

# FOR SALE

FORMER RITE AID - ±16,750 SF

500 Main Street, Livingston, CA



Jake Maiorino  
CoSol Commercial Real Estate  
Office: 209.521.1591  
Cell: 805.610.9810  
License #01453218

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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

## BUILDING FEATURES

<b>Building SqFt</b>	±16,750 SQ FT
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<b>Lot Size (acres)</b>	1.40
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<b>Parcel ID</b>	024-131-009-000
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<b>Zoning Type</b>	Commercial
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<b>County</b>	Merced
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## OFFERING PRICE \$2,500,000



- Ample on-site parking
- Ideal for retail, grocery, medical, or specialty use
- Free standing building at the corner of Main Street and B Street.
- Ample signage including monument sign position

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## DEMOGRAPHICS

Population	12,467	17,638	31,593
Households	3,198	4,648	8,351
Average Household Size	3.77	3.79	3.7
Owner Occupied Housing Units	1,901	2,852	5,267
Renter Occupied Housing Units	1,297	1,796	3,084
Median Household Income	\$64,808	\$66,878	\$67,515
Average Household Income	\$77,815	\$82,188	\$87,626



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## LIVINGSTON, CA

It is situated in the Central Valley, about 25 miles south of Modesto and 16 miles northwest of Merced.

Livingston has a downtown area that is recognized for its unique character and provides for mixed-use activity.

It is characterized by local eateries and shops, many of which are family-owned and have been in operation for decades. Livingston's location is considered ideal by some who desire small-town living with access to the amenities of larger cities. Highway 99, a major freeway artery, traverses the city and provides connections to regional destinations, according to the City of Livingston. San Francisco, the Pacific Coast, and the Sierra Nevada Mountains are all within a two-hour drive. The economy of Livingston is intertwined with the agricultural industry of Merced County, which boasts a \$1.75 billion in annual products and \$6.5 billion in economic impacts. Notable agricultural businesses in Livingston include the headquarters of Foster Farms, a major poultry producer in the western United States, and Joseph Gallo Farms, which owns the largest dairy herd in the United States. The area is also well-known for sweet potato and grape production. Livingston is experiencing growth with new residential and commercial development, evolving into a premier ethnically diverse, residential, commercial, and industrial center in Merced County and the Central Valley.



# AVAILABLE FOR LEASE

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500 MAIN ST | LIVINGSTON, CA