

ADJACENT TO STARBUCKS DRIVE-THRU · HIGH TRAFFIC · 53,072± ADT HIGHWAY 99 RAMPS
1,800± SF STARBUCKS PAD SPACE FOR LEASE
360 W. 16th Street · Merced, CA 95340



- Located at Starbucks Coffee's adjacent Retail Pad
- Across from Family Dollar and IN-N-OUT Burger
- 100,473 Daytime Population in a 3-Mile Radius

- \$72,571 Average HH Income within a 3-Mile Radius
- Adjacent to Freeway 99 Ramps at MLK Jr. Way
- Close to Downtown Merced & Yosemite High School

FOR INFORMATION, CONTACT:

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RETAIL CALIFORNIA CRE

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Property Description:

The retail pad for lease is located at 360 W 16th immediately next to a Starbucks restaurant location.

Property Highlights:

The property is located adjacent to Freeway 99 on/off-ramps at MLK Jr. Way at 16th Street bringing 31,200± vehicles per day directly to the intersection. The presence of a Starbucks Drive-Thru restaurant next door to the available space brings a constant flow of customers from the surrounding area directly to the location as customers flow into Starbucks' drive-thru and sit-down restaurant space.

Nearby tenants include Costco, Merced County offices, Family Dollar, Les Schwab, Smart & Final Extra!, Tesla Charging Station, House of Furniture, O'Reilly Auto Parts, IN-N-OUT Burger, Subway, Popeye's Chicken, Taco Bell, Wendy's, Little Caesar's, Smash Bros Burger, and Shell Gasoline.

Available Pad Space: 1,800± SF

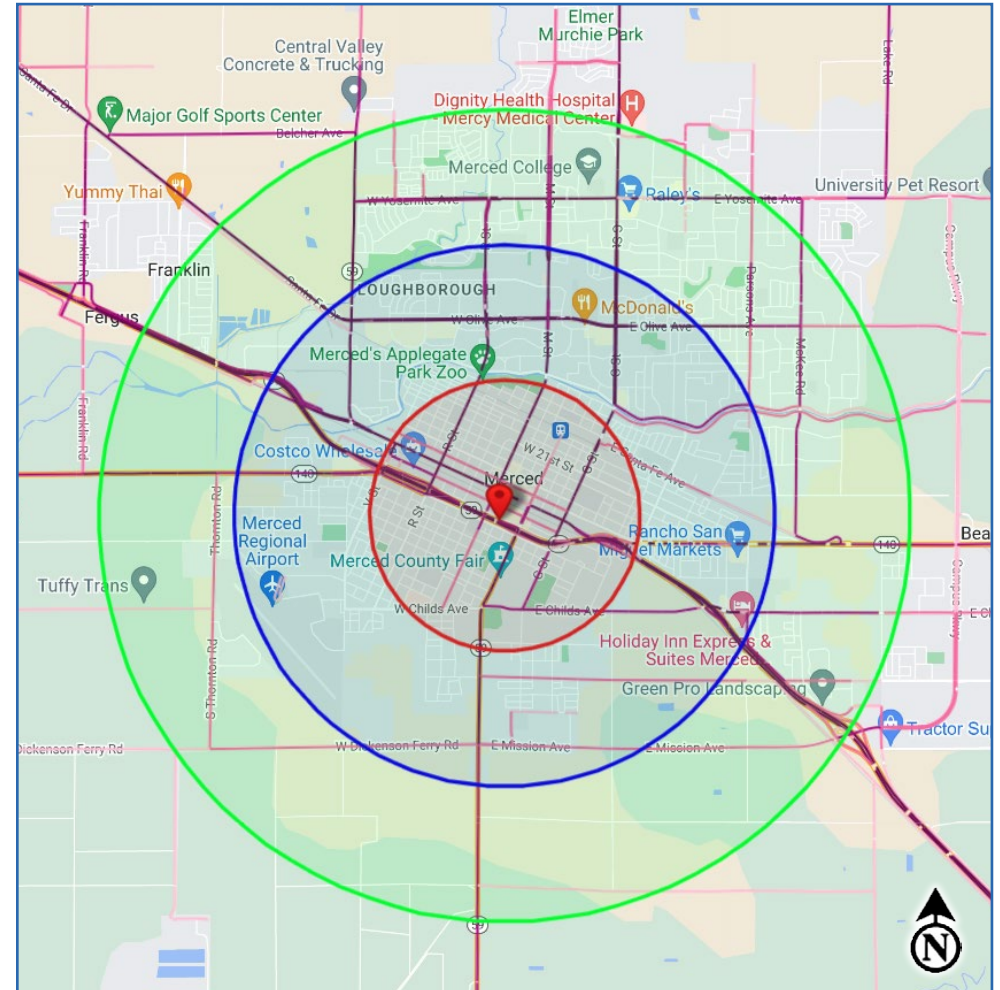
2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	17,187	59,401	90,403
Total Households:	5,512	19,191	28,916
Avg. HH Income:	\$51,488	\$60,358	\$72,571
Total Daytime Pop:	22,725	65,447	100,473

2024 Traffic Counts:

Martin Luther King Jr. Way (N/S):	12,523 ADT
16th Street (E/W):	18,685 ADT
Total Intersection Traffic:	31,208 ADT
Fwy 99 at MLK Jr. Way Ramps:	53,072 Avg Daily Traffic

Source: Claritas LLC; Kalibrate TrafficMetrix



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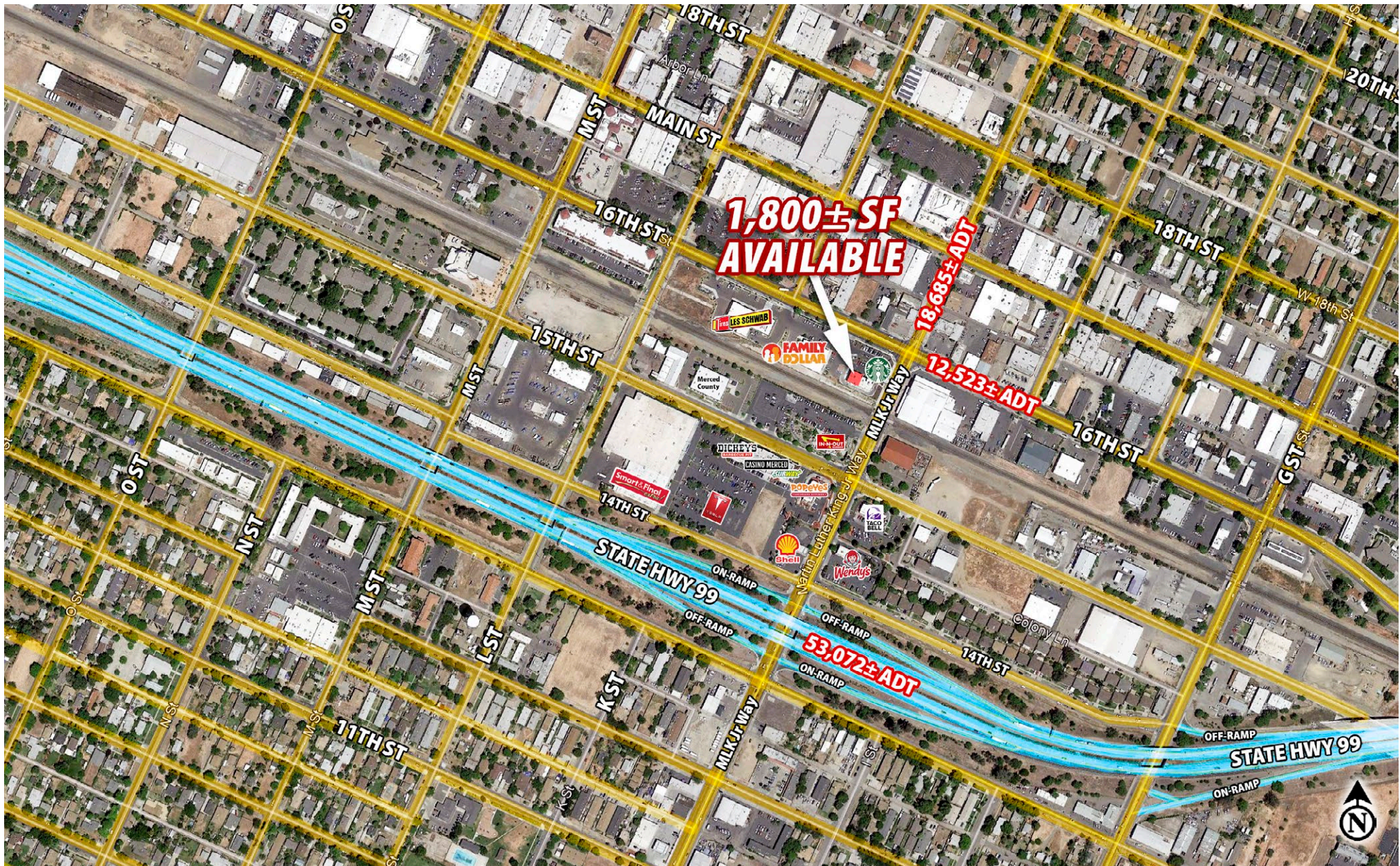
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been 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. ©2024 Retail California. All rights reserved.