

MARKETPLACE AT MERCED | PAD

851 W OLIVE AVE

MERCED, CA

FOR SALE OR LEASE

65,000 SF DRIVE-THRU

RETAIL PAD

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!



BOOT BARN



LEASE SIGNED!



NEW DIGITAL LED PYLON SIGN

NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

PROPERTY DETAILS:

Servicing a large geographic section of California’s Central Valley, Marketplace at Merced is undergoing a major redevelopment to ensure its long term dominance in the market. The 53-acre shopping destination will move towards becoming more entertainment and service-driven which will result in more foot traffic and repeat customers.

Located in the rapidly growing Central region of California, the city of Merced is projected to experience significant population growth. California’s population is estimated to grow by over 10M people by 2030, San Joaquin Valley is expected to see a significant portion of this growth.

Major surrounding national tenants include: Target, JCPenney, Kohl’s, Michael’s and more. Raising Cane’s lease signed! Vallarta Supermarkets, Boot Barn, Crunch Fitness and Shoe Palace now open!

In close proximity to Merced College and surrounded by dense residential population. In 2023 Merced Mall had 3.66 million visitors per year.



GROUND LEASE RATES AND PURCHASE PRICES:

The two parcels can be created which are approximately 50,000-65,000 SF per the rent and sales prices below:

Size:	Lease Rate:	Price:
65,000 SF	\$197,000.00 per year	\$2,750,000.00 (\$42.30 PSF)

For parcel sizes between 50,000 SF and 65,000 SF, the rent and sales price will be computed at a cost that is comparable to what’s shown above.

Existing site improvements (paving, landscaping, curb, gutter, sidewalk, parking lot lighting, etc.) have a replacement cost of at least \$10.00 PSF which is included in the above prices.

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SITE PLAN



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DEMOGRAPHICS



	1 Mile	5 Mile	10 Mile
2025 Population	18,464	114,508	174,612
2030 Projected Population	20,061	126,975	189,803

Population by Race/Ethnicity

White	7,220	39,561	62,482
Black	1,297	5,667	7,519
Hispanic	9,139	63,946	101,716
Asian	1,762	13,150	16,142
Other			



2025 Households	6,868	35,230	53,052
2030 Projected Households	7,485	39,016	57,656



2025 Avg Household Income	\$81,207	\$93,619	\$97,172
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2025 Median Home Value	\$425,563	\$472,929	\$479,704
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