

CITY OF **MERCED**

2026 Growth and
Opportunities

**OFFICE OF ECONOMIC
DEVELOPMENT**





MERCED COMMUNITY

Located in the San Joaquin Valley -- the heart of California -- Merced has a positive business and industrial climate and offers room to grow for the next wave of economic development. The community is located on two rail lines and Highway 99 and is near other major interstate routes. It is close to the San Francisco Bay Area, Monterey Bay, and the Sierra Nevada mountains.

Merced is home to the newest University of California campus, UC Merced, Merced College, and a K-12 educational system that has sent graduates to the top universities across the nation. Merced has a vibrant downtown accented by the historic Merced Theatre, excellent business and industrial districts, spacious parks, quiet residential areas, and prides itself on being a family-friendly community. Even with 98,000 residents, the City manages to maintain its small town flavor.

There is an abundance of recreational enjoyment available in Merced and in the nearby mountains, foothills, rivers, and lakes that offer several hunting, fishing, boating, skiing, and other activities.

We welcome any client to visit the City of Merced's sights and sites.



2026 PROJECTS AND OPENINGS



HILTON GARDEN INN

The five story Hilton Garden Inn with a conference center is officially open. The location offers easy access from Hwy 99 to Hwy 140, leading to Yosemite and North Merced, with connections to UC Merced.

SEARS RENOVATION PROJECT

The former Sears building is now home to eight new tenant spaces and two freestanding retail pads co-located with Marketplace at Merced. Ulta Beauty, Five-Below, Petco, Burlington, Mattress Firm, Bath & Body Works, and Rack Room Shoes are the new and open tenants.



MARKETPLACE AT MERCED RENOVATION AND EXPANSION

Serving Merced residents for over 50 years, Merced Mall is under a new name and new ownership. Marketplace at Merced is currently undergoing renovation and will become more entertainment and service driven. Raising Canes, Vallarta Supermarket have been announced while Boot Barn, and Crunch Fitness have opened.



COMMUNITY INVESTMENTS



UC MERCED

UC Merced, ranked number one in social mobility and number five for best public universities according to the Wall Street Journal, is officially annexed into city limits. Subsequent annexations near UC Merced along Bellevue Road and Lake Road will follow increasing Merced retail trade area.

UC MERCED MEDICAL BUILDING

UC Merced received approval for the development of a state-of-the-art medical education facility worth \$300 million, set to accommodate more than 2,000 students. This four-story building, spanning 203,500 sqft, will house UC Merced's medical education program in collaboration with UCSF.

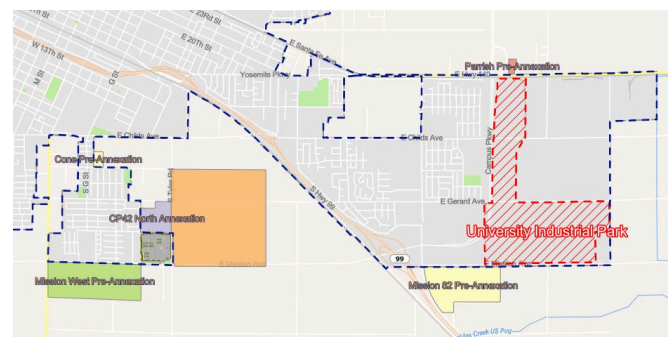


VIRGINIA SMITH TRUST

City, County, and community collaboration to create a University Community to support staff, students, and the Merced Community. The site is expected to house a population of 10,000 with associated schools, jogging and biking paths, commercial developments, and recreational amenities.

SOUTHEAST MERCED DEVELOPMENT

Southeast Merced is experiencing rapid growth, with new retail at Gateway Marketplace and Campus Parkway Plaza, expanding residential development, major annexation projects, and proposed General Plan Amendments guiding future growth.



CITY INVESTMENTS

REGIONAL COMMUNITY PARK

CP 42 phase one is in construction and is planned to be a local, regional, and state venue for sports tournaments and events. With its proximity to State Route 99 and HWY 59, opportunities with UC Merced, and the expansion of Campus Parkway, the complex will serve as an economic catalyst for the community.



MERCED YOSEMITE REGIONAL AIRPORT

The new \$17 million Airport Terminal Replacement Project will welcome air travelers. Construction is currently in progress and is expected to be completed by first quarter 2026, with the terminal anticipated to open in third quarter of 2026.



DOWNTOWN IMPROVEMENTS

Downtown Merced has experienced many improvements and new business development. City of Merced invested into a one way directional and street improvement project which allowed for additional parking and opportunities for the community to gather. Through our Bob Hart Square renovation, the square will serve as a central venue for live performances, mercados, and other community events, drawing more foot traffic and energy to Downtown Merced.



OPPORTUNITIES

COMMERCIAL DEVELOPMENT



Olive Ave Corridor

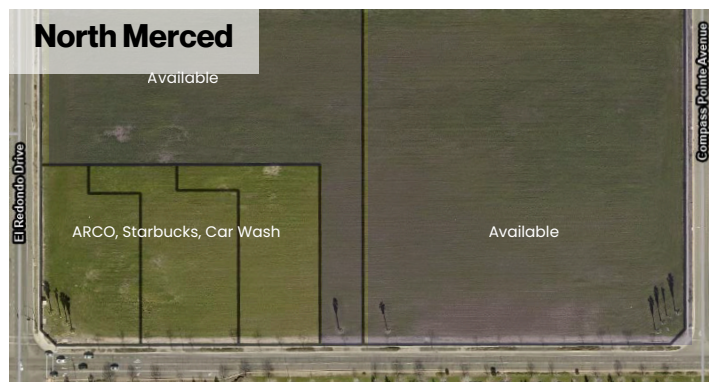
1764/ 1778 W Olive Ave

31,180 SF

Located on Merced's Primary Retail Corridor

Michael Arfsten

(559) 447-6233



North Merced

Available

ARCO, Starbucks, Car Wash

Available

1237 W Yosemite Ave, Merced, CA 95348

4 Acres; 7 Acres; 11 Total Acres

Planned Development (P-D)

Scott Best, Best Properties

(916) 835-6576



Regional Center

851 W Olive Ave, Merced, CA 95348

Acres: +27.32

Zoning: Planned Development

Joey Chiurazzi, Ethan Conrad Properties

(916) 996-5539



North Merced

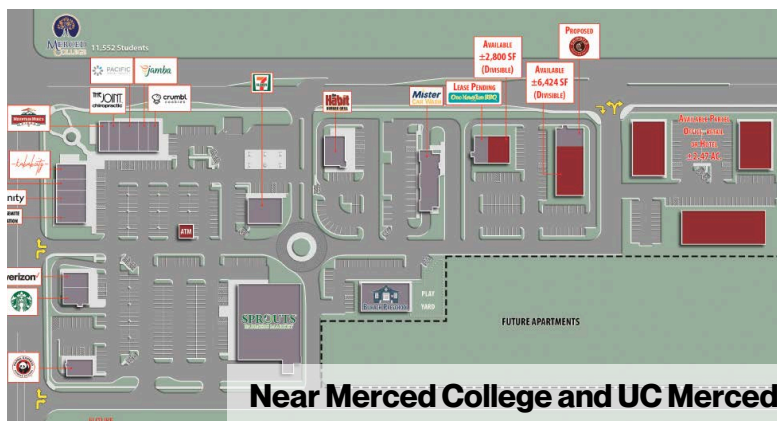
SEC, Cardella Rd/M St, Merced, CA

+/- 8.69 Acres

Planned Development

Darius Assemi, Granville Homes

(559) 492-4032



Near Merced College and UC Merced

Yosemite Crossings

Located in the fast growing North Merced with both colleges and the hospital nearby.

NEQ Yosemite Avenue & G Street

Acres: +20 acres

Zoning: Mixed use commercial

Shane Anderson

(559) 650-1305

CAMPUS PARKWAY

9-acre mixed commercial development located off Hwy 99 and Campus Parkway. Construction is complete on a 5 story Hilton Garden Inn with a conference center. Fast food and dining pads are available for ground lease or built-to-suit.

1001 South Coffee Street, Merced, CA 95340

Acres: +/- 5.96

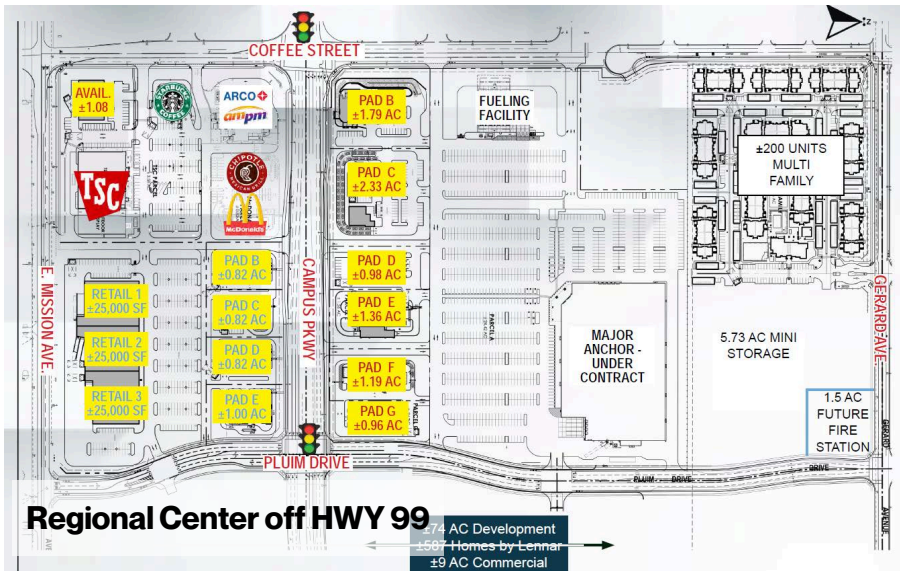
Zoning: Planned Development and Central Commercial

Zack Kaufman

(559) 256-2448



Merced's Newest Hotel Plaza



Regional Center off HWY 99

GATEWAY MARKETPLACE

77- acres of high-density residential and commercial use, has both leasing and sale opportunities.

Located on the newly constructed Campus Parkway off Hwy 99 that connects South and North Merced with direct access to UC Merced.

Hwy 99 & Mission Ave Interchange

Ken Noack

(916) 569-2384

MERCED COLLEGE DEVELOPMENT

Located in the fast growing North Merced with both colleges and the hospital nearby.

Hotel, Medical Clinic, Agricultural Research Facility, 2 QSR, 1 Restaurant

S/W Corner of Community College Drive and G Street

Acres: +/- 11 acres

Shane Richardson

(559) 301-3849



Legacy Development Partnership with Merced College

Merced's Office of Economic Development can assist with locating properties. Please scan for the most updated listings and information.



CITY OF MERCED
**ECONOMIC
DEVELOPMENT**

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