

City of Merced

**Office of
Economic
Development**

**TAKE A LOOK AT US
NOW!**



BUSINESS WATCH

OPPORTUNITY MERCED

COMING SOON!



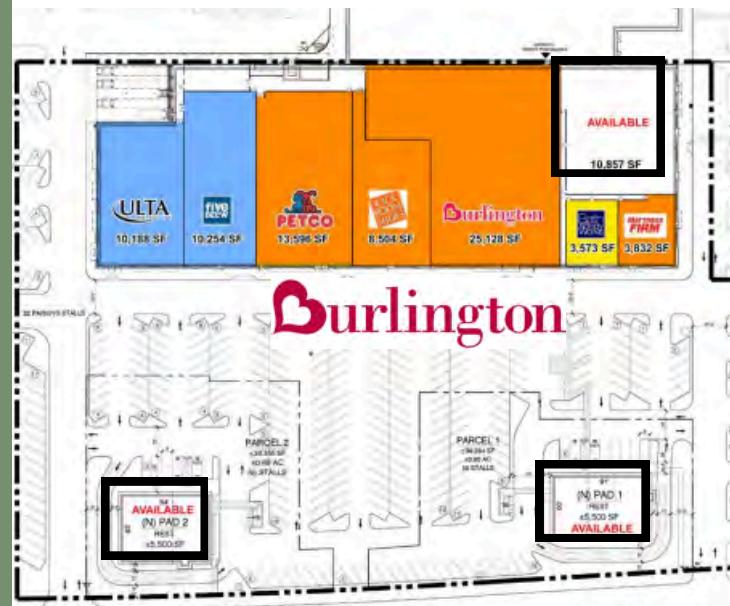
Merced is thrilled to announce that Chick-Fil-A will soon be opening in the City. The restaurant will span 5,800 sqft and feature a two-lane drive-through conveniently located off HWY 99. The project received site plan approval, with construction expected to commence later this year.

CAMPUS PARKWAY PLAZA

The **Hilton Garden Inn**, an 85,000 sqft hotel with a conference center, is currently under construction in a 9-acre mixed commercial development area near Hwy 99 and Campus Pkwy. The location offers easy access to Hwy 140, leading to Yosemite and North Merced, with connections to UC Merced.



Owner of the former Sears building in Merced, which is connected to the Merced Mall. The project is site plan approved, and construction is expected to commence in the early summer of 2024. Once the remodeling is complete, the building will house eight future tenants including **Ulta, Five Below, Petco, Bath & Body Works, Rack Room Shoes, Mattress Firm, and the anchor being Burlington.** Permits have been issued for Burlington and will be the first to start construction.



BUSINESS WATCH

OPPORTUNITY MERCED

IMAX CONSTRUCTION BEGINS

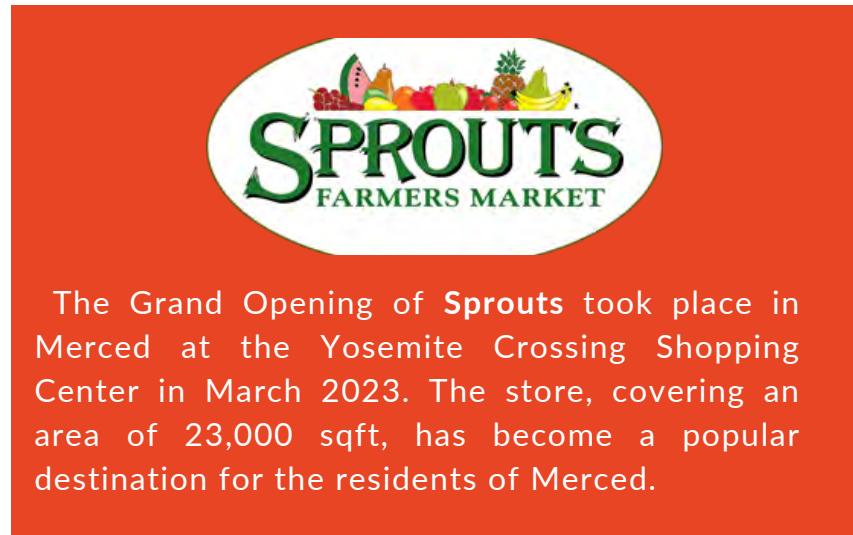
The IMAX theater construction in the Regal Hollywood Cinema located in Downtown Merced, has begun as of April 2024. The theater plans to hold a large screen with laser technology, screen shakers, immersive sound system, and advanced projection. Merced is set to welcome its opening in late July of 2024.

IMAX  **REGAL.**



YOSEMITE CROSSING SHOPPING CENTER

20 acre mixed-use commercial center located near Merced College, Dignity Health Hospital and UC Merced



CRUMBL COOKIES & JAMBA JUICE

Merced celebrated the opening of their second **Jamba Juice** store in May 2023 with a successful Grand Opening event. In early June, the first **Crumbl Cookies** store opened, marking the arrival of Yosemite Crossing's newest addition. This cookie chain and juice bar chain have been thriving, with strong support from local and surrounding residents of Merced.



BUSINESS WATCH

OPPORTUNITY MERCED



OLIVE GARDEN

Merced's Olive Garden Italian Kitchen officially began welcoming guests in March of 2023 and has experienced great success in its first year of business.

CHILI'S GRILL & BAR

In June 2023, Chili's Grill and Bar celebrated the opening of their new establishment in Merced. The grand opening took place at their recently constructed 5,304 square foot building located on Olive Ave.

CHIPOTLE MEXICAN GRILL

In February 2024, Merced had the opening of its second Chipotle at Gateway Marketplace Shopping Center on Campus Parkway. This new location features a "Chipotlane" for convenient drive-thru pick up of online orders, distinguishing it from the original restaurant in Merced.



MOUNTAIN MIKES PIZZA

In December 2023, Merced celebrated the opening of their third Mountain Mikes Pizza. This locally owned restaurant spans across 2,200 square feet and is located in the Yosemite Crossings Shopping Center.

BUSINESS WATCH

OPPORTUNITY MERCED



MERCED YOSEMITE REGIONAL AIRPORT TERMINAL

Merced recently marked the beginning of their \$17 million Airport Terminal Replacement Project with a groundbreaking ceremony. Construction is currently in progress and is expected to be completed by November 2024, with the terminal anticipated to open in April 2025.



For more information visit the link below:

<https://news.ucmerced.edu/news/2023/uc-merced-medical-education-building-gains-final-approval-uc-regents>

UC MERCED MEDICAL SCHOOL BREAKS GROUND

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. Construction has begun as of May 14th, with completion slated for the Fall of 2026.

Office of Economic Development
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Merced, CA 95340
(209) 385-6827 (Office)

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Amanda Williams
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COMMERCIAL DEVELOPMENT & LEASING OPPORTUNITIES



MERCED GATEWAY CENTER

77- acres slated for high-density residential and commercial use. Located on the newly constructed Campus Parkway off Hwy 99 that connects South and North Merced with direct access to UC Merced.

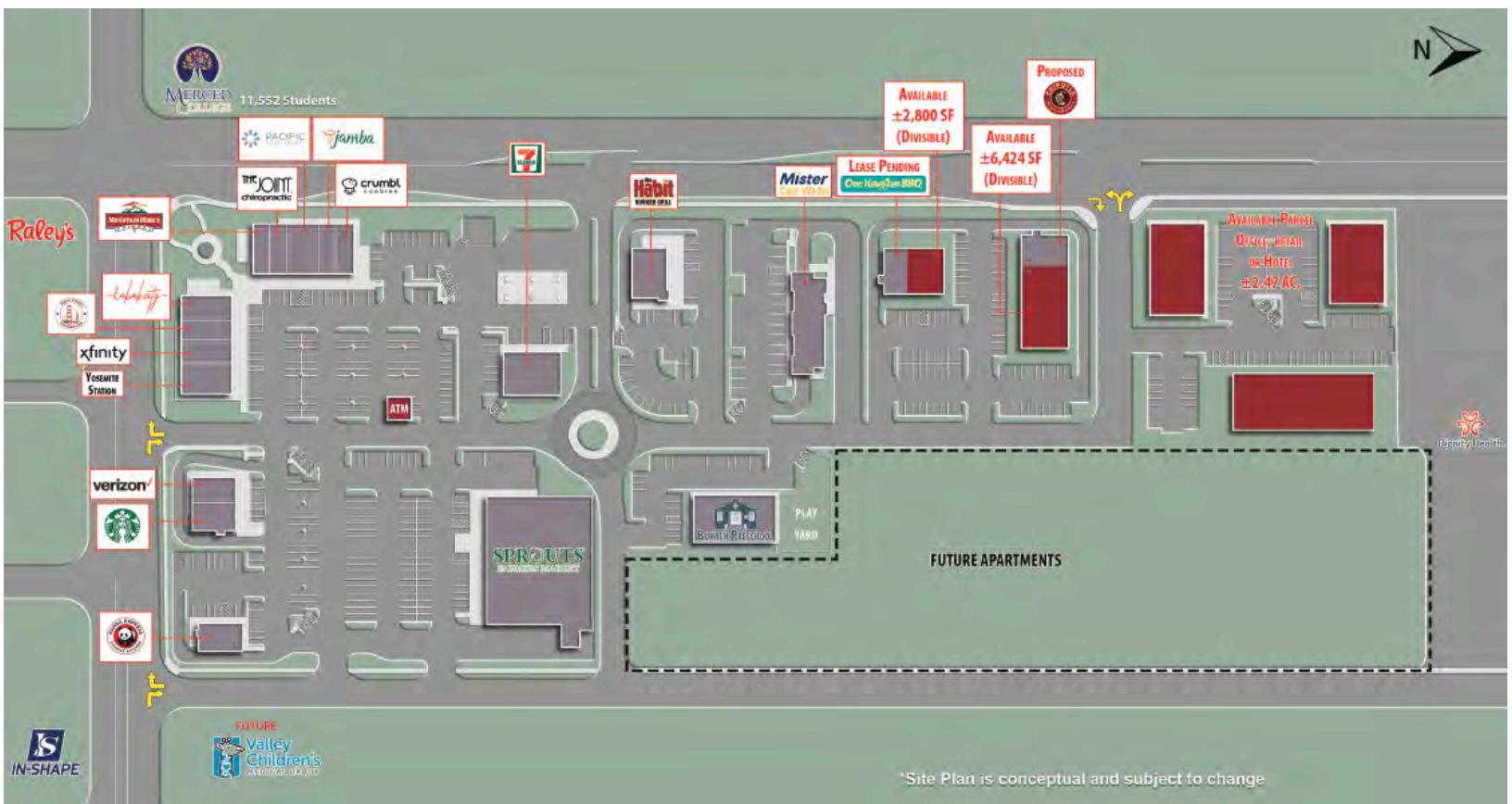
APN: 061-250-092

Location: Hwy 99 & Mission Ave Interchange

Zoning: Planned Development and Central Commercial

Contact:

Ken Noack, Newmark
Cornish & Carey
(916)569-2384



YOSEMITE CROSSING

Phase 1 and 2 are open and pre-leasing phase 3.

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

APN: 231-040-004

Address: NEC Yosemite Avenue & G Street

Acres: +20 acres

Zoning: Mixed use commercial

Lease: Call for Pricing

Contact:

Neil Angelillo

True North Properties

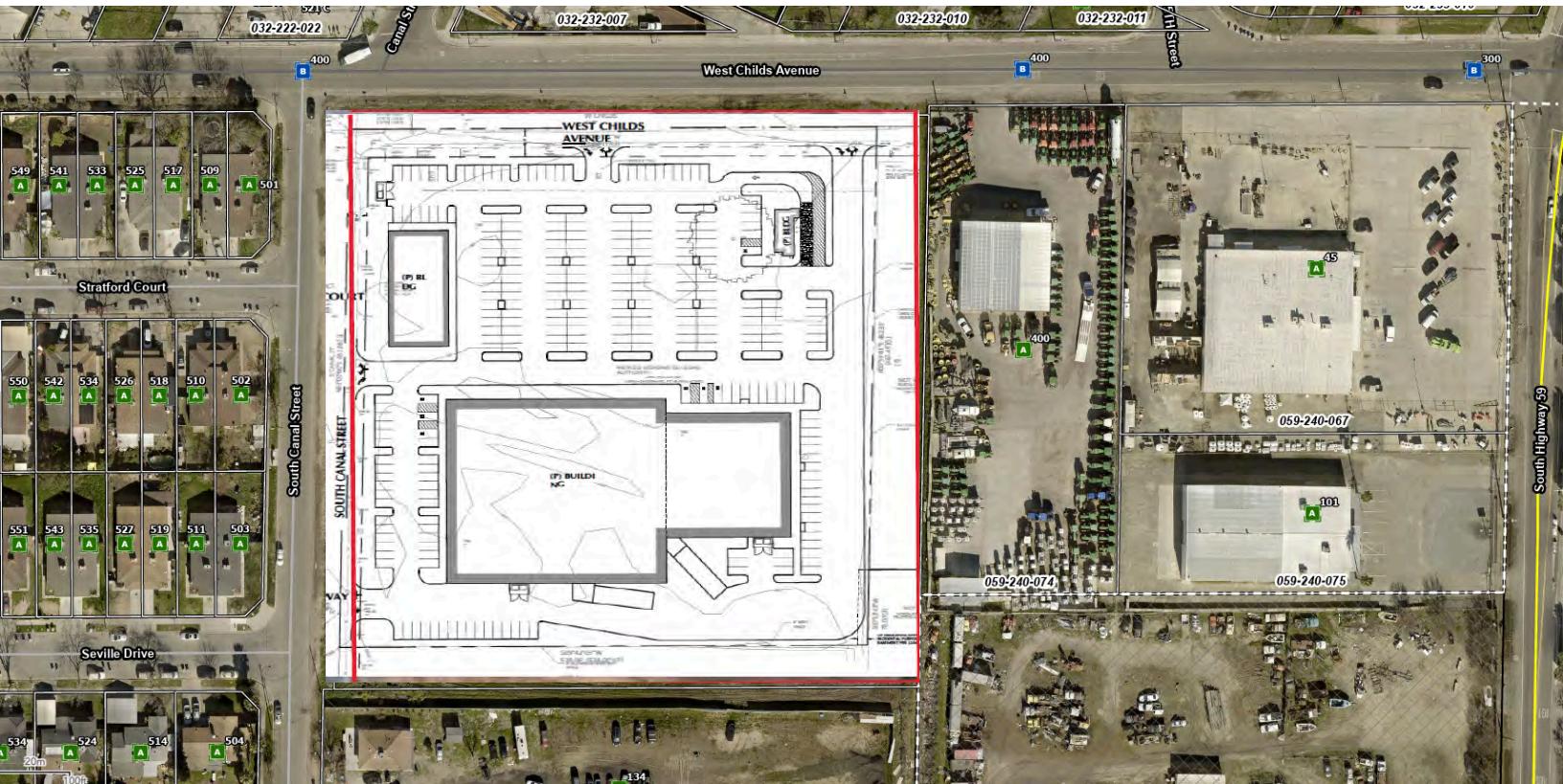
(559)222-5768

or

Jack Jackson

Tailwind Commercial

(559)222-5069



406 W. CHILDS AVENUE

Plans for the development of a neighborhood grocery store anchored commercial center. New single family and multi-family units surround the site in what is considered a food desert and underserved area for retail. Located near Golden Valley Health Center, Merced County Fairgrounds and the Merced Airport Industrial Park.

APN: 059-240-081

Address: 406 W Childs Avenue
Merced, CA 95340

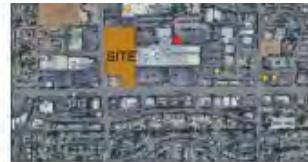
Acres: +/- 5.96 acres

Zoning: Commercial Shopping District

Lease: Call for Opportunities

Contact:

Frank Kozlowski
Koz Real Estate
(916)340-5410



LOCATION MAP
NOT TO SCALE

SITE SUMMARY:
SITE AREA

SITE: 4.81 AC. BLDG AREA: 102,174 SF. LAND TO BUILDING RATIO: 2.47:1. COVERAGE: 29.80%.

PARKING REQUIREMENT:

USE	BLDG AREA	RATIO REQ'D	REQ'D STALLS
GENERAL RETAIL	102,174 SF	1:2.00	304 STALLS
CIT RESTAURANT	11,000 SF	1:2.00	22 STALLS

TOTAL PARKING REQUIRED:

PARKING PROVIDED:

PARKING RATIO:

416 STALLS
416 STALLS
4:1.00 RATIO

LEGEND:

- OPEN
- SIGNED LEASE
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS

SEARS REVITALIZATION PROJECT

The former Sears building will be divided into eight tenant spaces and two drive-thru retail pads co-located at the Merced Mall Shopping Center. Ulta Beauty, Five-Below, Petco, Burlington, Mattress Firm, Tilly's, Bath & Body Works and Rack Room Shoes are some of the tenants.

Address: 1011 W Olive Avenue
Merced, CA 95348

Lease: Contact agent for more information

Lease Contact:
Lewis Smith
Retail California
(559)447-6235



CAMPUS PARKWAY PLAZA

9-acre mixed commercial development located off Hwy 99 and Campus Parkway. Construction is underway 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.

APN: 061-250-082 & 084

Zoning: Planned Development and Central Commercial

Lease Contact:

Daniel Moradzadeh
Shemoil's Investments
(209)631-8223



MERCED GATEWAY PROPERTY FOR SALE

2 Parcels summing up to over 70-acres For Sale. Located off Hwy 99 and the newly constructed Campus Parkway. Planned and new residential developments nearby, perfect for major retail development in an underserved retail location.

APN: 061-250-050-000; 061-250094-000

Acres: +70.89

Zoning: Business Park

For more information contact:

Nick Sorensen at (559)447-6240

Michael Arfsten at (559)447-6233

Nick Frechou at (559)447-6266



MERCED MALL RENOVATION AND EXPANSION

Serving Merced residents for over 50 years, Merced Mall is undergoing renovation focusing on retail entertainment experience.

APN: 236-220-038

Address: 851 W Olive Ave, Merced, CA 95348

Acres: +27.32

Zoning: Planned Development #1

For more information
contact the City of
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