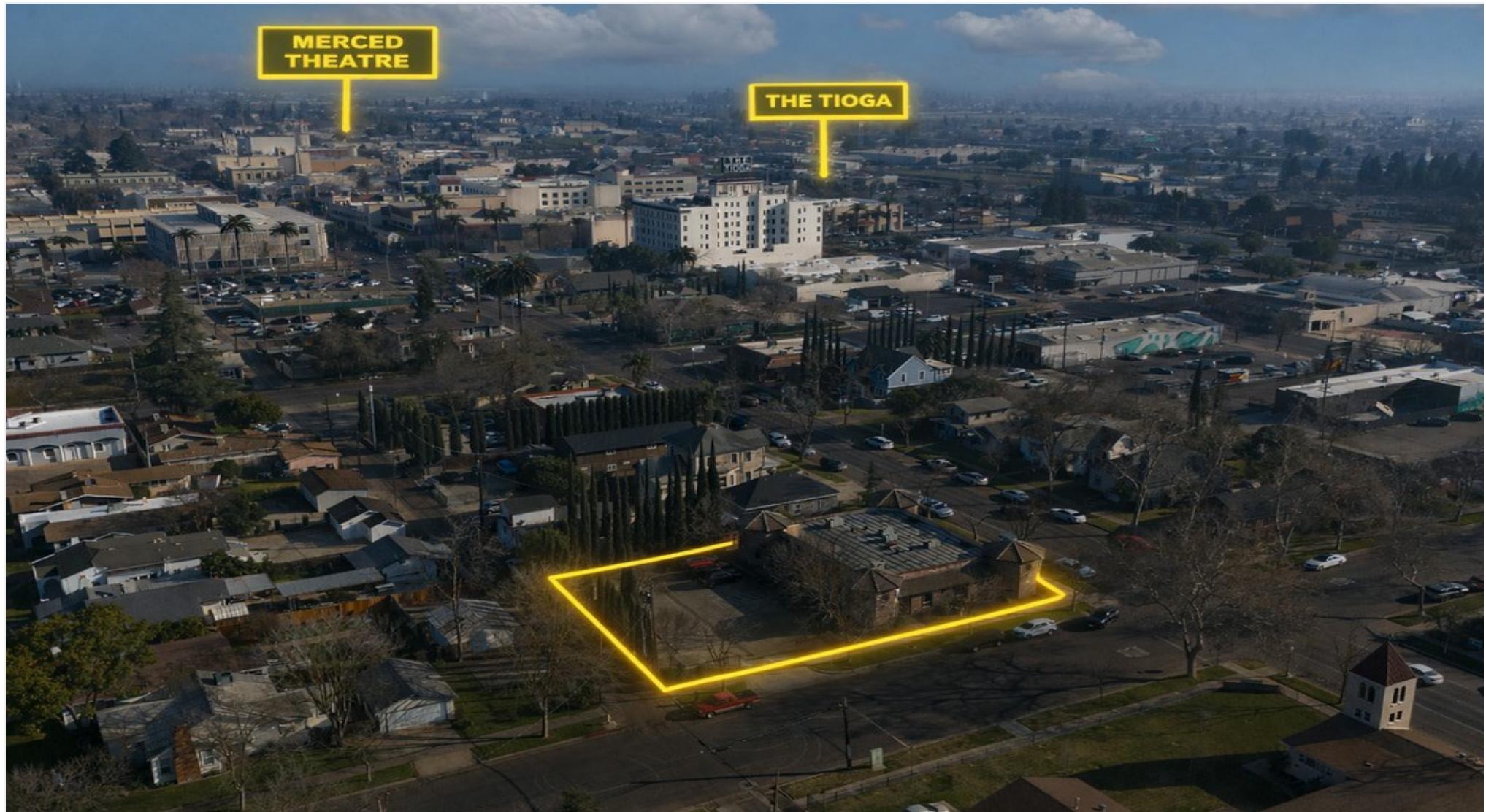


# 849-885 W 18th St

849-885 W 18th St, Merced, CA 95340



Presented By:  
BHGRE Everything Real Estate



# 849-885 W 18th St

849-885 W 18th St, Merced, CA 95340

## Property Details

**Price: \$1,000,000**

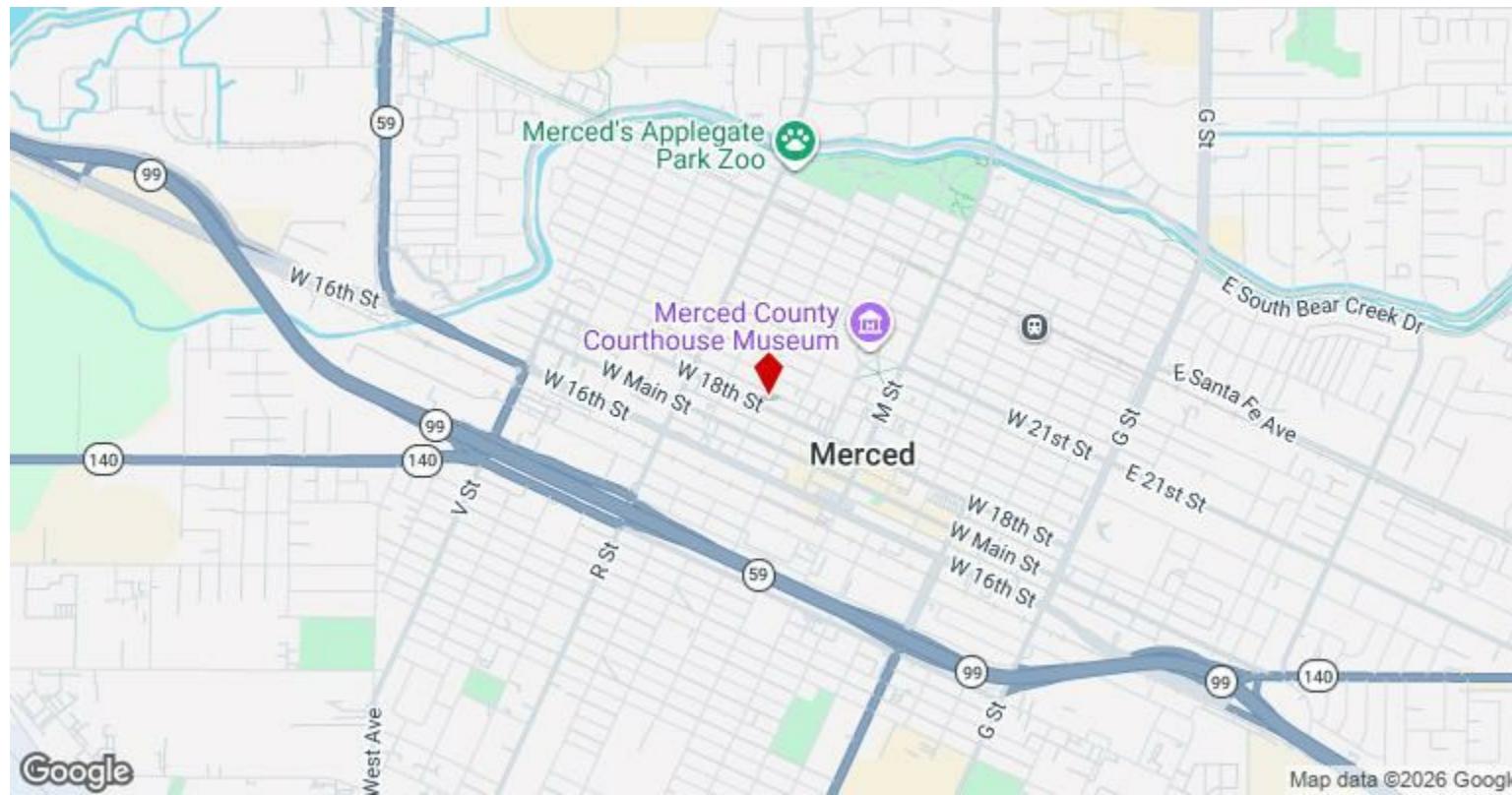
View the full listing here: <https://www.loopnet.com/Listing/849-885-W-18th-St-Merced-CA/39375512/>

Price:	\$1,000,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.61%
Lot Size:	0.34 AC
Gross Building Area:	5,000 SF
Rentable Building Area	4,984 SF
:	
No. Stories:	1
Year Built:	2000
Tenancy:	Multi
Parking Ratio:	3.3/1,000 SF
Zoning Description:	C-C
APN / Parcel ID:	031-044-013
Walk Score ®:	91 (Walker's Paradise)

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## Location



# 849-885 W 18th St

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## Property Photos



1



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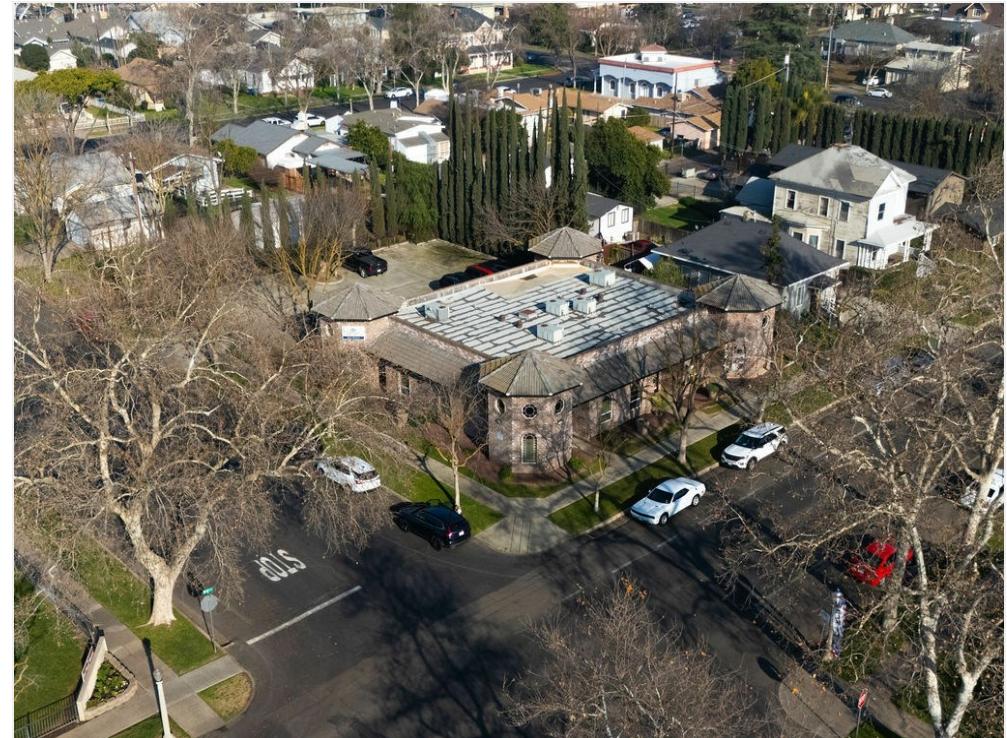
# 849-885 W 18th St

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## Property Photos



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4

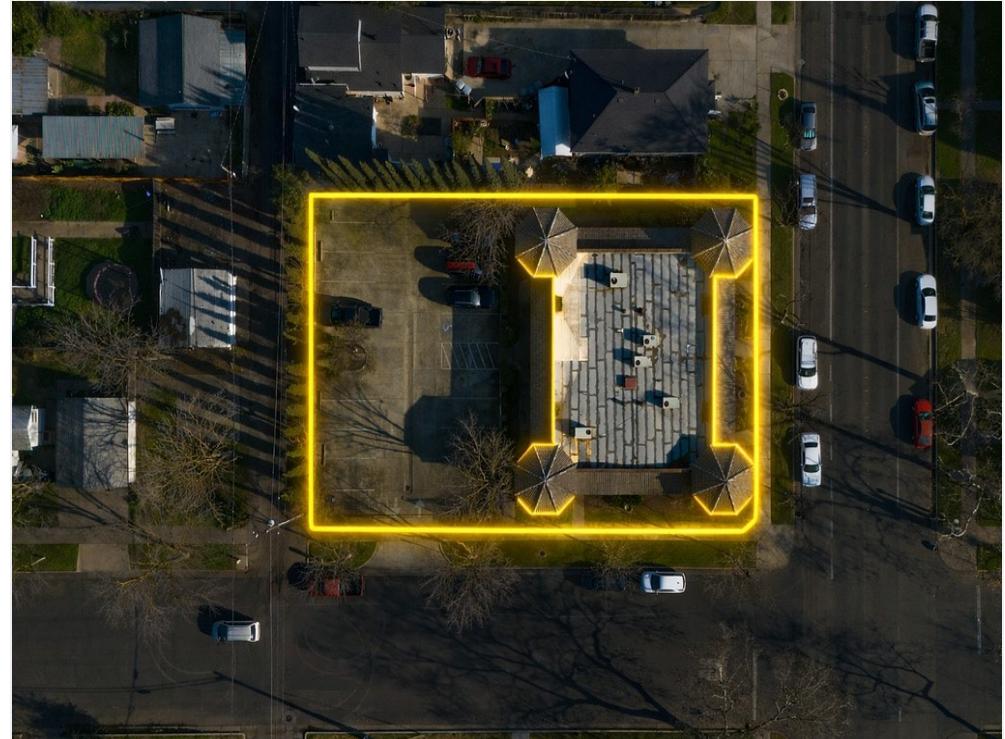
# 849-885 W 18th St

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## Property Photos



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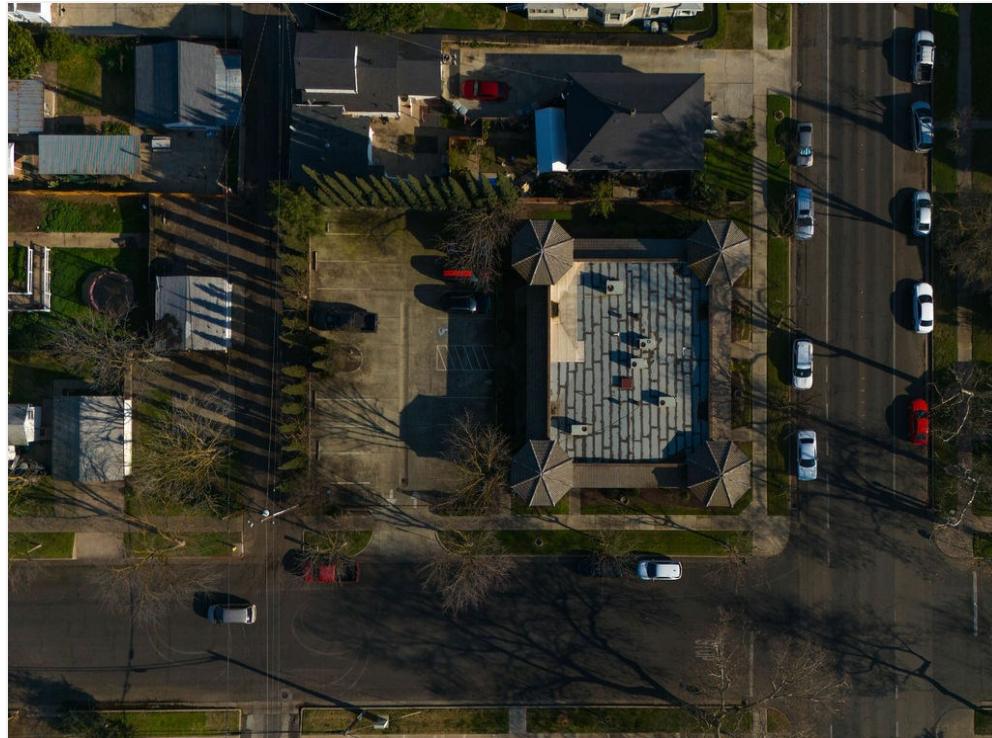


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# 849-885 W 18th St

849-885 W 18th St, Merced, CA 95340

## Property Photos



7



8

# 849-885 W 18th St

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Since becoming a licensed realtor in 2021, Eric Jaurique-Pouncey has emerged as a trusted expert in commercial and investment real estate. With over \$15 million in closed volume in 2025 alone, Eric specializes in multifamily, agricultural, and commercial sales and leasing—working with landlords, investors, owner-users, and tenants across a wide range of asset classes.

Drawing from early property management experience and a family legacy in real estate, Eric brings sharp negotiation skills, market insight, and a client-first approach to every deal. His transaction history spans deals from \$70K to \$3.6M, including work with institutional partners like high-speed rail and private investors alike.

Whether you're expanding your portfolio, leasing commercial space, or acquiring income property, Eric delivers the focus, professionalism, and results you need.



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