

AVAILABLE FOR LEASE
1764 W. OLIVE AVENUE

MERCED MARKETPLACE

MERCED, CA



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1764 W. OLIVE AVENUE
MERCED, CA

PROPERTY
INFORMATION

Property Description:

The subject property is located in Merced Marketplace Shopping Center on Merced's primary retail corridor, Olive Avenue. Major co-tenants include Lowe's, MOR Furniture, Dollar tree, WorkWorld, Great Clips, Starbucks, Applebee's, Round Table Pizza, Del Taco, Panda Express, and Jamba Juice.

Property Highlights:

Merced Marketplace consists of 26± acres with a GLA in excess of 250,000± square feet. It is one of the newest regional shopping centers in Merced. The center is positioned across the street from Walmart, Food Maxx, and Hobby Lobby. The center benefits from prime Olive Avenue exposure and is located in close proximity to both State Highway 99 and 59.

National retailers in the immediate area include Target, Kohls, JC Penney, Food 4 Less, Ross, 99 Cents Only, Petsmart, Michael's, and UA Theaters.

HIGHLIGHTS

- Located on Merced's Primary Retail Corridor
- Excellent Olive Avenue Visibility and Access
- Signalized Intersections on Both Sides of Center
- Positioned Within High Residential Growth Area
- High Identity Endcap Space next to High Identity Anchor Space
- Impressive Regional Draw & Daytime Population
- Merced's Newest Regional Shopping Center
- Anchored by Lowe's



Contact Agent
FOR LEASE RATE

1764 W. OLIVE AVENUE

MERCED, CA

PROPERTY INFORMATION

Available Space: Inline Space: 31,180± SF

Lease Rate: Please contact agent for more information.

TRAFFIC COUNTS

32,157± ADT

Olive Avenue at Austin Avenue
(Eastbound)

36,039± ADT

Olive Avenue at Loughborough Drive
(Eastbound)

Source: Kalibrate TrafficMetrix 2025

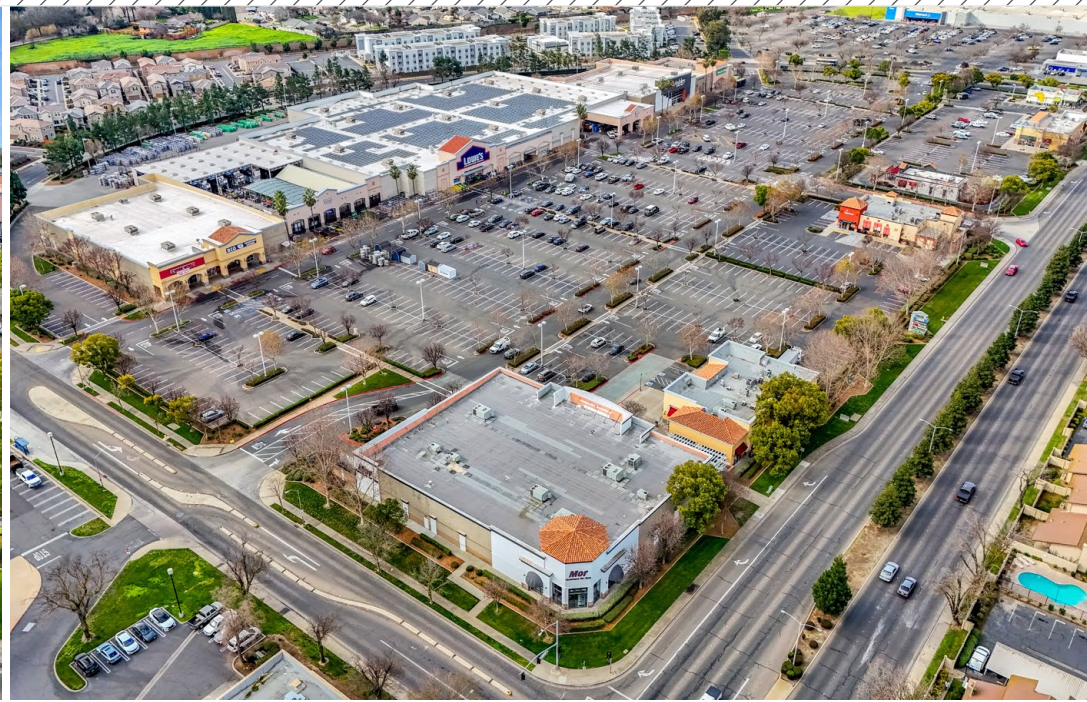
	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	15,251	93,081	117,695
	2025 Estimate	15,047	91,135	114,818
	Growth 2025-2030	1.35%	2.14%	2.51%
	Growth 2020-2025	12.38%	12.01%	6.85%
	Growth 2010-2020	5.69%	0.97%	7.40%
HOUSEHOLD	2030 Projection	5,452	29,613	36,223
	2025 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%
	<i>2025 Est. Average HH Income</i>	\$79,178	\$85,771	\$90,017

Source: Claritas 2025



1764 W. OLIVE AVENUE
MERCED, CA

PROPERTY
IMAGES



1764 W. OLIVE AVENUE
MERCED, CA

SITE
PLAN



1764 W. OLIVE AVENUE
MERCED, CA

AERIAL
MAP



Merced Marketplace
1720 W Olive Ave., Merced, CA

Olive Ave 31,756 ADT

Walmart
Save money. Live better.

RETAIL CALIFORNIA
Commercial Real Estate Brokerage
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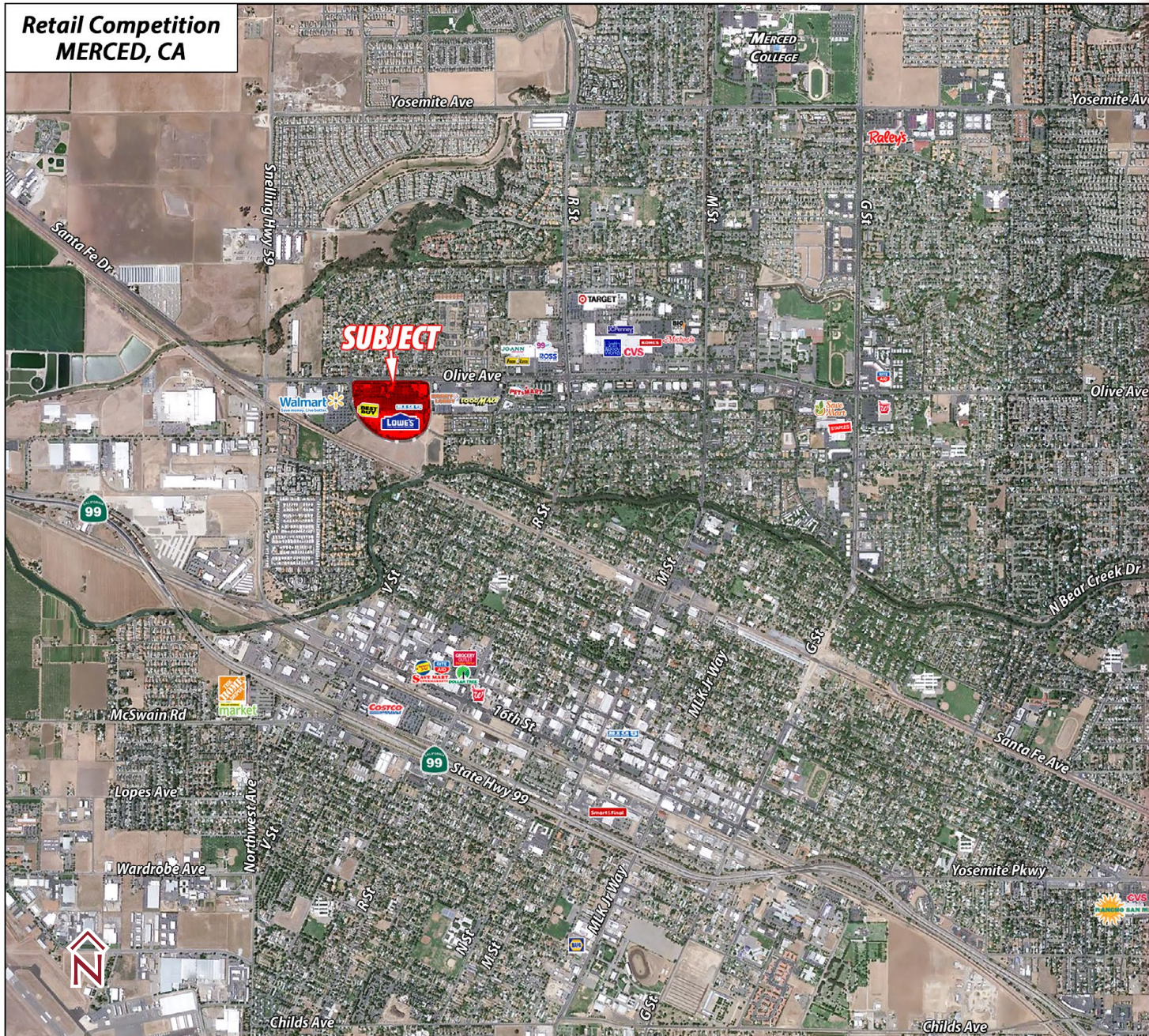
1764 W. OLIVE AVENUE
MERCED, CA

AERIAL
MAP

Olive Ave. Retail Competition
MERCED, CA



**Retail Competition
MERCED, CA**



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