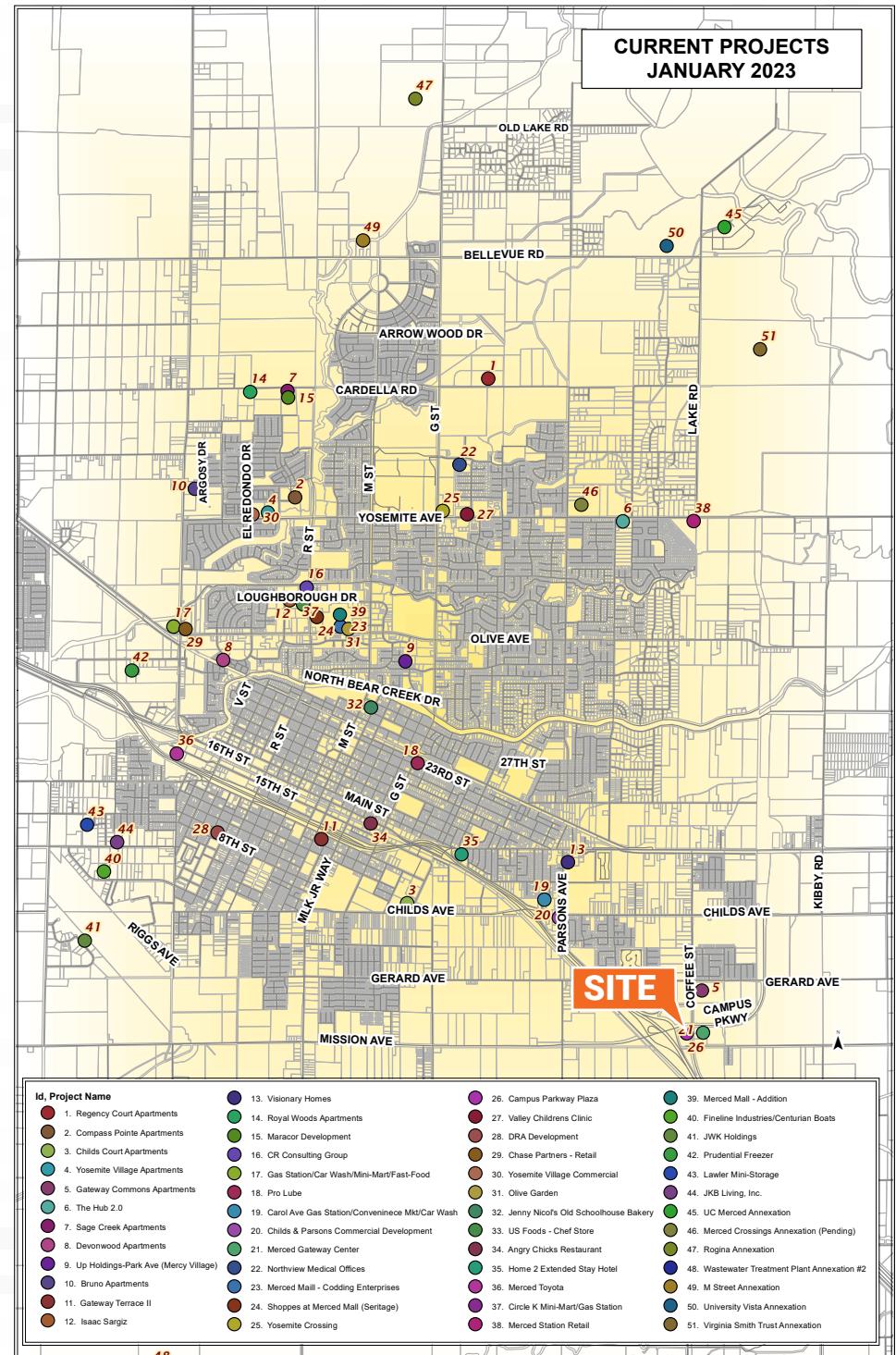
Subdivision Name	Map No.	Acres	Lots	Date	Date
The Crossing at River Oaks	1263	66.78	277	12/8/2004	12/8/2023
Bellevue Ranch North Large Lot Map	1280	520.00	29	2/8/2006	6/10/2024
Terrazzo	1287	11.84	46	4/19/2006	10/19/2022
Cypress Terrace 6 & 7	1288	46.2	260	4/19/2006	n/a
Bright Development	1291	40	168	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



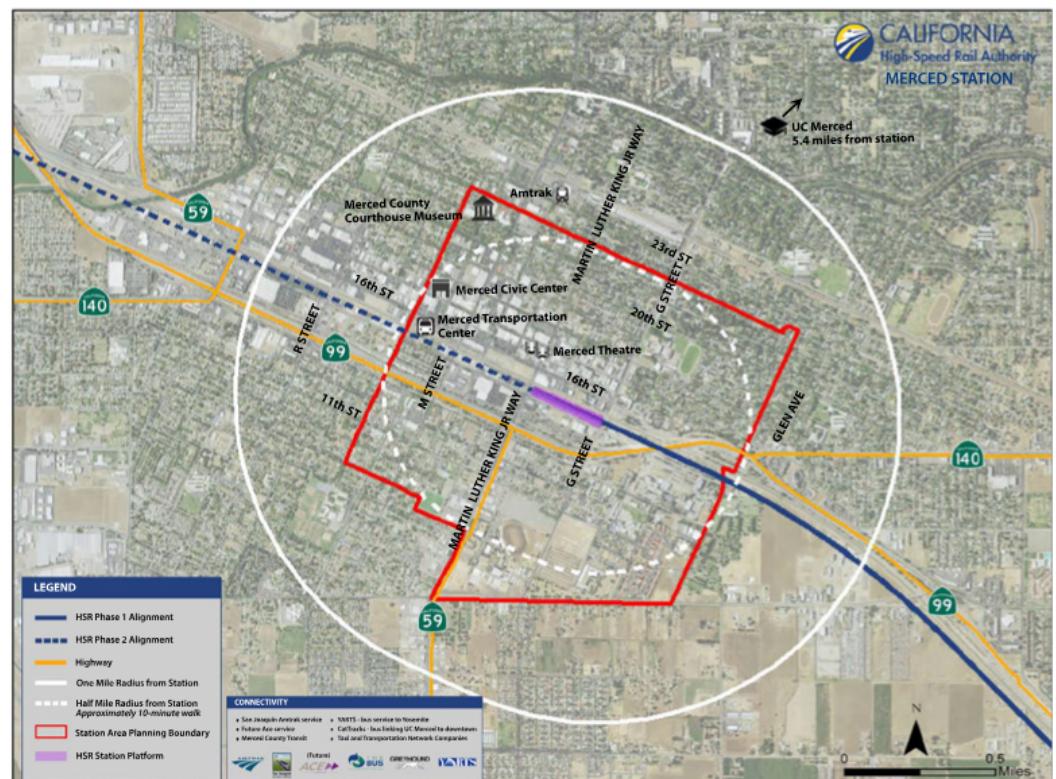
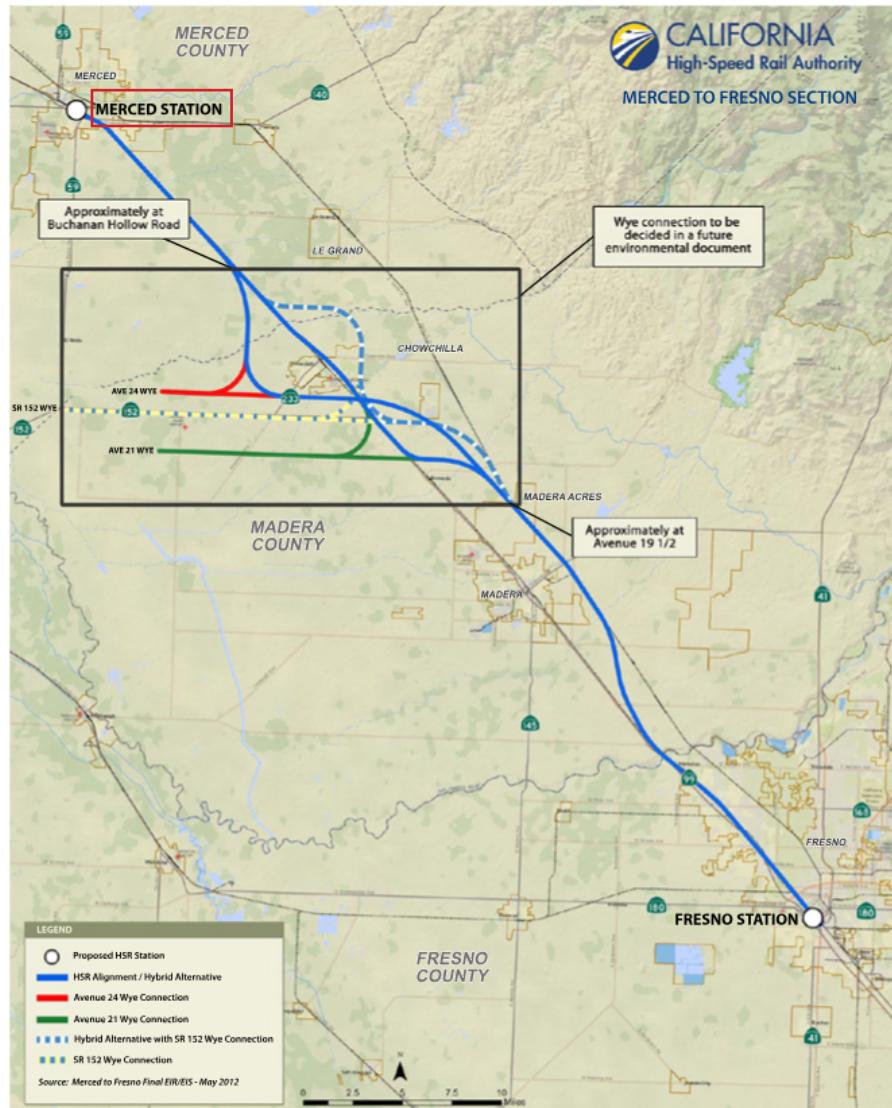
Click here to view development activity



Click here to view economic activity



GREATER MERCED - HIGH SPEED RAIL





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:

- Four-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

Location	Value
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
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.

“There is no limit to what you can accomplish if you don’t care who gets the credit”

MERCED GATEWAY MARKETPLACE

Merced, California

KEN NOACK, JR.
SENIOR MANAGING DIRECTOR

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NEWMARK

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