



RETAIL PROPERTY FOR LEASE

2000 E CHILDS AVE

2000 E CHILDS AVE, MERCED, CA 95341-5351

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Property Description

A rare opportunity to lease a highly visible, freestanding commercial building in one of Merced's most trafficked corridors. This ±7,000 square foot former restaurant and event center sits directly along the Highway 99 corridor with exceptional visibility from both northbound and southbound traffic — delivering the kind of daily exposure that most businesses spend years trying to earn. ADTV: 42,500 HWY 99 N; 40,000 HWY 99 S; 13,362 Childs Ave

The space offers a generous floor plan previously built out for high-volume food service and large-scale event hosting, providing a versatile canvas for the right operator. Whether you're an established restaurant group looking to expand, an event venue operator seeking a proven location, or a creative retailer ready to make a statement — this building has the footprint, the visibility, and the bones to support your vision.

Delivered vacant and ready for tenant buildout, this is your opportunity to put your brand in front of thousands of commuters, travelers, and local consumers every single day.

Offering Summary

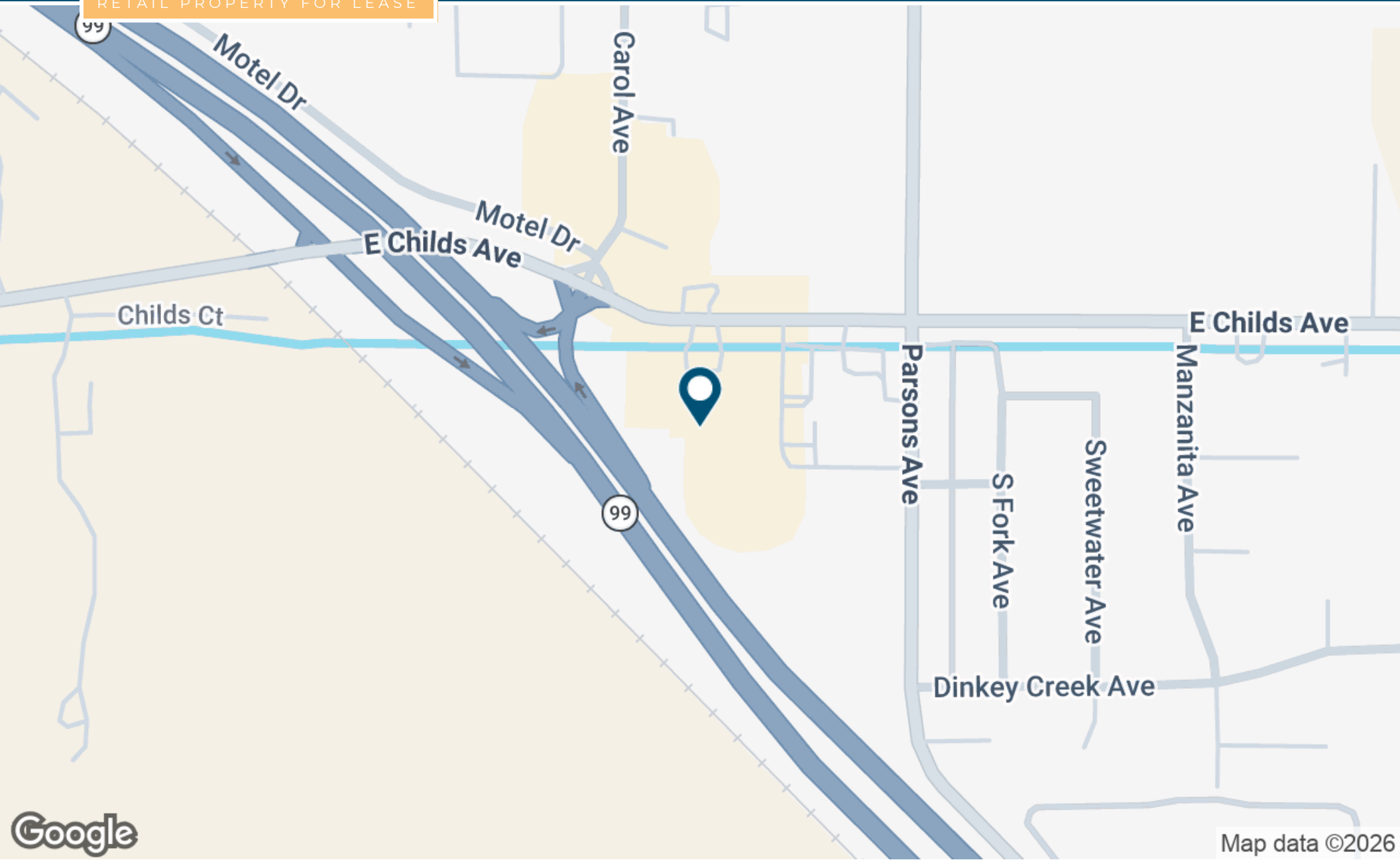
Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	7,000 SF
Lot Size:	0.603 Acres
Building Size:	7,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	305	1,038	3,486
Total Population	1,181	3,840	11,517
Average HH Income	\$51,203	\$54,521	\$65,313



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Google

Map data ©2026

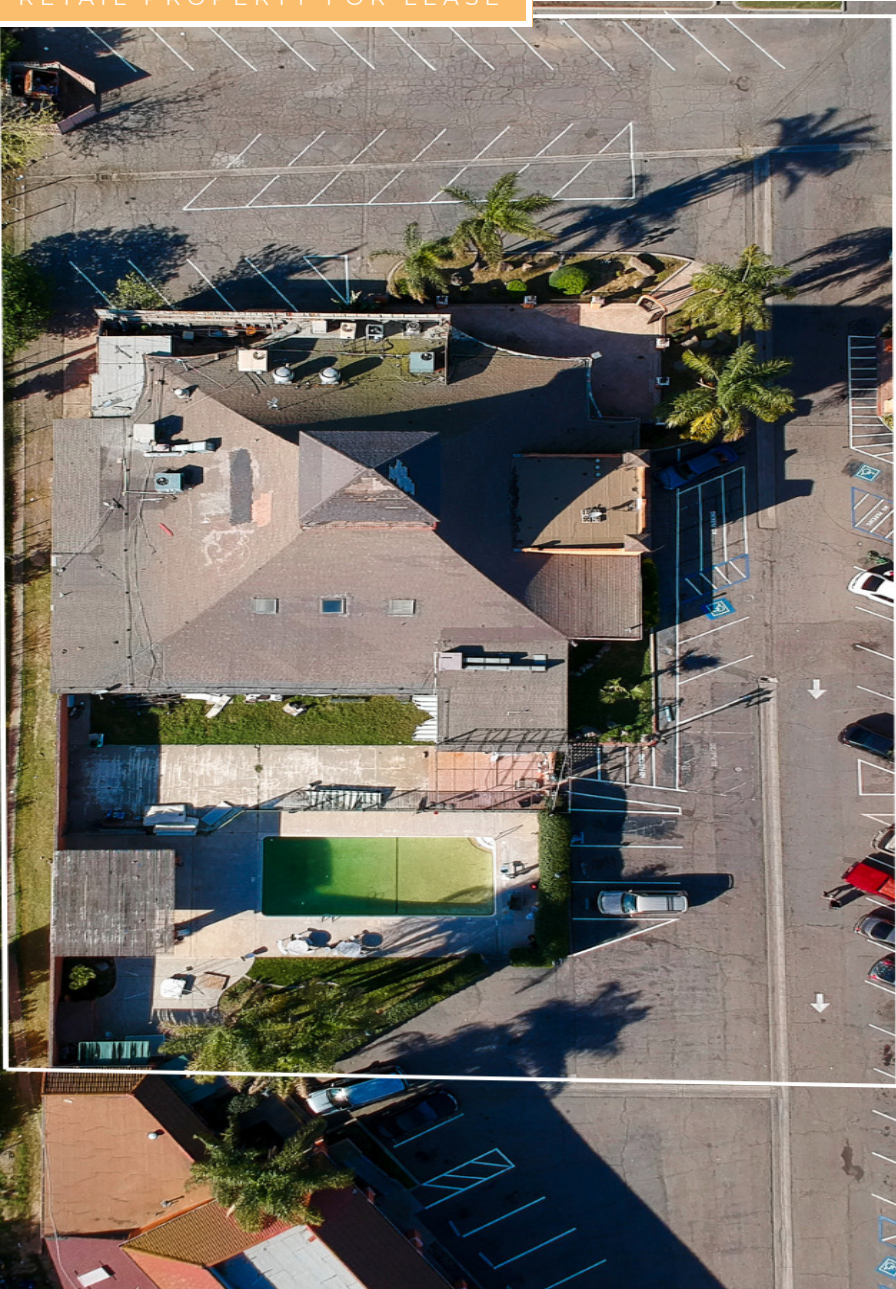


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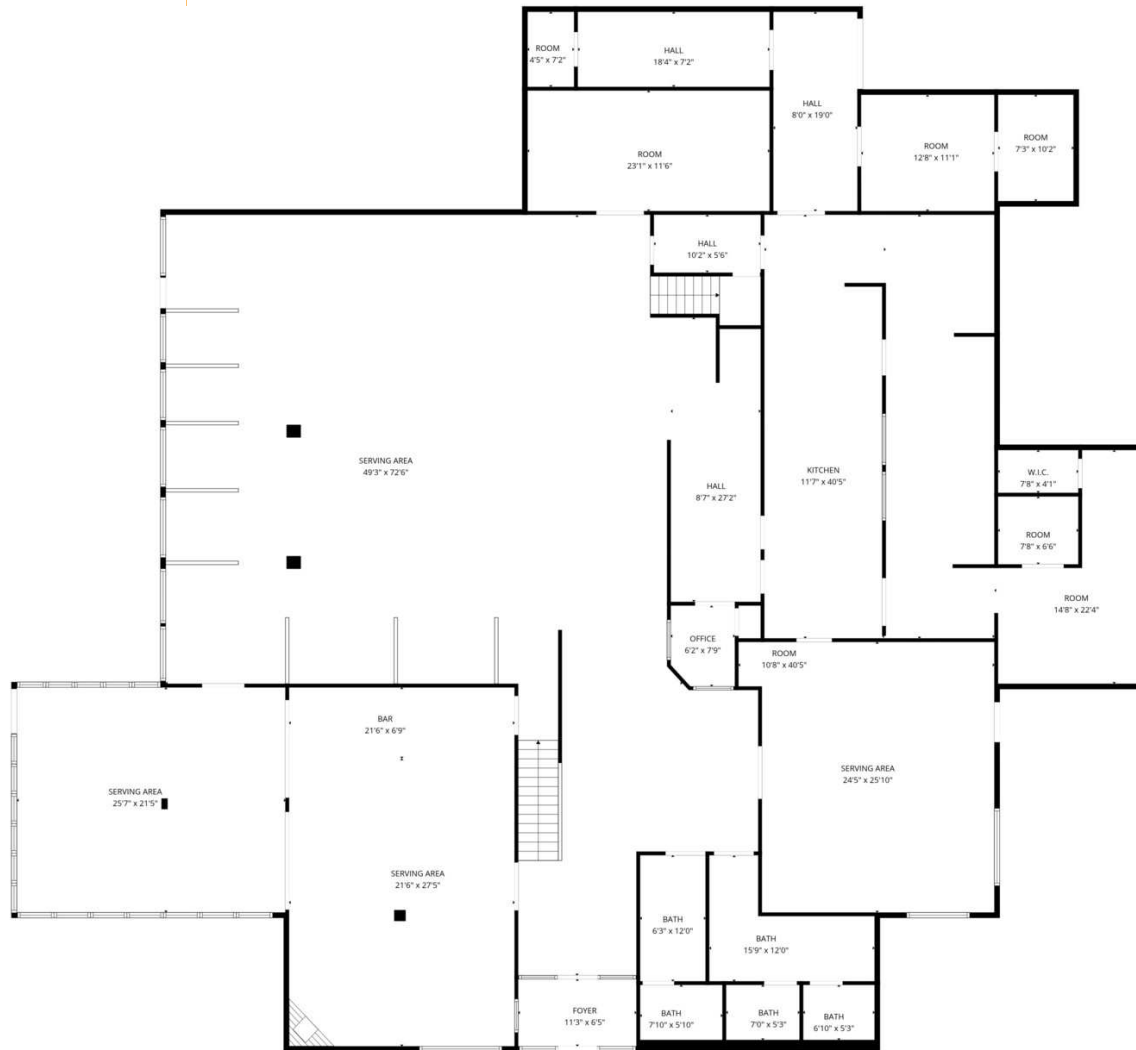


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TOTAL: 7177 sq. ft

1st floor: 7177 sq. ft

EXCLUDED AREAS: UNDEFINED: 42 sq. ft, ROOM: 218 sq. ft, WALLS: 215 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,181	3,840	11,517
Average Age	19.4	21.6	27.1
Average Age (Male)	18.4	21.3	24.6
Average Age (Female)	20.7	22.9	29.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	305	1,038	3,486
# of Persons per HH	3.9	3.7	3.3
Average HH Income	\$51,203	\$54,521	\$65,313
Average House Value	\$276,576	\$270,305	\$280,650

2023 American Community Survey (ACS)

