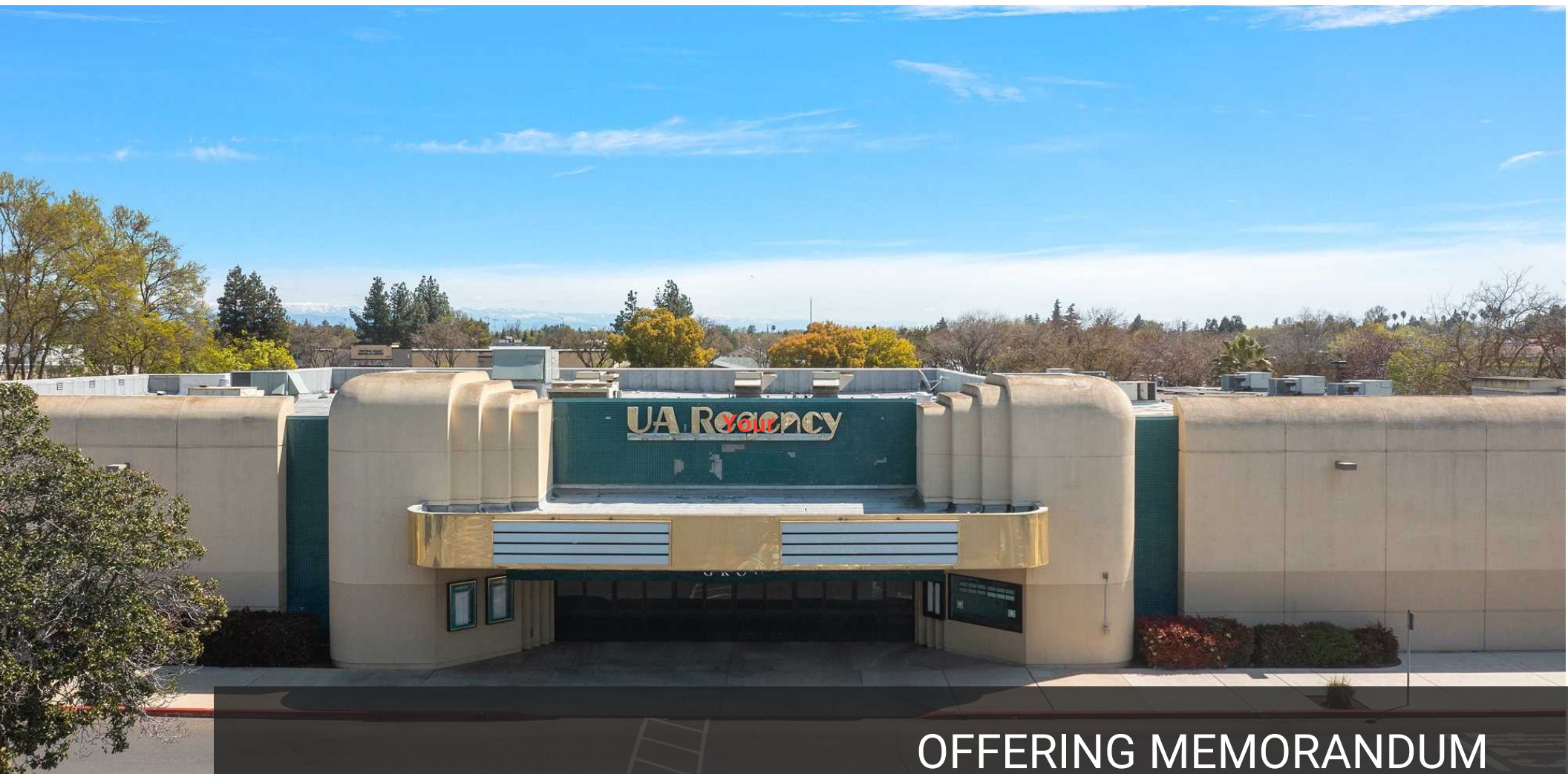


MERCED MALL

22,340+/-SF PRIME OUTPARCEL SPACE FOR LEASE

635-645 FAIRFIELD DRIVE, MERCED, CALIFORNIA 95348 | OLIVE AVENUE & M STREET



KW COMMERCIAL
3319 M Street
Merced, CA



Each Office Independently Owned and Operated

PRESENTED BY:

Ernie Ochoa - CCIM

Commercial Real Estate Agent

Cell: (209) 704-7653

erniechoa15@gmail.com

DRE # 01247053

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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635 FAIRFIELD DRIVE



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KW COMMERCIAL
3319 M Street
Merced, CA



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

635 FAIRFIELD DRIVE



OFFERING SUMMARY

AVAILABLE SF:	22,340+/-SF
LEASE RATE:	\$1.65/SF + NNN (\$0.35/SF)
5 MILE POPULATION	110,000
PARKING:	200
PARKING RATIO:	9.74/1,000
ZONING:	P-D
SITE SIZE	2.0 ACRES
AVG DAILY TRAFFIC CT.	33,000+

PROPERTY OVERVIEW

The available outparcel space is a former UA Regency location at 635 Fairfield Drive, Merced, CA. The site is well positioned on Olive Avenue, Merced's primary retail corridor, and is surrounded by major retailers.

The building boasts a total of approximately 22,340 square feet of leasable area, featuring a spacious and well-lit showroom area with high ceilings.

The exterior of the building has been designed to maximize visibility and foot traffic, with ample parking space for customers and employees. The property benefits from excellent signage opportunities, making it easy for your business to stand out and attract customers. The space will be delivered as an open shell.

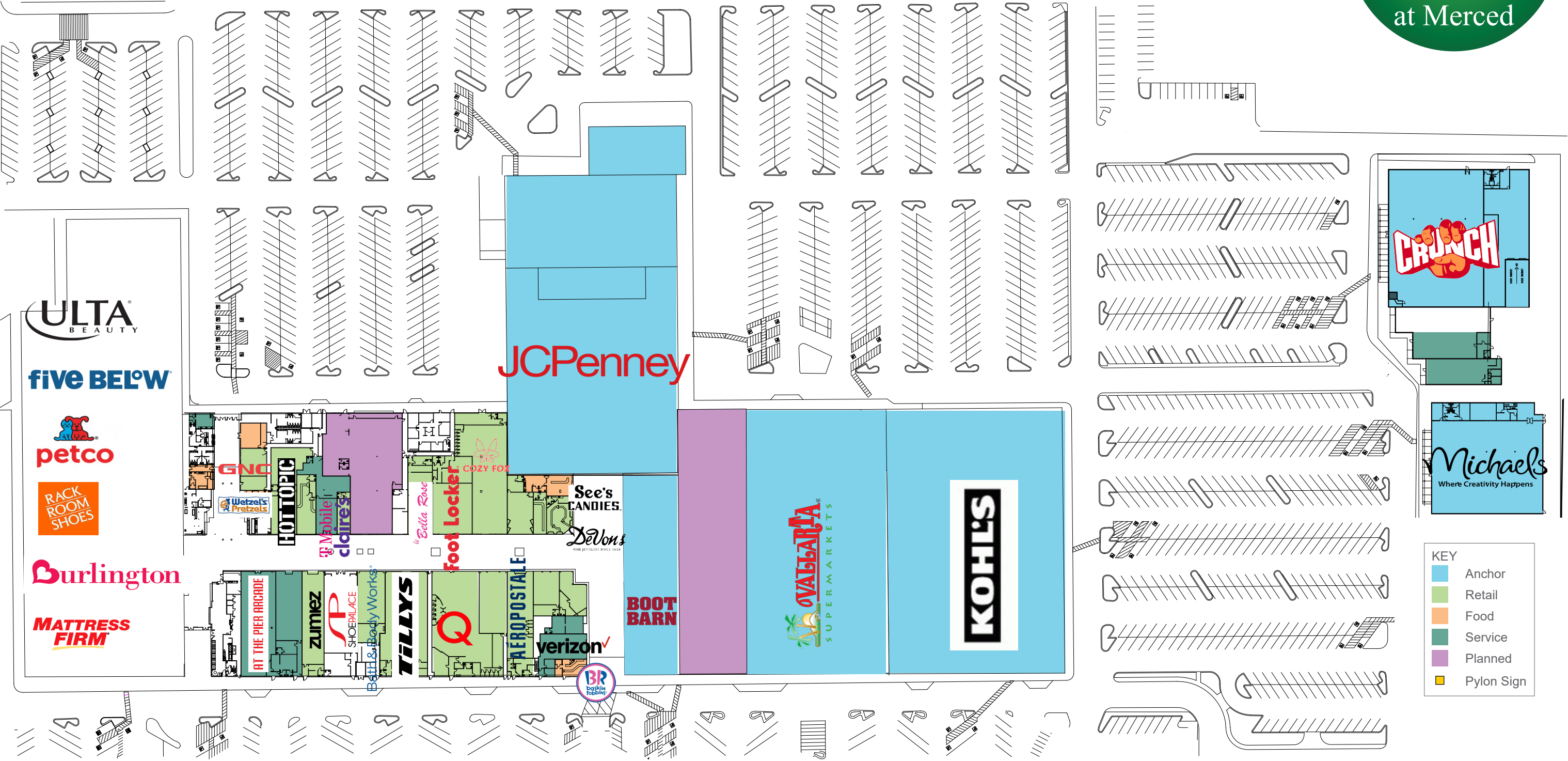
PROPERTY HIGHLIGHTS

- AVG HH Income: \$76K
- Median Age: 27
- Consumers spend \$3 million or more in a 5-mile radius on food and alcohol.
- excellent access and visibility on Olive Avenue, the main retail thoroughfare between M Street and R Street, with a combined AADT of 50,204.
- 1.5 Miles from Merced Community College – Enrollment of ±10,645.
- 6 Miles to the University of California Merced Campus. Enrollment is ±8,244 Students and is projected to be 15,000 in 2030.
- 2 Miles from Mercy Medical Center, an 185-Bed Acute Care Facility.
- Approximately 115 Miles from San Jose and the Bay Area.
- Space will be delivered as an open floor plan.

Alternatively -

- * The building can be demised into 3 separate spaces
- * The ownership can be flexible with Tenant Improvements

New and Pending Leases at Marketplace Merced as of Feb 25, 2025



PROPERTY PHOTOS

635 FAIRFIELD DRIVE



PROPERTY PHOTOS

635 FAIRFIELD DRIVE



PROPERTY PHOTOS

635 FAIRFIELD DRIVE



Planned Front Elevation Remodel

Suite A - Available

Suite B - Available

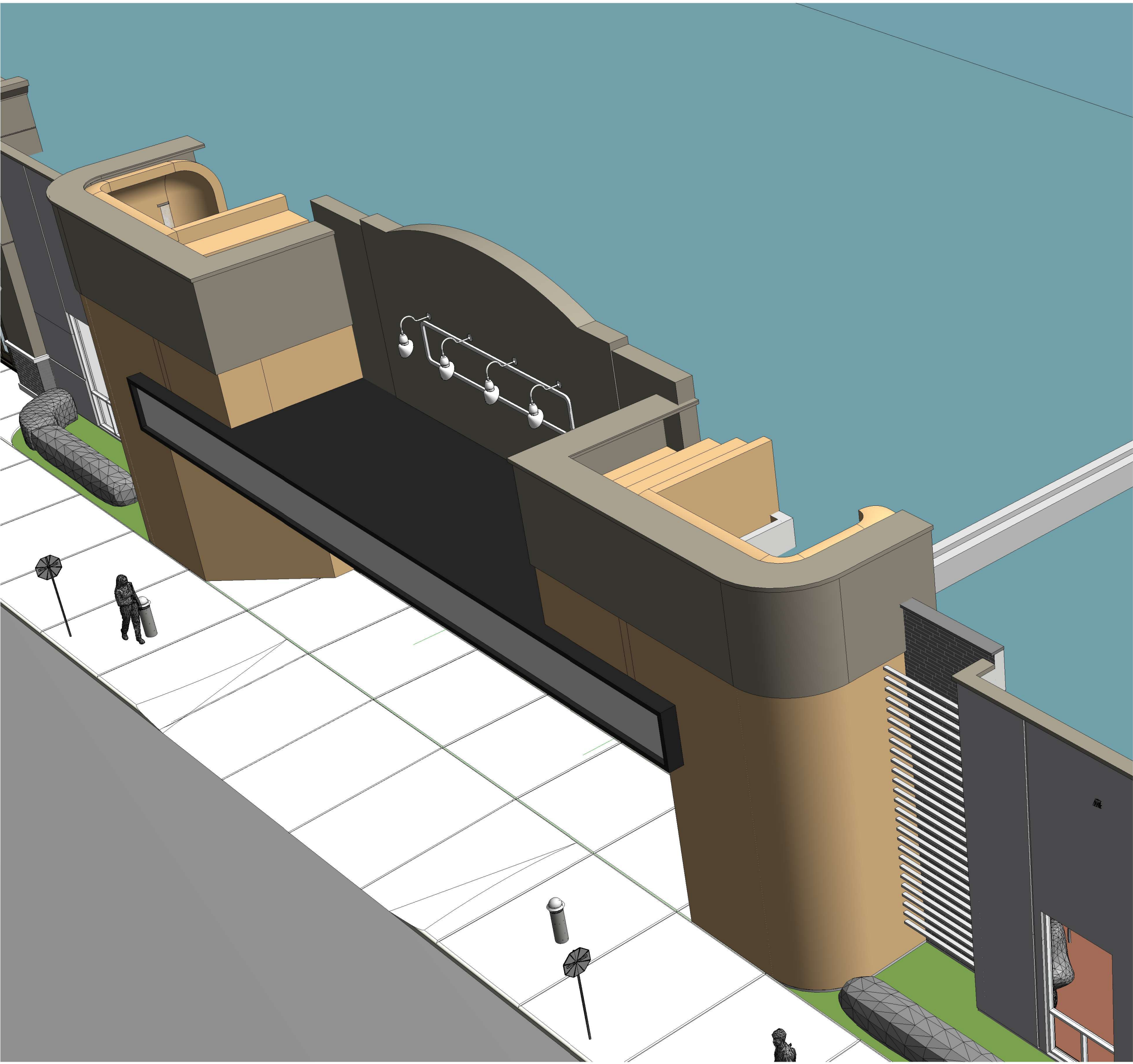
Suite C - Leased



1 South Architectural Building Elevation
1/8" = 1'-0"



2 3D View 1



3 3D View 4



GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 19th Street 95340
P.O. Box 349
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

Architectural Building Sections

CALIFORNIA
635 FAIRFIELD DRIVE
A.P.N. : 236-220-016
CITY OF MERCED

ENGINEER

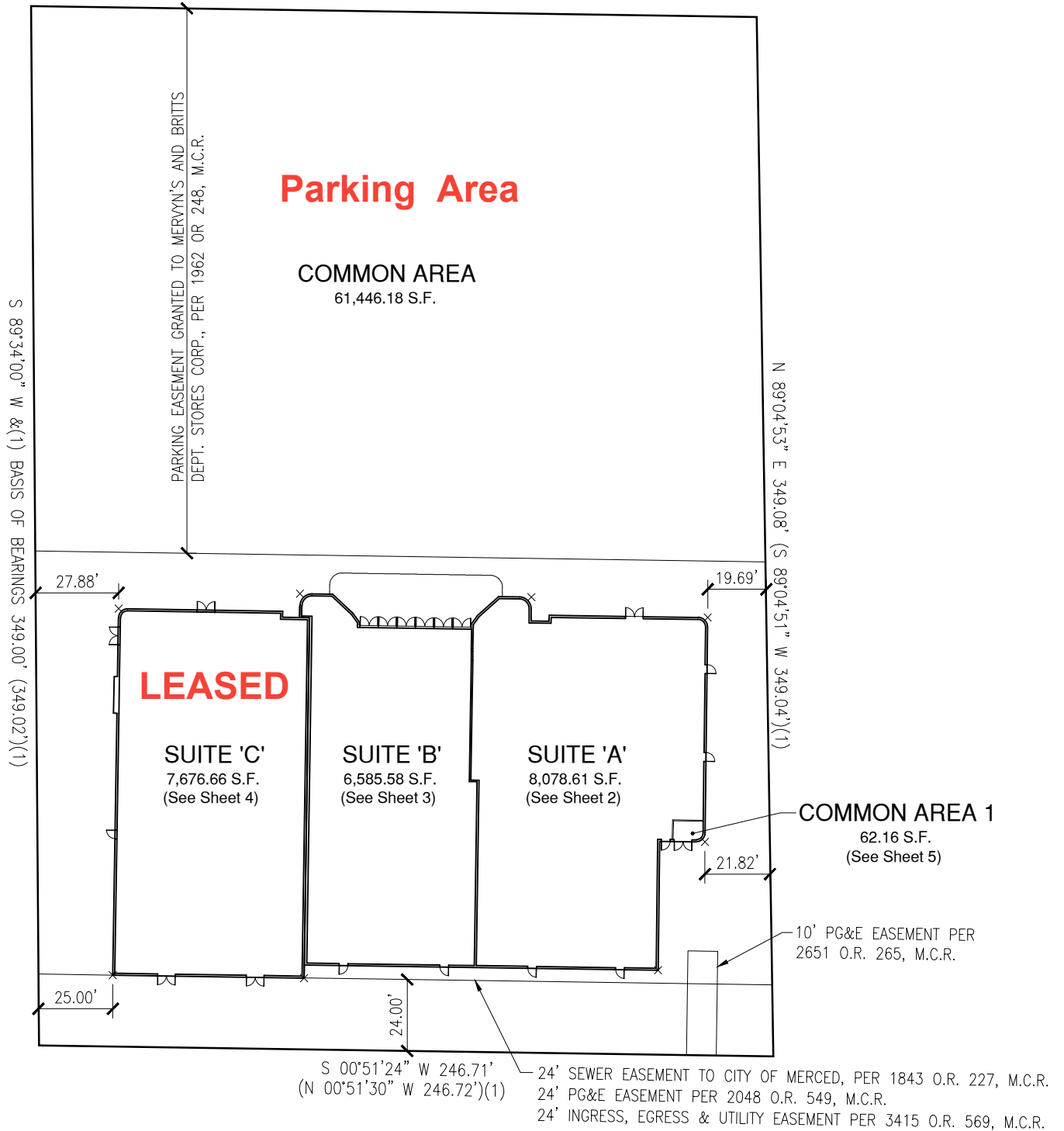
Issue Date

SHEET CONTENTS:
- ELEVATION AND VIEW

PROJECT DATA:
Date: 11/03/22
Checked By: Checker
Drawn By: Author
Job. No.: 25-061
SHEET NUMBER:

A301

Site Plan for Commercial Condos For Lease or For Sale



Address:
635 FAIRFIELD DR.

W:\0124-160 MOE CONDO (OLD THEATRE)\DWG\24-160 CONDO PLAN\1 SHEET 1

' EXHIBIT A '

AIRSPACE CONDOMINIUM PLAN FOR "GSRA, LLC" CONSISTING OF
PARCEL B AS SHOWN ON PARCEL MAP FOR U.A. REGENCY THEATRE,
RECORDED IN BOOK 60, OF PARCEL MAPS PAGE 28, MERCED
COUNTY RECORDS, LYING WITHIN SECTION 18, T.7S., R.14E., M.D.B. &
M., M.C.R., STATE OF CALIFORNIA

DESIGNED: G.V.E. & S.

DRAWN BY: STAFF

CHECKED: PRL

DATE: NOVEMBER 2024

JOB NO.: 24-160

SHEET 1 OF 5

PROPERTY PHOTOS

635 FAIRFIELD DRIVE

Year of Traffic Volume:

2021



Select a road to see its traffic volume

Cars Per Day

- 12K - 28K
- 8K - 12K
- 4K - 8K
- 232 - 4K

Google

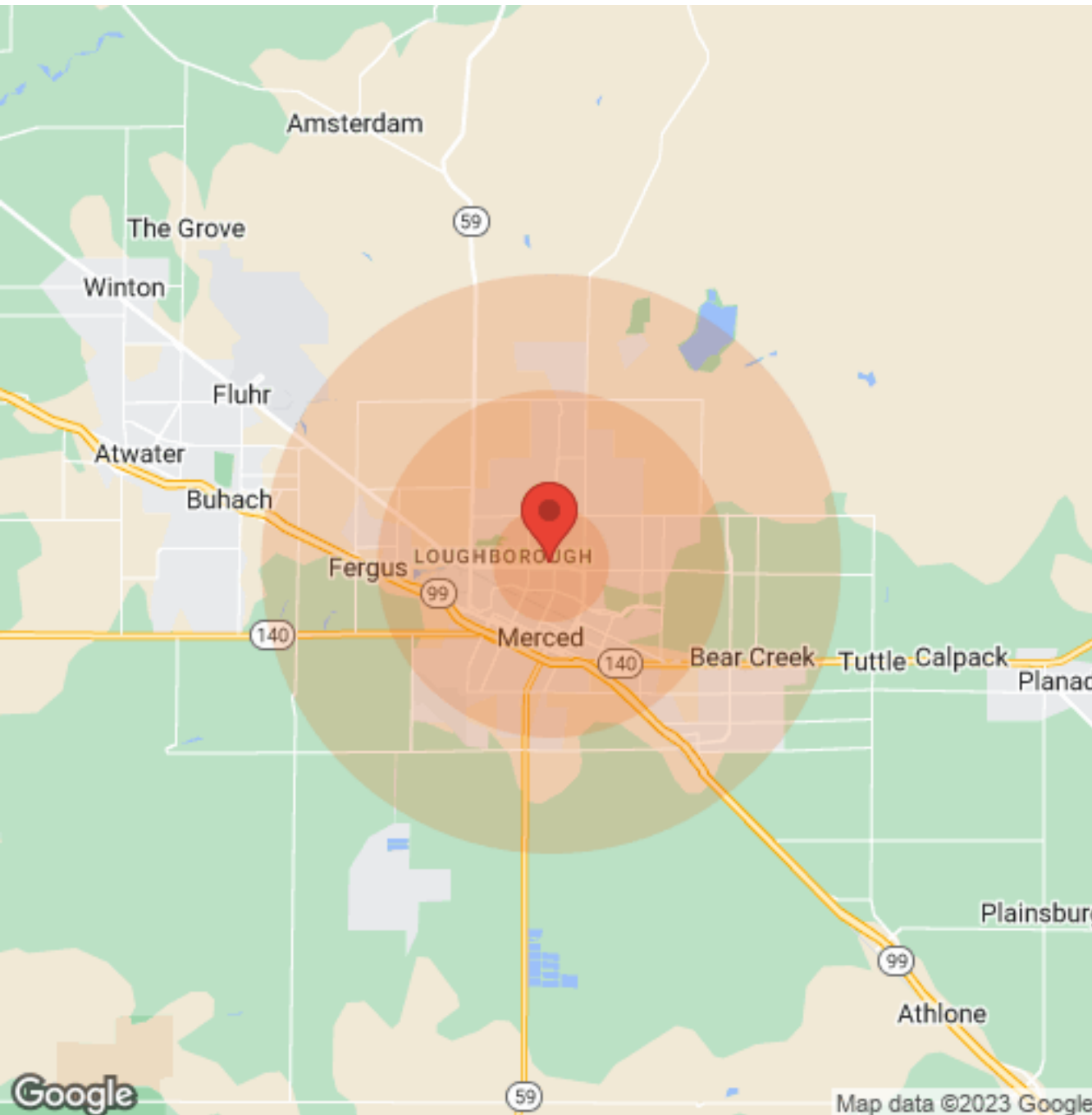
Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/TPAC/GEO

50 m

Report a map error

DEMOGRAPHICS

635 FAIRFIELD DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	7,959	42,458	49,951
Female	8,823	44,462	52,612
Total Population	16,782	86,920	102,563

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,790	22,138	26,471
Ages 15-24	2,419	13,702	16,493
Ages 55-64	1,676	7,921	9,219
Ages 65+	2,198	9,285	10,738

Race	1 Mile	3 Miles	5 Miles
White	9,687	46,002	54,446
Black	1,398	3,890	4,278
Am In/AK Nat	125	491	559
Hawaiian	8	44	44
Hispanic	7,772	45,659	53,554
Multi-Racial	8,310	53,276	63,024

Income	1 Mile	3 Miles	5 Miles
Median	\$37,114	\$35,737	\$38,482
< \$15,000	1,483	5,141	5,800
\$15,000-\$24,999	1,147	4,163	4,483
\$25,000-\$34,999	668	3,603	3,949
\$35,000-\$49,999	856	3,120	3,840
\$50,000-\$74,999	1,034	4,308	5,149
\$75,000-\$99,999	595	2,788	3,341
\$10,000-\$149,999	429	2,511	3,084
\$150,000-\$199,999	82	779	996
> \$200,000	50	669	834

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,490	30,864	35,685
Occupied	6,794	27,942	32,344
Owner Occupied	2,042	12,492	15,282
Renter Occupied	4,752	15,450	17,062
Vacant	696	2,922	3,341