

AVAILABLE FOR SALE
HARD CORNER SINGLE TENANT NET LEASED ASSET FOR SALE

MERCED MARKETPLACE

MERCED, CA



PRICE REDUCTION!



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1720 W. OLIVE AVENUE
MERCED, CA

PROPERTY INFORMATION

LEASE ABSTRACT

Lease Commencement:	10/1/2024
Lease Expiration:	9/30/2034
Lease Term:	9± Years
Monthly Base Rent:	\$26,685.00
Annual Base Rent:	\$320,223.00
Rental Increases:	8.5% every 5 years
Renewal Options:	2, 5 year options at Fair Market Value
Lease Type:	NNN
Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Repairs & Maintenance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

HIGHLIGHTS

- Below Market Rent
- Strong Corporate Tenant
- 10 Years of Lease Term Remaining
- High Traffic & High Visibility Location



~~\$5,123,568~~ **\$4,800,000**
ASKING PRICE

~~6.25%~~ **6.67%**
CAP RATE

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OFFERING

The subject property is an exciting opportunity to own an irreplaceable piece of hard-corner real estate in growing Merced, CA. This single Tenant building was recently leased to Mor Furniture For Less who has been successfully operating for over 48 years and has 36 stores in 7 states. The building is located on Olive Avenue, the most highly trafficked street with the strongest retail synergy in Merced. The center is anchored by Lowe's. The subject is positioned right down the street from the exciting Merced Mall redevelopment which is now under construction. New names coming to the Merced Mall include Burlington, ULTA, Five Below, Petco, Rack Room Shoes, Carter's, Vallarta Supermarkets and more.

Asking Price: \$5,123,568 \$4,800,000

Cap Rate: 6.25% 6.67%

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	15,251	93,081	117,695
	2025 Estimate	15,047	91,135	114,818
	Growth 2025-2030	1.35%	2.14%	2.51%
	Growth 2020-2025	12.38%	12.01%	6.85%
	Growth 2010-2020	5.69%	0.97%	7.40%
HOUSEHOLD	2030 Projection	5,452	29,613	36,223
	2025 Estimate	5,389	28,613	35,318
	Growth 2025-2030	1.18%	2.20%	2.56%
	Growth 2020-2025	12.27%	11.81%	6.49%
	Growth 2010-2020	4.04%	1.07%	6.58%
	2025 Est. Average HH Income	\$79,178	\$85,771	\$90,017

Source: Claritas 2025



TRAFFIC COUNTS

32,157± ADT

Olive Avenue at Austin Avenue
(Eastbound)

36,039± ADT

Olive Avenue at Loughborough Drive
(Eastbound)

Source: Kalibrate TrafficMetrix 2025



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ABOUT MOR FURNITURE FOR LESS

Nowhere else will you find a furniture store like this! Mor Furniture for Less was founded over 40 years ago and is an industry-leading retailer that consistently ranks among the top 100 furniture retailers in the US. The company's purpose is based upon creating opportunities to improve people's lives which Mor strives to achieve with our customers, vendors, the communities in which we operate, and our over 500 employees. Originally a family owned and operated company, Mor was acquired by one of our suppliers in 2020 and now strives to become a vertically integrated retailer capable of providing quality merchandise at prices that beat the internet.

We know that you are shopping for your house, not a warehouse, which is why our carefully-selected furniture selection is arranged into complete rooms, allowing you to visualize the furniture as would be in your home. Why shop for just a sofa when you can have the entire collection, including loveseat, chair, and ottoman with coordinating tables, rugs and lamps? Our designers know how to pull the entire look together so you can see what your new furniture will look like in a home.



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ABOUT MERCED, CA

Merced, California is known for its central location within the Central Valley, its rich agricultural history, and being a gateway to Yosemite National Park. It's also a place with a growing downtown area, a safe environment, and a lower cost of living compared to the national average.

Merced is also known as the "Gateway to Yosemite," less than two hours by automobile from Yosemite National Park to the east and Monterey Bay, the Pacific Ocean, and multiple beaches to the west. The community is served by the passenger rail service Amtrak, a minor, heavily subsidized airline through Merced Regional Airport, and three bus lines. It is approximately 110 miles from Sacramento, 130 miles from San Francisco, 55 miles from Fresno, and 270 miles from Los Angeles.

In 2005, the city became home to the 10th University of California campus, University of California, Merced, the first research university built in the U.S. in the 21st century.



HISTORIC MERCED THEATRE



NEW UC MERCED CAMPUS

MAP



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