

City of Merced

Office of
Economic
Development

TAKE A LOOK AT US
NOW!



BUSINESS WATCH

Growing Merced



COMING SOON



Sage Investco is the new owner of the former Sears building attached to the Merced Mall. Plan check is underway with construction anticipated to start in November 2023 and expected completion by September 2024. After the remodel, this building will be home to 8 future tenants that includes Burlington, Five Below, Ulta Beauty Petco, Rack Room Shoes, Bath & Body Works, Mattress Firm and Tilly's. The City is partnering with Sage Investco and are looking forward to this project.

SPROUTS FARMERS MARKET

In March 2023 Sprouts held their Grand Opening in Merced. Their 23,000 s.f. store is now open in the Yosemite Crossing Shopping Center.



US Foods Chef's Store is officially open in the former In-Shape building on the corner of R St and Loughborough Dr. This 19,000 sqft store is located near Target, the former Sears and Merced Mall.

BUSINESS WATCH

Growing Merced



YOSEMITE CROSSING

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

Yosemite Crossing is home to:

- Sprouts Farmers Market -Panda Express
- West Coast Sourdough -Verizon
- The Habit Burger -Kids Care Dental
- Crumbl Cookies -Mister Car Wash
- Starbucks -7-11



CRUMBL COOKIES & JAMBA JUICE

Yosemite Crossing has been opening up a variety of new stores including Crumbl Cookies and Jamba Juice that opened at the end of May/early June

NEW CASUAL DINING



OLIVE GARDEN & CHILI'S

Chili's Bar and Grill held their Grand Opening June 2023, in their newly built 5,304 s.f building.



The construction of Olive Garden's 6,572 s.f. building is complete and ready to serve Merced residents. Olive Garden Italian Kitchen opened their doors March 2023.

For more information contact:
Sierra Omlin

omlins@cityofmerced.org
(209)385-6970(Direct)
(209)617-5982 (Mobile)

BUSINESS WATCH

Growing Merced



CAMPUS PARKWAY PLAZA

9-acre mixed commercial development located off Hwy 99 and Campus Pkwy, with connections to Hwy 140 that leads to Yosemite and North Merced connecting to UC Merced. Pads are available for ground lease or built-to-suit.



The **Hilton Garden Inn** is an 85,000 sqft hotel that will include a conference center. This project has broke ground and is undergoing construction next to the Chevron on the corner of Campus Pkwy and S. Coffee St.



CHIPOTLE MEXICAN GRILL

Permit applications have been approved and work is underway at the new Chipotle. This 2,300 s.f. fast casual restaurant will have a drive through and will be in the Gateway Marketplace shopping center.



DOWNTOWN MERCED

Tioga-Sequoia Brewing expanded to Merced and held their Grand Opening April 2023. The taproom is located on the bottom floor of the Tioga Apartments on the corner of Main St and N St.





BUSINESS WATCH

Growing Merced



MERCED YOSEMITE REGIONAL AIRPORT TERMINAL

A new terminal is being built at Merced Yosemite Regional Airport to provide better passenger experience and improve airside services.



Construction of the terminal will begin soon and completion is aimed to be done by Fall 2024



UC MERCED RANKED 15TH BEST PUBLIC COLLEGE IN THE NATION

The Wall Street Journal recently ranked the Best Colleges in the U.S. ranking UC Merced as No. 15 for public institutions out of 400 universities.

Read the article at the link below:

<https://www.wsj.com/rankings/college-rankings/best-colleges-2024>



Office of Economic Development

678 W 18th St
Merced, CA 95340
(209) 385-6827 (Office)

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(209) 617-5982 (Mobile)

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.

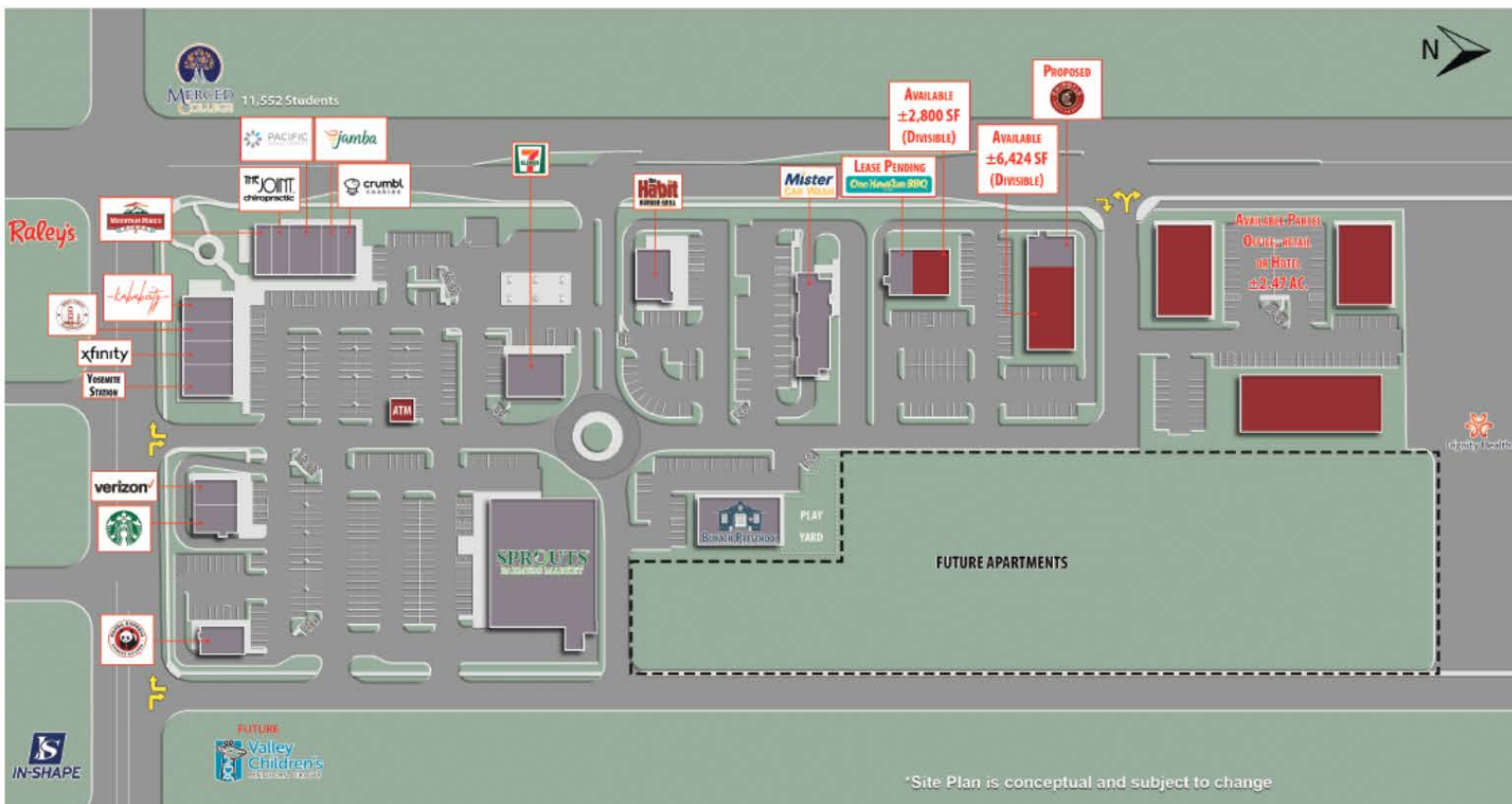
APN: 061-250-092

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

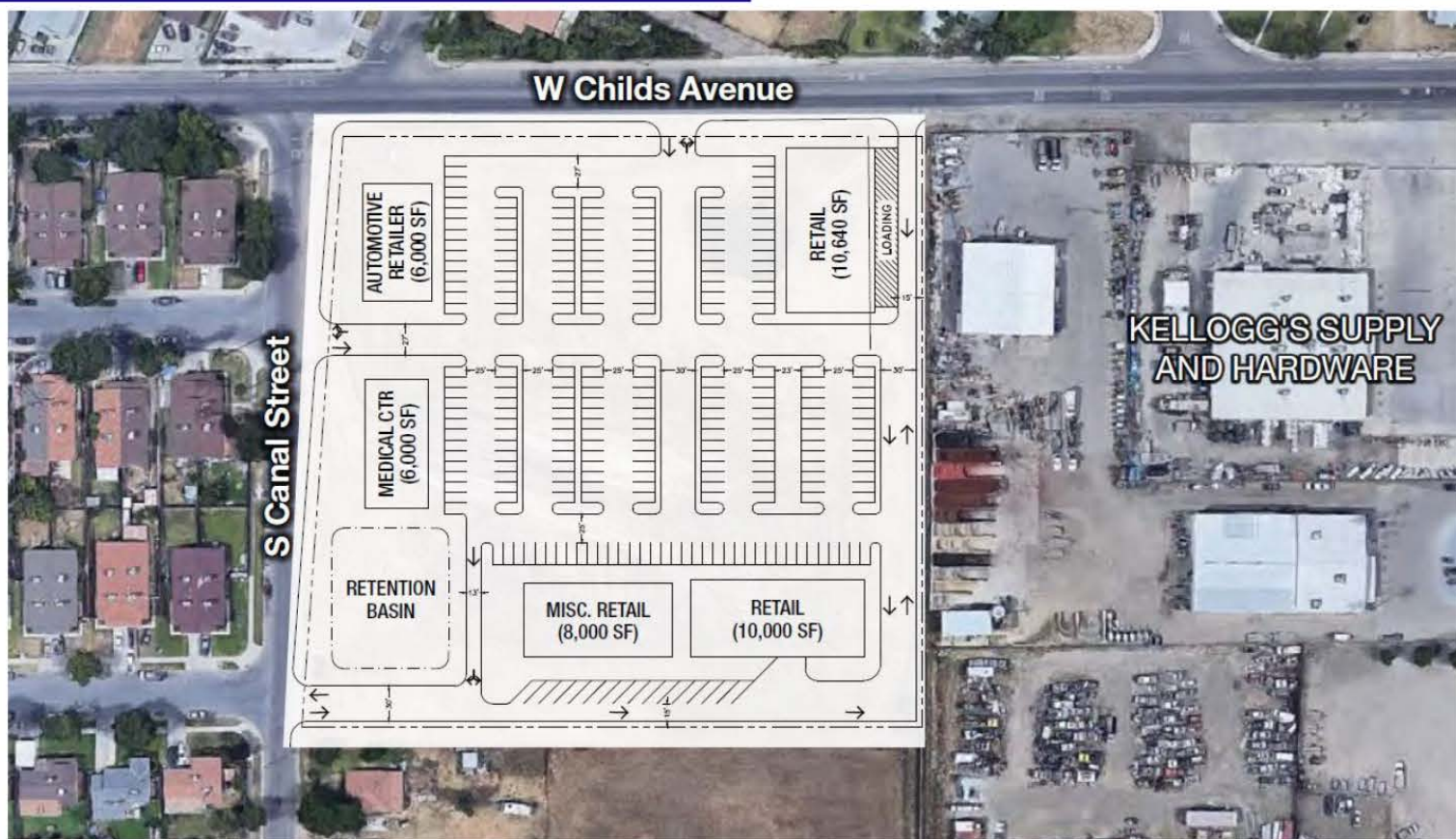
(559)222-5768

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



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:**

Eli Ben-Moshe
(619)743-0559

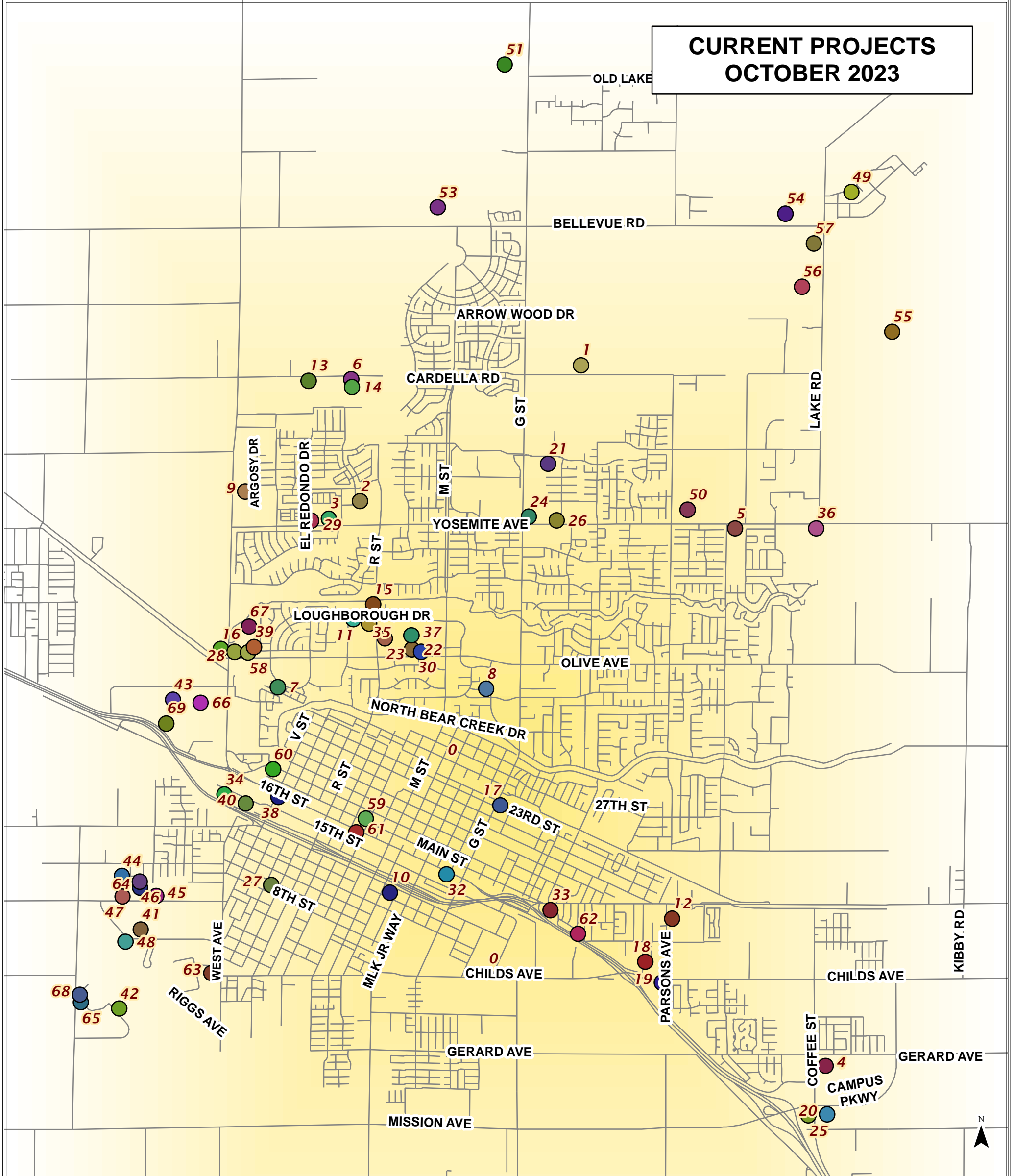
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CURRENT PROJECTS
OCTOBER 2023



GOVE RD

Id, Project Name

- | | | | | |
|---|--|--|--|-------------------------------------|
| 1. Regency Court Apartments | 15. CR Consulting Group | 29. Yosemite Village Commercial | 42. JWK Holdings | 55. Virginia Smith Trust Annexation |
| 2. Compass Pointe Apartments | 16. Gas Station/Car Wash/Mini-Mart/Fast-Food | 30. Olive Garden | 43. Prudential Freezer | 56. Branford Point Annexation |
| 3. Yosemite Village Apartments | 17. Pro Lube | 31. US Foods - Chef Store | 44. Lawler Mini-Storage | 57. UC Villages Annexation |
| 4. Gateway Commons Apartments | 18. Carol Ave Gas Station/Convenience Mkt/Car Wash | 32. Angry Chicks Restaurant | 45. JKB Living, Inc. | 58. Blue Fire |
| 5. The Hub 2.0 | 19. Childs & Parsons Commercial Development | 33. Home 2 Extended Stay Hotel | 46. M-Mig Construction | 59. Berner's |
| 6. Sage Creek Apartments | 20. Merced Gateway Center | 34. Merced Toyota | 47. Merced City School District | 60. Manzanita |
| 7. Devonwood Apartments | 21. Northview Medical Offices | 35. Circle K Mini-Mart/Gas Station | 48. Dynamic Electrical | 61. Medallion |
| 8. Up Holdings-Park Ave (Mercy Village) | 22. Merced Mall - Coding Enterprises | 36. Circle K Mini-Mart/Gas Station | 49. UC Merced Annexation | 62. Culture Merced |
| 9. Bruno Apartments | 23. Shoppes at Merced Mall (Seritage) | 36. Merced Station Retail | 50. Merced Crossings Annexation (Pending) | 63. 1 West Ave Distribution LLC |
| 10. Gateway Terrace II | 24. Yosemite Crossing | 37. Merced Mall - Addition | 51. Blue Fire | 64. Moak, Inc |
| 11. Isaac Sargiz | 25. Campus Parkway Plaza | 38. Jasmeet LLC | 51. Rogina Annexation | 65. Koyami |
| 12. Visionary Homes | 26. Valley Childrens Clinic | 39. Merced Security Storage | 52. Wastewater Treatment Plant Annexation #2 | 66. Quality Yield |
| 13. Royal Woods Apartments | 27. DRA Development | 40. Razzari Ford | 53. M Street Annexation | 67. Connected Merced |
| 14. Maracor Development | 28. Chase Partners - Retail | 41. Finline Industries/Centurian Boats | 54. University Vista Annexation | 68. Custom Cultivation |

Current City of Merced Projects (January 2023)										
	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	Multi-Family/Mixed Use									
	1	Regency Court Apartments (B.P. Investors)	North of Merrill Dr (extended), East of G St.	Multi-Family	9.8	n/a	180	Conditional Use Permit (CUP) #1200	8/3/2015	Approved but Unconstructed
	2	Compass Pointe II Apartments	Southeast Corner of Horizons & Pacific	Multi-Family	10.42	n/a	136	CUP #1208	1/6/2016	Under Construction
	3	Yosemite Village Apartments	Northwest Corner of Yosemite Ave and Compass Pte Ave	Multi-Family w/ Neighborhood Commercial	11.98	See #27 Below	220 Apts	CUP #1239/SP #456	6/17/2020	Approved but Unconstructed
	4	Gateway Commons (Part of Merced Gateways)	Southeast Corner of Gerard Ave & Coffee Street	Multi-Family	9.30	n/a	200 Apts	Site Plan Review #457	7/30/2020	Approved but Unconstructed
	5	"The Hub" 2.0	Southeast Corner of Yosemite Ave and McKee Road	Multi-Family	5.94	20,044 SF Retail; 14,445 SF Office	225 Apts	Conditional Use Permit #1238/ Site Plan Review #455	9/21/2020 (City Council on Appeal)	Under Construction
	6	Sage Creek Apartments	Southeast Corner of Cardella Road (extended) & Horizons Ave (extended)	Multi-Family	13.50	n/a	248 Apts	Site Plan Review #458	10/8/2020	Approved but Unconstructed
	7	Devonwood Apartments	South of Devonwood, East of Wal-Mart	Multi-Family	6.39	n/a	156 Apts	GPA #20-01/SUP Revision #23 (PD #16)	8/16/2021	Approved but Unconstructed
	8	Up Holdings--Park Ave	West side of Park Ave, North of Alexander Ave (3015 Park Avenue)	Permanent Supportive Housing	1.54	n/a	66 Apts	Site Plan Review #487	1/6/2022	Approved but Unconstructed
	9	Bruno Apartments	West side of San Augustine Ave at Pacific Drive	Multi-Family	10.73	n/a	164 Apts	General Plan Amendment #18-03/SUP Revision #6 (PD #46)	3/18/2019	Approved but Unconstructed
	10	Gateway Terrace II	South east corner of 13th & K Streets	Multi-Family	1.50	n/a	50 Apts	Building Permit	Pending	Awaiting Permit Issuance
	11	Isaac Sargiz (formerly Mercy Village)	Southeast corner of Loughborough Drive & Meadows Avenue	Multi-Family w/ Medical Clinic	6.93	12,666 SF Clinic	161 Apts	GPA#21-02/SUP Rev #12 (PD #8)/ SP #455	6/21/2022	Approved but Unconstructed
	12	Visionary Homes	1808 Parsons Ave. (East side of Parsons, south of Yosemite Pkwy)	Multi-Family	4.59	n/a	108 Apts	GPA #22-02/ZC #430	5/2/2022	Approved but Unconstructed
	13	Royal Woods Apartments	South side of Cardella Rd, west of El Redondo Dr	Multi-Family	3.60	n/a	72	CUP #1264	6/8/2022	Approved but unconstructed
	14	Maracor Development, Inc.	NEC of Horizons & Monaco	Multi-Family	13.50	n/a	396	SP #496	6/23/2022	Approved but Unconstructed (Same Site as Item #7 Above)
	15	CR Consulting Group	3351 R St.	Multi-Family	1.30	n/a	24	SP #505	12/15/2022	Approved, but Unconstructed
	Commercial/Mixed Use									
	16	Bianchi/Norcal Cajun Annexation	Northwest Corner of Santa Fe Dr & N Hwy 59	Retail/Commercial	7.83	42,000	n/a	Annex/Pre-Zone #15-01/GPA #15-04	City Approved 10/1/18; Annexation Finalized 5/22/2019	Arco complete/ remainder approved, but unconstructed
	17	Pro Lube	Northwest Corner of G St & 23rd St	Pro-Lube/Car Wash/Sandwich Shop	1.93	15,700	n/a	CUP #1192	11/5/2014	Partially Constructed
	Commercial/Mixed Use									
	18	Carol Ave - Gas Station/ Conveninece Mkt/Car Wash	Carol Ave, North of Childs (764 & 782 Carol Ave)	Gas Station, Convenience Market, & Retail Space	1.00	6,400	n/a	CUP #1213	7/20/2016	Partially Constructed
	19	Childs & Parsons (Old Bowling Alley)	Southwest Corner of Childs & Parsons	Arco Gas Station/Car Wash/Market, KFC, & Fast-food Restaurant	3.21	12,000	n/a	CUP #1158, SP #395, SP #401	3/3/2016	ARCO & KFC Open; Jack in the Box (SP #483) Under Construction

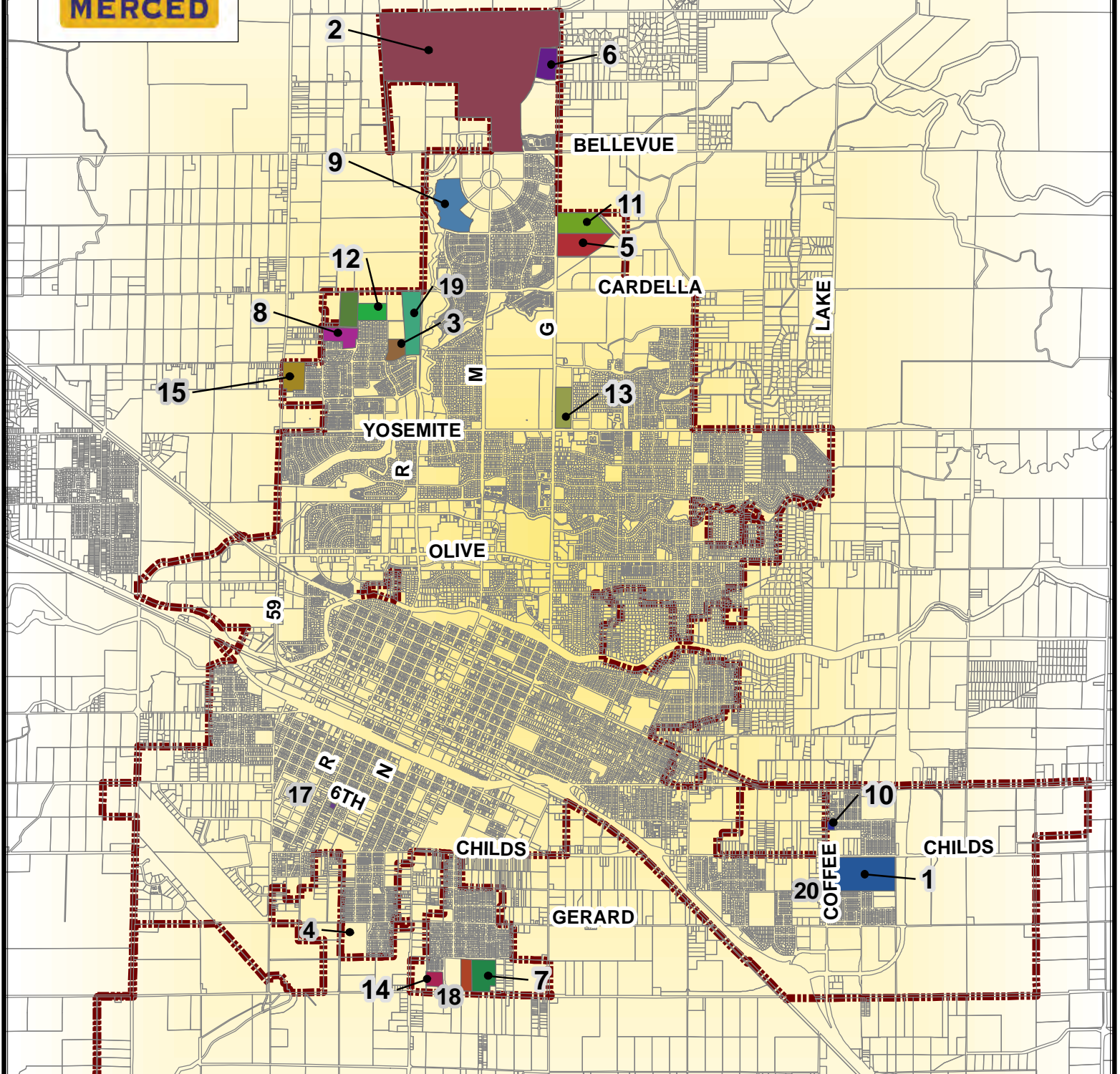
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	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	20	Merced Gateway Center	NE & SE Corner of Coffee & Campus Pkwy	Shopping Center, Apartments, & Fire Station	77.50	523,000 Retail	178 Apts	GPA #15-03/ZC #422/P-D Est #74/CUP #1203/SP #426/SP #468/SP #469/SP #488/SP #517/SP #527	8/7/2017	ARCO, Tractor Supply, McDonald's, & Starbucks Complete, Chipotle Under Construction, Self-Storage Facility Approved but Unconstructed, Remainder of Shopping Center Approved, but Unconstructed
	21	Northview Medical Offices	Southeast Corner of Mercy Ave & Sandpiper Dr	Medical Offices (4 Buildings)	6.00	66,450	n/a	CUP #1183 & Site Plan Review #419 (Golden Valley Health Center)	8/21/2013 & 2/8/2018	2 Buildings Constructed
	22	Merced Mall Expansion & Redevelopment	Northeast Corner of West Olive Ave & R Street	Mall Expansion in 2 Phases, including 50,000 SF Retail & expanded 72,000 SF Theater	52.00	122,000	n/a	SUP Revision #38 to Planned Development #1	3/4/2019	Approved but Unconstructed
	23	Shoppes at Merced Mall (Seritage)	Northeast Corner of W. Olive Ave & R St	Remodel of Old Sears into 8 Tenant Spaces/ Addition of 2 Pads	9.50	67,000	n/a	Site Plan Review #440	6/20/2019	Under Construction
	24	Yosemite Crossing	Northeast Corner of Yosemite Ave & G Street	Shopping Center w/ 4 Fast-food Restaurants (16,166 SF), 2,586 SF Coffee Shop, 22,000 SF Grocery Store, Gas Station with 4,086 SF C-Store, 5,381 SF Car Wash, 18,010 SF Other Retail, 33,048 SF Medical Offices or Hotel	21.50	Approx. 101,000	96 Apts	General Plan Amendment #19-03/SUP Revision #3 to Planned Development #72/SUP Revision #4/SP #463/CUP #1251/CUP #1258/SP #470/SP #481/SP #508	1/21/2020 & 10/18/21	Under Construction
	25	Campus Parkway Plaza	Southwest Corner of Campus Parkway and Coffee Street	Shopping Center w/ 4 Fast-food Restaurants, 2 Dine-in Restaurants, Gas Station, and 5-Story, 134-Room Hotel	7.50	127,000	n/a	Site Plan Review #439	7/18/2019	Under Construction
	26	Valley Childrens Clinic	Northeast Corner of W. Yosemite Ave & Sandpiper Dr	Pediatric Medical Offices	4.54	44,250	n/a	Site Plan Review #451	1/16/2020	Approved but Unconstructed
	27	DRA Development	1250 W 9th St	Retail Commercial	0.35	4,749	n/a	Site Plan Review #436	4/19/2019	Approved but Unconstructed
	28	Chase Partners	Northwest corner of W. Olive Ave & Hwy 59	2,806 SF Drive-Thru, Gas Station with 4,086 SF Mini-Mart, 4,837 SF Office/Retail	3.38	11,700	n/a	GPA #20-02/SUP Revision #1 (PD #12)/CUP #1254/SP #474	5/3/2021	Under Construction
	29	Yosemite Village Commercial	Northeast corner of Yosemite Avenue & El Redondo Drive	10,000 SF Retail; Gas Station/Mini Mart/Car Wash; Future Drive-Thru Restaurant	3.54	15,000	See #4 Above	CUP #1253/Site Plan Review #471 & #486	4/7/2021 & 1/6/2022	Approved but Unconstructed
	30	Olive Garden (Merced Mall)	North side of W. Olive Ave (Old Home Town Buffet Site)	Sit-Down Restaurant	1.26	6,572	n/a	Site Plan Review #485	11/18/2021	Completed
	31	US Foods - Chef Sore	3275 R St.	Grocery Store	2.80	18,709	n/a	Site Plan Review #497	6/16/2022	Completed
	32	Angry Chickz	62 W. 16th St.	Fast Food Restaurant	0.5	4,316	n/a	Site Plan Review #498	7/14/2022	Approved, but Unconstructed
	Commercial/Mixed Use									
	33	Home 2 Extended Stay Hotel (Edwin Kainth)	736 Motel Dr.	Extended Stay Hotel	1.07	86 Rooms	n/a	Site Plan Review #499	7/14/2022	Approved, but Unconstructed
	34	Merced Toyota	1400 Auto Center Dr	Service Building	5	7,220	n/a	Site Plan Review #500	10/13/2022	Approved, but Unconstructed
	35	Circle K	3275 R St.	Gas Station/Convenience Mkt	0.77	3,700	n/a	CUP #1268/SP #506	1/18/2023	Approved, but Unconstructed

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	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	36	Merced Station Retail	2990 E. Yosemite Ave.	Retail Building (Starbucks and 2 other Tenants)	0.78	6,500	n/a	SP #509	1/12/2023	Approved, but Unconstructed
	37	Merced Mall	861 & 871 W Olive Ave	2 Additions to the Merced Mall	27.32	6,586 & 9,295	n/a	SP #511	Pending	Pending (see Item #22)
	38	Jasmeet LLC	1480 W 16th St	Demo existing gas station & construct new c-store and gas station	0.69	3800 s.f.	n/a	CUP #1271	6/21/2023	Approved, but Unconstructed
	39	Merced Security Storage	1965 W Olive Ave	Self-storage with live/work unit for manager	6.02	440 units/170 spaces for long-term vehicle storage	n/a	GPA #23-02/SUP REV #3 to P-D #12/CUP #1274/SP #516	7/5/2023	Approved, but Unconstructed
	40	Razzari Ford	1234 Auto Ceter Dr	Addition to car dealership	7.5	5,200	n/a	SP #522	5/25/2023	Approved, but Unconstructed
	Industrial									
	41	Fineline Industries/ Centurian Boats	2047 Grogan Ave	30,000 SF Expansion of Existing Boat Manufacturer	6.61	30,000	n/a	Site Plan Review #433	2/14/2019	Approved but Unconstructed
	42	JWK Holdings	150 Hawk Dr	Industrial Lease Space	2.00	35,280	n/a	Site Plan Review #446	12/5/2019	Approved but Unconstructed
	43	Prudential Freezer	2320 Cooper Ave	Industrial Freezer Space	7.00	102,176	n/a	Site Plan Review #478	9/7/2021	Approved but Unconstructed
	44	Lawler Excavation & Pipeline	2275 & 2284 Cessna Way	Mini-Storage	2.02	42,700 (222 Units)	n/a	Site Plan Review #500	1/20/2022	Approved but Unconstructed
	45	JKB Living, Inc.	2051 Wardrobe Ave.	Mini-Storage	5.00	521 units	n/a	Site Plan Review #490	8/25/2022	Approved but Unconstructed
	46	M-Mig Construction	865 Beechcraft Ave	New shell building	1.28	9,600	n/a	Site Plan Review #514	4/13/2023	Under Construction
	47	Merced City School District	2111 Wardrobe Ave	New Operational Support Services Bldg	9.90	52,908	n/a	Site Plan Review #521	5/25/2023	Under Construction
	48	Dynamic Electrical	2090 Grogan Ave	New Electrical Contractor's Shop & Yard	1.47	8,770	n/a	Site Plan Review #526	8/31/2023	Approved but Unconstructed
	Annexations									
	49	UC Merced Annexation	Northeast & Southeast Corner of Bellevue & Lake Roads, Includes Bellevue Road from Current City Limits at G St	UC Merced Campus (under the terms of AB 3312)	Approx. 1,025 acres + Belle-vue Road	n/a	n/a	Annexation/Prezoning #22-01	45215	Approved by City Council (pending LAFCO approval)
	50	Merced Crossing Annexation (Pending)	Northeast Corner of Gardner Ave & Yosemite Ave	Multi-Family Housing, Mixed Use, & Neighborhood Commercial	28.6 (Annex Area = 70 ac)	40,000	540	Annex/Pre-Zone #16-01/ General Plan Amendment (GPA) #16-	Pending	Pending
	51	Rogina Annexation	Northwest corner of G Street & Old Lake Road (Extended)	Single-Family, Multi-Family, & Neighborhood Commercial	147.40	138,700	680 to 930	Annex/Pre-Zone #18-01/GPA #18-02	Pending	Pending
	52	Wastewater Treatment Plant Annexation #2	East of Gove Road	Agriculture/Open Space	390.10	n/a	n/a	Annex/Pre-Zone #19-01/GPA #22-01	Pending	Pending
	53	M Street Annexation	Northwest corner of M St & Bellevue Road	Low-Medium Density Residential, Commercial Office, & Open Space	37.00	305,685	322	Annex/PreZone #20-01	Pending	Pending
	54	University Vista Annexation	Northwest corner of Bellevue & Lake Roads	Mixed Use, Single-Family, Multi-Family, Commercial, & Hospitality	290.60	788,000	4,176	Annex/Prezone #22-02/GPA #22-04/SUP Est #77	Pending; EIR being Prepared	Pending (UC Merced Must be Annexed First)
	55	Virginia Smith Trust (VST) Specific Plan (Merced County Project)	Northeast Corner of Cardella and Lake Roads	Mixed Use, Single-Family, Multi-Family, Commercial, & Hospitality	654.00	862,000	3,857	N/A	Being Processed through Merced County w/ Annexation Awaiting UC Merced Annexation	Pending (UC Merced Must be Annexed First)
	56	Branford Point	West Side of Lake Road, Between Bellevue & Cardella	Single-Family, Multi-Family, & Commercial	47.70	758,597 (Commercial)	650	Annex/Prezone #23-01/GPA #23-02	Pending	Pending

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	#	Project Name	Project Location	Land Use	Parcel Size (Acres)	Project Size (SF)	# of Units	Application Type	Approval Date	Status (As of Jan. 2023)
	57	UC Villages	Southwest Corner of Bellevue & Lake Roads	Mixed Use, Single-Family, Multi-Family, Commercial, & Hospitality	37.00	1,050,818 (Retail/Hospitality)	922	N/A	Pending	Pending
	Cannabis (Retail)									
	58	Blue Fire	1975 W Olive Ave	Cannabis Dispensary	2.00	3,548	n/a	CCBP #18-06R	9/19/2018	Open; Renewed 1/1/23
	59	Berners	811 W Main St	Cannabis Dispensary	0.17	2,500	n/a	CCBP #18-10R	9/19/2018	Open; Renewed 1/1/23
	60	Manzanita	1594 W 18th St	Cannabis Dispensary	0.30	5,076	n/a	CCBP #18-17R	9/19/2018	Open;Renewed 1/1/23
	61	Medallion	808 W 16th St	Cannabis Dispensary	0.55	1,421	n/a	CCBP #18-21R	6/5/2019	Open;Renewed 1/1/23
	62	Culture Merced	1111 Motel Dr	Cannabis Dispensary	0.38	3,520	n/a	CCBP #22-02R	11/9/2022	Pending Appeal
	Cannabis									
	63	1 West Ave Distribution LLC	1 West Ave	Distribution, Cultivation & Testing	11.30	126,099	n/a	CCBP #22-12,-13,-14	Pending	Pending
	64	Moak, Inc	847 Beechcraft Ave	Cultivation	1.00	14,000	n/a	CCBP #21-05	8/3/2022	Reviewed 1/1/23
	65	Koyami	115 Heron Way	Cultivation	1.67	16,000	n/a	CCBP #21-07	4/20/2022	Renewal Submitted 1/3/23
	66	Quality Yield	2777 N Hwy 59, Ste D	Cultivation & Distribution	22.30	103,767	n/a	CCBP #21-01	3/23/2022	Renewed 1/1/23
	67	Connected Merced	1987 W Olive Ave	Manufacture/Distribution/Cultivation	6.00	48,400	n/a	CCBP #18-32	8/22/2018	Cultivation Open; Renewed 1/1/23
	68	Custom Cultivation	103 Heron Way	Cultivation	1.24	13,896	n/a	CCBP #20-01	11/3/2021	Reviewed 1/1/23
	69	Profarms	1785 Ashby Rd.	Manufacture/Distribution/Cultivation	40.00	104,000	n/a	CCBP #21-02	7/21/2021	Cultivation Open; Renewed 1/1/23
		*NOTE:	Please contact the City of Merced Planning Division at 209-385-6858 for more information.							



City of Merced Tentative Subdivision Activity Map



Id, TSM_Name

1. The Crossing at River Oaks	7. Lantana Estates Phases 2 & 3	14. Royal Woods Estates
2. Bellevue Ranch North Large Lot Map	8. Bellevue Ranch West Villages 17 & 18	15. University Park II Ph 2
3. Terrazzo	9. Benny Hills Estates	16. MCP LLC
4. Bright Development	10. The Palisades	17. Mission 106
5. Bellevue Ranch North Village 23	11. Sage Creek	18. Long Subdivision
6. Stoneridge South	12. Mansionette Commercial Development	19. Capella Terrace
	13. Mission Ranch Ph 2	20. City Limits

Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City Documents.

City of Merced
Development Services Department
Tentative Subdiviion Activity List

No.	Subdivision Name	Tentative Map No.	Acres	No. of Lots	Approval Date	Expiration Date
1	The Crossing at River Oaks	1263	66.78	277	12/8/2004	12/8/2023
2	Bellevue Ranch North Large Lot Map	1280	520.00	29	2/8/2006	6/10/2024
3	Terrazzo	1287	11.84	46	4/19/2006	10/19/2023
4	Bright Development	1291	40	161	1/16/2007	7/16/2024
5	Bellevue Ranch North Village 23	1305	37.7	106	1/9/2019	1/9/2024
6	Stoneridge South	1306	39.7	161	5/9/2018	n/a
7	Lantana Estates Phases 2 & 3	1309	20.58	99	10/3/2018	n/a
8	Bellevue Ranch West Villages 17 & 18	1310	44.1	249	2/20/2019	2/20/2024
9	Benny Hills Estates	1311	1.9	12	11/6/2019	5/6/2023
10	The Palisades	1312	29.35	140	6/3/2020	6/3/2028
11	Sage Creek	1313	15.93	103	8/19/2020	n/a
12	Mansionette Commercial Development	1314	21.5	17	9/9/2020	9/9/2022
13	Mission Ranch Ph. 2	1315	7.78	70	12/9/2020	n/a
14	Royal Woods Estates	1316	15.90	113	3/8/2023	3/8/2025
15	University Park II Ph 2	1317	18.98	125	12/8/2021	12/8/2025
16	MCP LLC	1318	0.88	16	12/8/2021	12/8/2023
17	Mission 106	1319	9.71	106	5/19/2022	5/19/2024
18	Long Subdivision	1321	41.60	148	8/17/2022	8/17/2024
19	Capella Terrace	1323	9.91	45	3/8/2023*	3/8/2025

N/A - Final Map Recorded

Expired or Exp - expired without a Final Map

Updated 10/18/2023

*approved by Planning Commission 12/7/2022, but not effective until after ZC #431 was effective

Demographic Summary

City of Merced, California (5 miles)
City of Merced, California
Ring of 5 miles

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

DEMOGRAPHIC SUMMARY

City of Merced, California
Ring of 5 miles

KEY FACTS

110,069

Population



34,201

Households

30.5

Median Age

\$44,369

Median Disposable Income

EDUCATION

23%

No High School Diploma



26%

High School Graduate



31%

Some College



19%

Bachelor's/Grad/Prof Degree

INCOME



\$52,965

Median Household Income



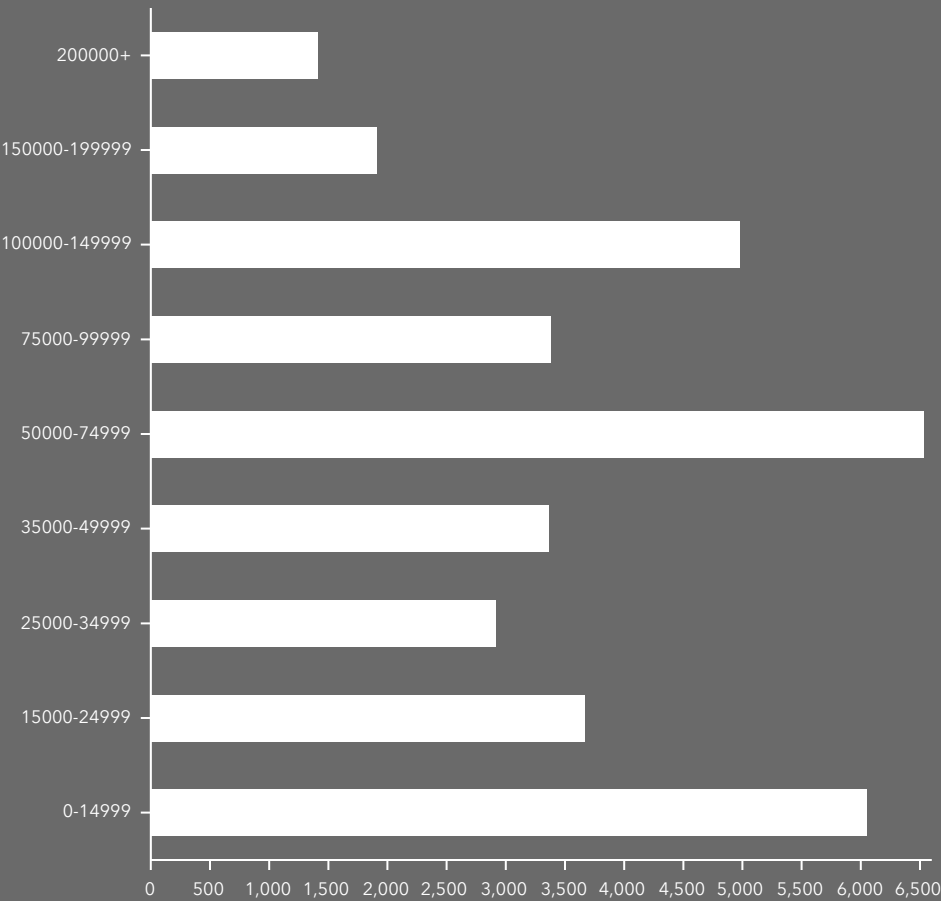
\$23,041

Per Capita Income

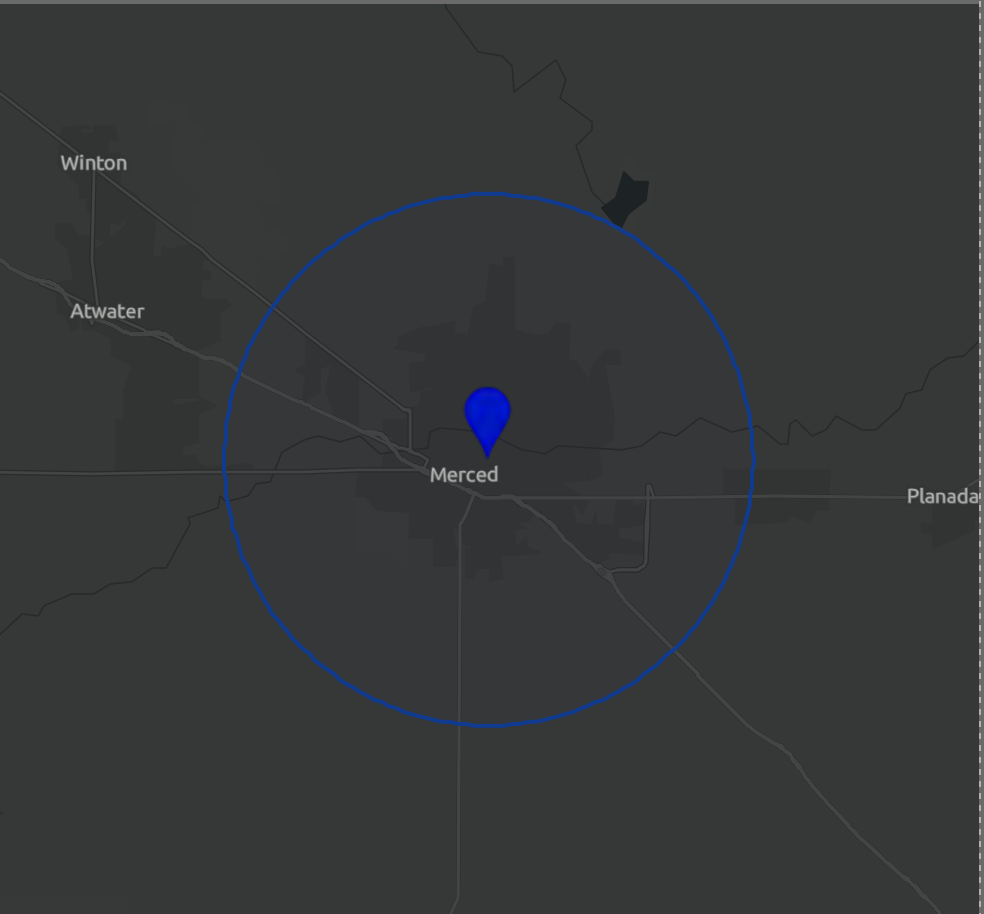


\$28,994

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



52%

White Collar



31%

Blue Collar



21%

Services

8.5%

Unemployment Rate



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,508	84,144	95,873
2020 Total Population	15,775	91,334	105,269
2020 Group Quarters	274	2,167	3,412
2023 Total Population	15,484	95,017	110,069
2023 Group Quarters	274	2,168	3,419
2028 Total Population	15,299	95,924	111,123
2023-2028 Annual Rate	-0.24%	0.19%	0.19%
2023 Total Daytime Population	23,548	100,693	113,463
Workers	13,587	40,427	43,681
Residents	9,961	60,266	69,782
Household Summary			
2010 Households	5,578	26,777	29,716
2010 Average Household Size	2.70	3.07	3.14
2020 Total Households	5,795	29,070	32,576
2020 Average Household Size	2.67	3.07	3.13
2023 Households	5,745	30,307	34,201
2023 Average Household Size	2.65	3.06	3.12
2028 Households	5,706	30,738	34,704
2028 Average Household Size	2.63	3.05	3.10
2023-2028 Annual Rate	-0.14%	0.28%	0.29%
2010 Families	3,525	19,292	21,664
2010 Average Family Size	3.33	3.58	3.63
2023 Families	3,574	21,812	24,858
2023 Average Family Size	3.30	3.58	3.62
2028 Families	3,540	22,118	25,214
2028 Average Family Size	3.29	3.56	3.60
2023-2028 Annual Rate	-0.19%	0.28%	0.28%
Housing Unit Summary			
2000 Housing Units	6,232	24,176	26,331
Owner Occupied Housing Units	33.6%	46.8%	48.5%
Renter Occupied Housing Units	59.7%	48.0%	46.3%
Vacant Housing Units	6.7%	5.2%	5.2%
2010 Housing Units	6,316	29,529	32,801
Owner Occupied Housing Units	27.3%	40.3%	42.2%
Renter Occupied Housing Units	61.1%	50.4%	48.4%
Vacant Housing Units	11.7%	9.3%	9.4%
2020 Housing Units	6,295	30,809	34,489
Vacant Housing Units	7.9%	5.6%	5.5%
2023 Housing Units	6,202	31,890	35,956
Owner Occupied Housing Units	26.8%	43.5%	45.5%
Renter Occupied Housing Units	65.9%	51.5%	49.6%
Vacant Housing Units	7.4%	5.0%	4.9%
2028 Housing Units	6,212	32,098	36,172
Owner Occupied Housing Units	26.9%	45.0%	47.1%
Renter Occupied Housing Units	65.0%	50.7%	48.9%
Vacant Housing Units	8.1%	4.2%	4.1%
Median Household Income			
2023	\$34,410	\$51,443	\$52,965
2028	\$39,650	\$56,811	\$58,902
Median Home Value			
2023	\$325,829	\$344,700	\$353,922
2028	\$336,260	\$350,662	\$360,425
Per Capita Income			
2023	\$20,273	\$22,554	\$23,041
2028	\$23,364	\$26,086	\$26,687
Median Age			
2010	30.8	28.5	28.4
2023	32.7	30.7	30.5
2028	33.3	31.7	31.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	5,745	30,307	34,201
<\$15,000	24.8%	18.1%	17.7%
\$15,000 - \$24,999	16.1%	11.5%	10.7%
\$25,000 - \$34,999	9.6%	8.8%	8.5%
\$35,000 - \$49,999	10.1%	9.9%	9.8%
\$50,000 - \$74,999	18.7%	19.4%	19.1%
\$75,000 - \$99,999	6.3%	9.6%	9.9%
\$100,000 - \$149,999	8.5%	13.4%	14.6%
\$150,000 - \$199,999	4.4%	5.5%	5.6%
\$200,000+	1.7%	3.9%	4.1%
Average Household Income	\$55,052	\$72,075	\$74,268
2028 Households by Income			
Household Income Base	5,706	30,738	34,704
<\$15,000	24.9%	17.7%	17.3%
\$15,000 - \$24,999	13.0%	9.2%	8.5%
\$25,000 - \$34,999	8.6%	7.5%	7.2%
\$35,000 - \$49,999	9.2%	8.7%	8.6%
\$50,000 - \$74,999	18.9%	19.2%	18.8%
\$75,000 - \$99,999	7.1%	10.4%	10.6%
\$100,000 - \$149,999	10.4%	15.4%	16.7%
\$150,000 - \$199,999	5.7%	7.0%	7.2%
\$200,000+	2.1%	4.9%	5.2%
Average Household Income	\$63,133	\$83,047	\$85,628
2023 Owner Occupied Housing Units by Value			
Total	1,649	13,866	16,353
<\$50,000	0.8%	4.9%	4.9%
\$50,000 - \$99,999	3.3%	1.8%	1.7%
\$100,000 - \$149,999	8.3%	4.9%	4.3%
\$150,000 - \$199,999	12.5%	5.6%	4.8%
\$200,000 - \$249,999	7.3%	8.4%	7.6%
\$250,000 - \$299,999	11.3%	10.2%	9.4%
\$300,000 - \$399,999	25.6%	31.6%	32.1%
\$400,000 - \$499,999	3.9%	11.8%	11.9%
\$500,000 - \$749,999	20.3%	14.7%	15.9%
\$750,000 - \$999,999	2.9%	3.7%	4.4%
\$1,000,000 - \$1,499,999	2.3%	1.2%	1.7%
\$1,500,000 - \$1,999,999	1.1%	0.4%	0.6%
\$2,000,000 +	0.7%	0.8%	0.7%
Average Home Value	\$403,465	\$392,348	\$410,548
2028 Owner Occupied Housing Units by Value			
Total	1,657	14,436	17,003
<\$50,000	0.7%	5.0%	4.8%
\$50,000 - \$99,999	3.7%	2.1%	2.0%
\$100,000 - \$149,999	7.5%	4.6%	4.0%
\$150,000 - \$199,999	10.9%	4.9%	4.3%
\$200,000 - \$249,999	7.1%	8.2%	7.4%
\$250,000 - \$299,999	11.3%	9.9%	9.1%
\$300,000 - \$399,999	23.7%	30.3%	30.7%
\$400,000 - \$499,999	4.0%	11.4%	11.5%
\$500,000 - \$749,999	21.5%	15.2%	16.4%
\$750,000 - \$999,999	3.6%	4.9%	5.6%
\$1,000,000 - \$1,499,999	3.1%	1.6%	2.2%
\$1,500,000 - \$1,999,999	1.9%	0.6%	1.0%
\$2,000,000 +	0.8%	1.3%	1.2%
Average Home Value	\$434,940	\$418,485	\$438,194

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	15,508	84,145	95,874
0 - 4	9.0%	9.2%	9.0%
5 - 9	7.6%	8.5%	8.4%
10 - 14	6.9%	8.2%	8.2%
15 - 24	17.2%	18.8%	19.3%
25 - 34	15.0%	14.3%	14.1%
35 - 44	11.6%	11.5%	11.6%
45 - 54	11.7%	11.2%	11.4%
55 - 64	9.4%	8.9%	8.8%
65 - 74	5.5%	4.9%	4.9%
75 - 84	3.8%	3.0%	3.0%
85 +	2.4%	1.4%	1.3%
18 +	71.8%	68.8%	69.0%
2023 Population by Age			
Total	15,484	95,018	110,071
0 - 4	7.9%	8.3%	8.1%
5 - 9	7.5%	8.1%	8.0%
10 - 14	7.0%	7.5%	7.5%
15 - 24	14.7%	15.7%	16.3%
25 - 34	16.5%	17.7%	17.7%
35 - 44	12.0%	12.4%	12.4%
45 - 54	9.7%	9.3%	9.3%
55 - 64	9.9%	9.0%	9.0%
65 - 74	8.3%	7.3%	7.2%
75 - 84	4.4%	3.4%	3.4%
85 +	2.1%	1.3%	1.3%
18 +	73.5%	71.9%	72.2%
2028 Population by Age			
Total	15,299	95,924	111,123
0 - 4	8.1%	8.5%	8.3%
5 - 9	7.3%	7.9%	7.9%
10 - 14	6.9%	7.7%	7.6%
15 - 24	14.8%	14.9%	15.3%
25 - 34	15.2%	16.9%	17.0%
35 - 44	13.1%	14.1%	14.1%
45 - 54	10.1%	9.5%	9.4%
55 - 64	9.1%	8.0%	7.9%
65 - 74	8.1%	7.1%	7.0%
75 - 84	5.1%	4.1%	4.0%
85 +	2.1%	1.4%	1.3%
18 +	73.6%	71.8%	72.1%
2010 Population by Sex			
Males	7,782	41,447	47,455
Females	7,727	42,697	48,418
2023 Population by Sex			
Males	7,753	47,003	54,608
Females	7,731	48,014	55,461
2028 Population by Sex			
Males	7,644	47,351	55,018
Females	7,655	48,573	56,106

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	15,508	84,143	95,873
White Alone	55.6%	52.9%	53.8%
Black Alone	6.0%	6.2%	5.8%
American Indian Alone	2.1%	1.5%	1.4%
Asian Alone	5.8%	11.5%	11.9%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	24.8%	22.4%	21.5%
Two or More Races	5.3%	5.3%	5.3%
Hispanic Origin	51.2%	49.3%	48.3%
Diversity Index	80.9	82.5	82.2
2020 Population by Race/Ethnicity			
Total	15,775	91,334	105,269
White Alone	40.0%	36.5%	37.0%
Black Alone	5.8%	5.3%	5.2%
American Indian Alone	2.6%	2.6%	2.5%
Asian Alone	5.1%	10.8%	11.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	27.8%	27.1%	26.4%
Two or More Races	18.6%	17.5%	17.3%
Hispanic Origin	57.8%	56.2%	55.0%
Diversity Index	85.8	87.2	87.2
2023 Population by Race/Ethnicity			
Total	15,485	95,017	110,068
White Alone	38.7%	35.2%	35.6%
Black Alone	5.8%	5.3%	5.1%
American Indian Alone	2.7%	2.6%	2.4%
Asian Alone	5.1%	11.2%	11.9%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	28.6%	27.7%	27.0%
Two or More Races	19.0%	17.8%	17.7%
Hispanic Origin	59.5%	57.3%	56.2%
Diversity Index	85.8	87.3	87.4
2028 Population by Race/Ethnicity			
Total	15,298	95,923	111,123
White Alone	35.7%	32.3%	32.7%
Black Alone	5.7%	5.1%	5.0%
American Indian Alone	2.9%	2.8%	2.6%
Asian Alone	5.4%	11.7%	12.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	30.4%	29.4%	28.7%
Two or More Races	19.8%	18.5%	18.3%
Hispanic Origin	61.6%	59.2%	58.1%
Diversity Index	86.0	87.5	87.6
2010 Population by Relationship and Household Type			
Total	15,509	84,144	95,873
In Households	97.0%	97.8%	97.3%
In Family Households	79.9%	85.9%	85.7%
Householder	22.5%	22.6%	22.5%
Spouse	12.6%	14.0%	14.3%
Child	34.2%	38.8%	38.6%
Other relative	6.4%	6.7%	6.7%
Nonrelative	4.3%	3.8%	3.6%
In Nonfamily Households	17.1%	12.0%	11.5%
In Group Quarters	3.0%	2.2%	2.7%
Institutionalized Population	1.7%	0.9%	1.0%
Noninstitutionalized Population	1.3%	1.3%	1.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	9,734	57,435	66,215
Less than 9th Grade	13.1%	13.1%	12.3%
9th - 12th Grade, No Diploma	14.5%	11.1%	10.9%
High School Graduate	20.2%	21.8%	22.7%
GED/Alternative Credential	4.6%	3.8%	3.7%
Some College, No Degree	20.3%	21.1%	21.3%
Associate Degree	9.1%	10.0%	9.9%
Bachelor's Degree	11.2%	12.3%	12.4%
Graduate/Professional Degree	7.1%	6.8%	6.9%
2023 Population 15+ by Marital Status			
Total	12,015	72,346	84,123
Never Married	44.2%	45.3%	46.3%
Married	38.9%	40.6%	40.3%
Widowed	5.9%	5.3%	5.0%
Divorced	11.0%	8.8%	8.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,192	38,542	44,768
Population 16+ Employed	90.0%	91.6%	91.5%
Population 16+ Unemployment rate	10.0%	8.4%	8.5%
Population 16-24 Employed	18.5%	13.5%	13.7%
Population 16-24 Unemployment rate	11.4%	20.2%	21.3%
Population 25-54 Employed	63.6%	70.3%	70.4%
Population 25-54 Unemployment rate	10.3%	6.5%	6.4%
Population 55-64 Employed	11.6%	11.0%	10.9%
Population 55-64 Unemployment rate	9.5%	4.7%	4.5%
Population 65+ Employed	6.3%	5.3%	5.0%
Population 65+ Unemployment rate	4.1%	5.2%	5.0%
2023 Employed Population 16+ by Industry			
Total	5,571	35,316	40,963
Agriculture/Mining	15.2%	7.6%	7.0%
Construction	6.2%	6.3%	6.3%
Manufacturing	6.4%	8.4%	8.4%
Wholesale Trade	1.5%	2.2%	2.2%
Retail Trade	10.0%	9.6%	9.8%
Transportation/Utilities	7.9%	7.9%	7.9%
Information	1.0%	0.7%	0.8%
Finance/Insurance/Real Estate	2.1%	3.5%	3.4%
Services	43.9%	46.5%	47.1%
Public Administration	6.0%	7.3%	7.2%
2023 Employed Population 16+ by Occupation			
Total	5,570	35,316	40,965
White Collar	36.1%	45.9%	47.1%
Management/Business/Financial	6.5%	9.0%	9.5%
Professional	16.8%	20.5%	21.0%
Sales	6.4%	6.5%	6.7%
Administrative Support	6.4%	10.0%	9.9%
Services	21.1%	22.0%	21.4%
Blue Collar	42.8%	32.0%	31.5%
Farming/Forestry/Fishing	15.4%	6.5%	5.8%
Construction/Extraction	6.0%	5.3%	5.1%
Installation/Maintenance/Repair	4.9%	3.3%	3.4%
Production	4.0%	4.8%	4.8%
Transportation/Material Moving	12.4%	12.2%	12.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,577	26,776	29,716
Households with 1 Person	29.3%	21.4%	20.5%
Households with 2+ People	70.7%	78.6%	79.5%
Family Households	63.2%	72.0%	72.9%
Husband-wife Families	35.5%	44.8%	46.3%
With Related Children	18.6%	25.1%	26.0%
Other Family (No Spouse Present)	27.8%	27.2%	26.6%
Other Family with Male Householder	8.1%	7.8%	7.8%
With Related Children	5.1%	5.1%	5.1%
Other Family with Female Householder	19.6%	19.4%	18.8%
With Related Children	14.6%	14.4%	13.9%
Nonfamily Households	7.5%	6.6%	6.5%
All Households with Children	38.9%	45.2%	45.6%
Multigenerational Households	5.7%	7.3%	7.5%
Unmarried Partner Households	10.1%	9.2%	9.1%
Male-female	9.6%	8.6%	8.4%
Same-sex	0.5%	0.7%	0.7%
2010 Households by Size			
Total	5,578	26,777	29,715
1 Person Household	29.3%	21.4%	20.5%
2 Person Household	27.1%	25.8%	25.9%
3 Person Household	15.7%	16.6%	16.6%
4 Person Household	12.4%	15.2%	15.5%
5 Person Household	8.0%	10.1%	10.3%
6 Person Household	4.1%	5.5%	5.6%
7 + Person Household	3.4%	5.5%	5.6%
2010 Households by Tenure and Mortgage Status			
Total	5,578	26,775	29,716
Owner Occupied	30.9%	44.4%	46.6%
Owned with a Mortgage/Loan	21.0%	33.2%	35.0%
Owned Free and Clear	9.9%	11.3%	11.6%
Renter Occupied	69.1%	55.6%	53.4%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	44	61	61
Percent of Income for Mortgage	56.9%	40.3%	40.2%
Wealth Index	33	52	54
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,316	29,529	32,801
Housing Units Inside Urbanized Area	100.0%	98.5%	95.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.5%	4.3%
2010 Population By Urban/ Rural Status			
Total Population	15,508	84,144	95,873
Population Inside Urbanized Area	100.0%	98.4%	95.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.6%	4.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023



Market Profile

City of Merced, California
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30570
Longitude: -120.47786

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Hometown Heritage (8G)	Forging Opportunity (7D)	Up and Coming Families (7A)
2.	Farm to Table (7E)	Workday Drive (4A)	Forging Opportunity (7D)
3.	Metro Fusion (11C)	Up and Coming Families (7A)	Workday Drive (4A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$7,003,901	\$46,903,897	\$54,270,211
Average Spent	\$1,219.13	\$1,547.63	\$1,586.80
Spending Potential Index	55	70	72
Education: Total \$	\$5,145,070	\$34,607,356	\$40,043,340
Average Spent	\$895.57	\$1,141.89	\$1,170.82
Spending Potential Index	50	64	65
Entertainment/Recreation: Total \$	\$10,979,939	\$76,161,547	\$88,639,463
Average Spent	\$1,911.22	\$2,513.00	\$2,591.72
Spending Potential Index	51	66	69
Food at Home: Total \$	\$21,352,087	\$142,632,462	\$165,031,120
Average Spent	\$3,716.64	\$4,706.25	\$4,825.33
Spending Potential Index	55	69	71
Food Away from Home: Total \$	\$11,585,574	\$79,756,191	\$92,585,908
Average Spent	\$2,016.64	\$2,631.61	\$2,707.11
Spending Potential Index	54	71	73
Health Care: Total \$	\$21,174,030	\$146,688,591	\$170,672,003
Average Spent	\$3,685.64	\$4,840.09	\$4,990.26
Spending Potential Index	50	66	68
HH Furnishings & Equipment: Total \$	\$8,701,809	\$60,317,894	\$70,234,133
Average Spent	\$1,514.68	\$1,990.23	\$2,053.57
Spending Potential Index	51	67	69
Personal Care Products & Services: Total \$	\$2,946,508	\$20,025,921	\$23,235,284
Average Spent	\$512.88	\$660.77	\$679.37
Spending Potential Index	54	69	71
Shelter: Total \$	\$77,574,475	\$523,115,392	\$606,205,419
Average Spent	\$13,502.95	\$17,260.55	\$17,724.79
Spending Potential Index	55	70	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,362,082	\$60,844,551	\$71,280,378
Average Spent	\$1,455.54	\$2,007.61	\$2,084.16
Spending Potential Index	47	64	67
Travel: Total \$	\$6,435,531	\$45,348,605	\$52,926,539
Average Spent	\$1,120.20	\$1,496.31	\$1,547.51
Spending Potential Index	50	67	69
Vehicle Maintenance & Repairs: Total \$	\$4,063,462	\$27,790,824	\$32,275,007
Average Spent	\$707.30	\$916.98	\$943.69
Spending Potential Index	54	70	72

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 17, 2023

YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA



Click Here For
Property Video

PHASE 1 & 2 OPEN
PRE-LEASING PHASE 3



Location: NEC Yosemite Ave. & G Street
Merced, California

Availability: Shops & Pads Available (Refer to attached site plan)

Demographics:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 Est. Population	13,980	46,023	72,116	102,019
Pop. Growth 2000-2020	21.5%	37.3%	25.9%	31.1%
Avg HH Income	\$85,147	\$85,689	\$78,734	\$77,439

Traffic Counts: Yosemite Ave ±14,799 ADT
G Street ±15,691 ADT
Total: ±30,490 ADT

(Source: REgisOnline, 2018)

Property Highlights:

- New Sprouts anchored development on fast growing north side of Merced
- Across G Street from Merced College with 11,552 students and 971 employees
- Near UC Merced with 8,544 students and 1,537 employees
- Just south of Mercy Medical Center, a 186 bed hospital with over 1,300 employees
- Across Yosemite Avenue from Raley's that is the highest-volume conventional grocery store in Merced
- Merced's population as of 1/1/21 is 90,971, which is a 44% increase since 2000. Merced had the highest percentage growth rate of any city in California with population over 50,000 in 2020.
- Housing growth ranked #6 in the state with 1,052 new single family residential units and #5 for single family residential unit growth at 5.28% in 2020



COMMERCIAL | RETAIL
ASSOCIATES

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Fresno, California 93711
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For further information, please contact:

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sanderson@retailassociates.com

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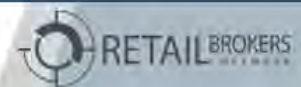
Amber Holscher

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YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA



Dignity Health
Mercy Medical Center

- 186 beds
- 12,665 total discharges
- ±1,300 employees

**Cruickshank
Middle School**
580 Students

2 MILES →
UNIVERSITY OF CALIFORNIA
MERCED
8,544 Students
1,537 Employees

Dignity Health
Medical Office
under construction

Medical Offices
(Under Construction)

Future Housing

**MERCED
COLLEGE**
11,552 Students
971 Employees

SITE

PROPOSED
**Valley Children's
HOSPITAL**

Yosemite Ave

IN-SHAPE

**Medical
Offices**

**Medical
Offices**

Raley's



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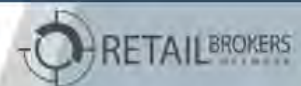
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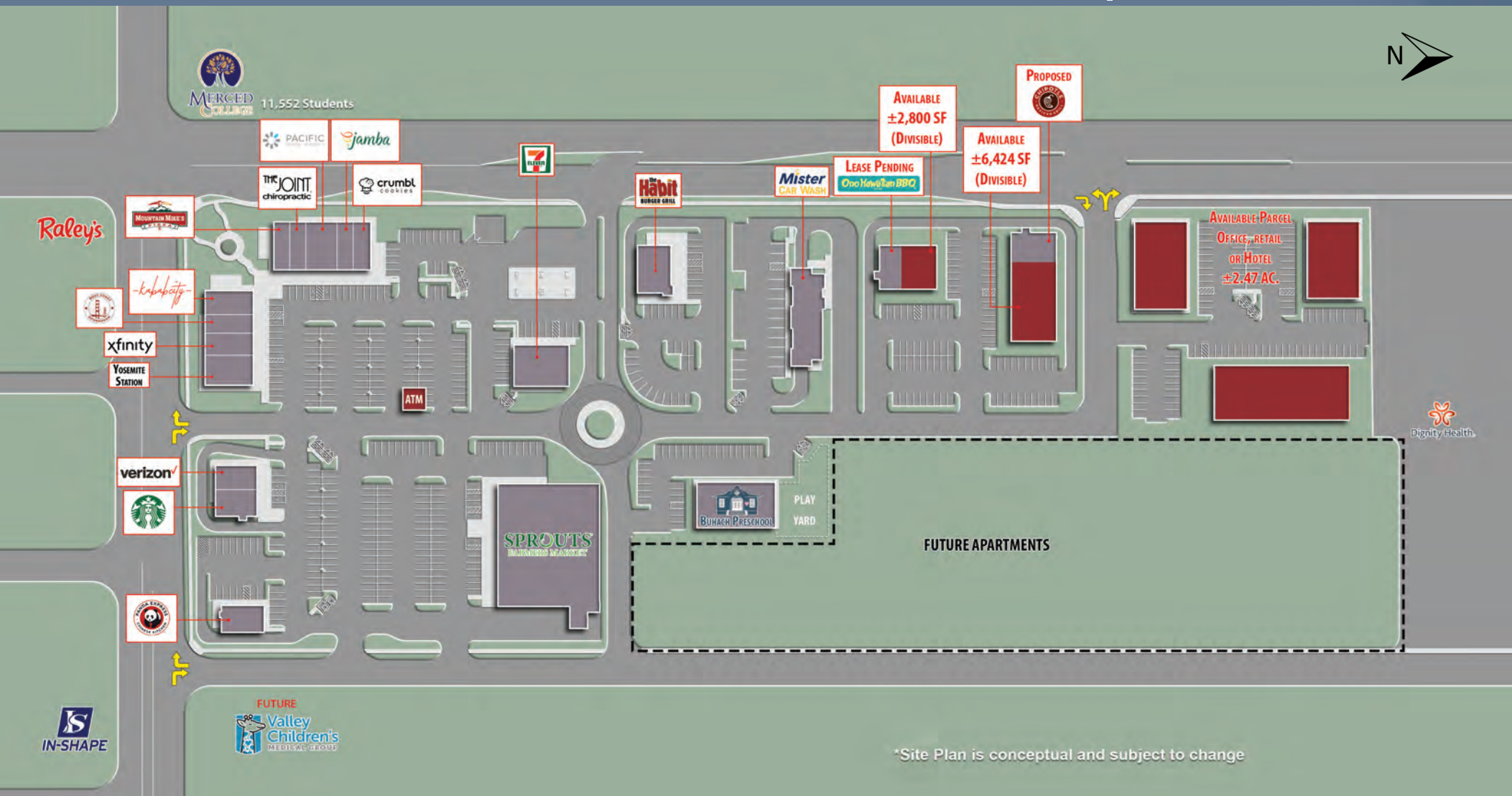
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YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA



*Site Plan is conceptual and subject to change



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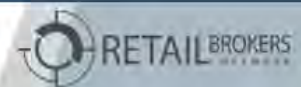
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YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA

TENTATIVE SUBDIVISION LOTS: 1,312 LOTS
ACTIVE SUBDIVISION LOTS: 2,966 LOTS
TOTAL LOTS UNDER DEVELOPMENT: 4,278 LOTS

EL CAPITAN
HIGH
1,557 STUDENTS

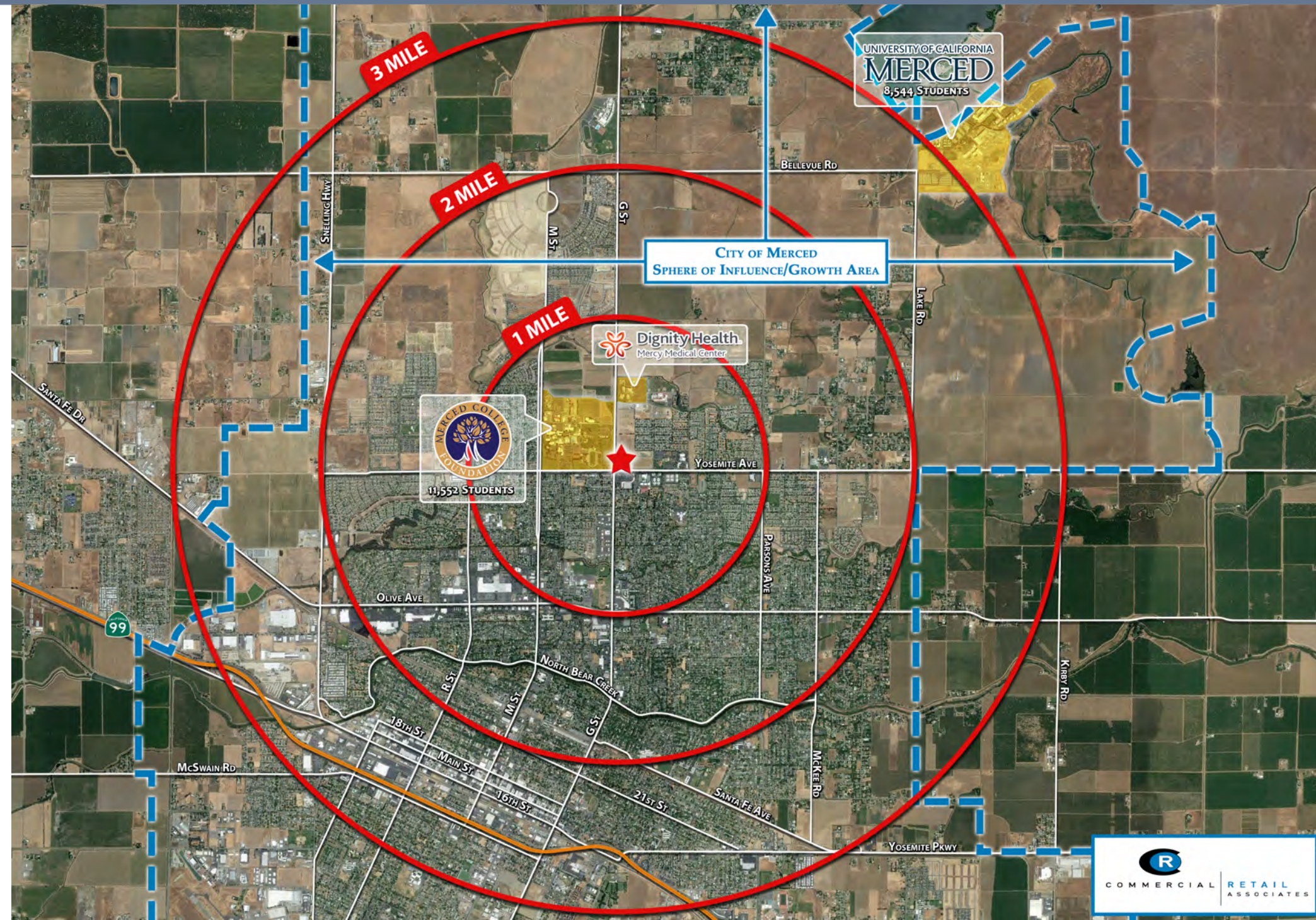
UNIVERSITY OF CALIFORNIA
MERCED
8,544 STUDENTS

MERCED
COLLEGE
11,552 STUDENTS

SITE

2.5 MILES

YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA



MERCED MALL • JOIN TARGET, KOHLS, JC PENNEY, BIG LOTS, MICHAEL'S & CVS PHARMACY PRIME RETAIL SPACE AVAILABLE FOR LEASE

1011 W. Olive Avenue • Merced, CA 95348 • NEC Olive & R Street



FOR INFORMATION, CONTACT:

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RETAIL CALIFORNIA CRE

A division of Pearson Realty

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www.retailcalifornia.com



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MERCED MALL • JOIN TARGET, KOHLS, JC PENNEY, BIG LOTS, MICHAEL'S & CVS PHARMACY

PRIME RETAIL SPACE AVAILABLE FOR LEASE

1011 W. Olive Avenue • Merced, CA 95348 • NEC Olive & R Street

Property Description:

The available anchor space is a former Sears location at 1011 W. Olive Avenue in Merced, CA. The location is well-positioned on Merced's primary retail corridor with strong major retail synergy.

Highlights:

The property offers maximum visibility with street-level access along Olive Avenue and R Street into Merced Mall Shopping Center. National tenants in the center include, Target, Kohl's, Ulta, JC Penney, Big Lots, Michael's, CVS Pharmacy, Aeropostale, Tilly's, Zumiez, The Children's Place, Bath & Body Works, Claire's, Foot Locker, Verizon, and T-Mobile. Restaurants include Starbucks, Panera Bread, Chipotle Mexican Grill, Yogolicious, El Pollo Loco, and Baskin Robbins.

Available Space:

10,870± SF Anchor Space For Lease (can be demised down to 5,000± SF);
Two 5,500± SF Drive-Thru Retail Pads

Lease Rate: Please contact agent for more information.

2023 Demographics:

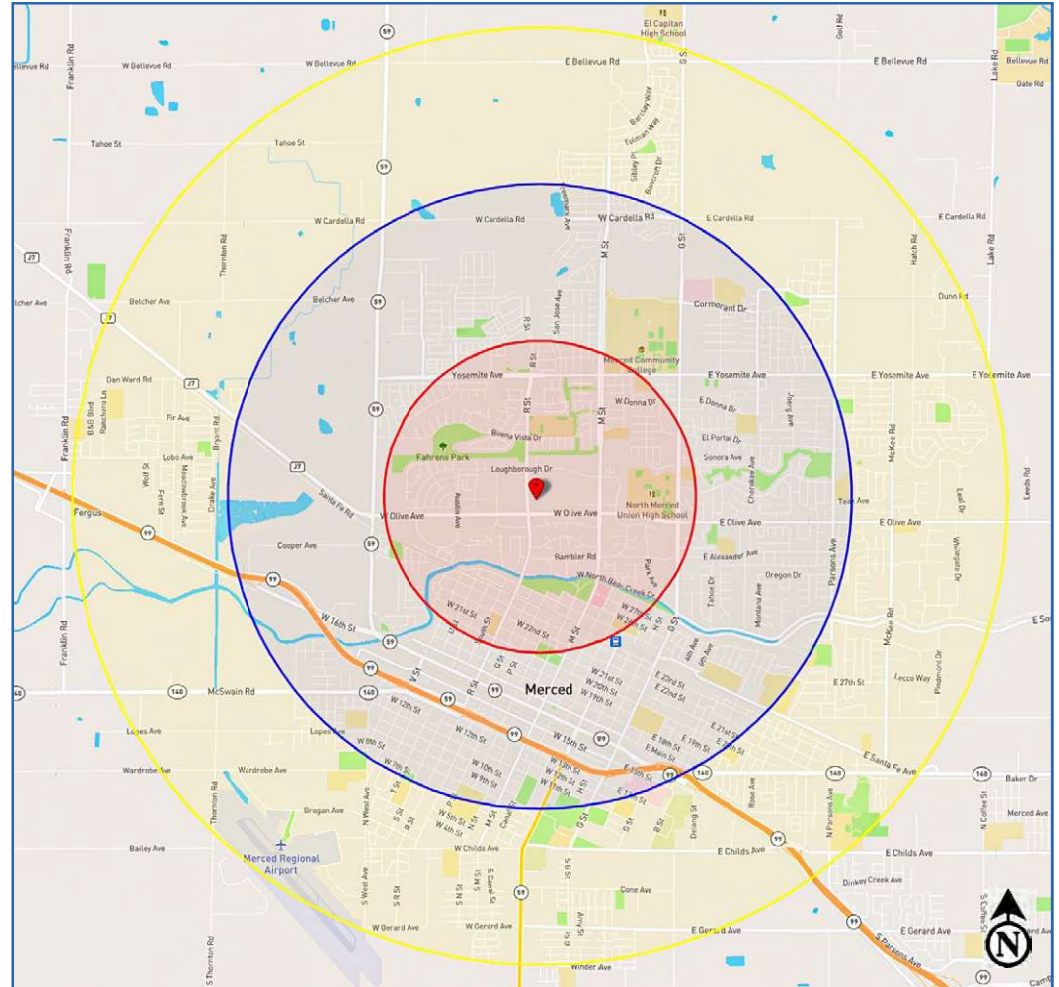
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	17,222	54,115	89,978
Total Households:	6,213	18,301	28,214
Avg HH Income:	\$71,741	\$83,613	\$86,245
Total Daytime Pop:	24,920	73,408	107,570

Source: Claritas, LLC

2023 Traffic Counts:

Olive Avenue (E/W):	48,083 ADT
R Street (N/S):	31,536 ADT
Total Traffic Exposure:	77,619 Average Daily Traffic

Source: Kalibrate TrafficMetrix



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RETAIL CALIFORNIA CRE

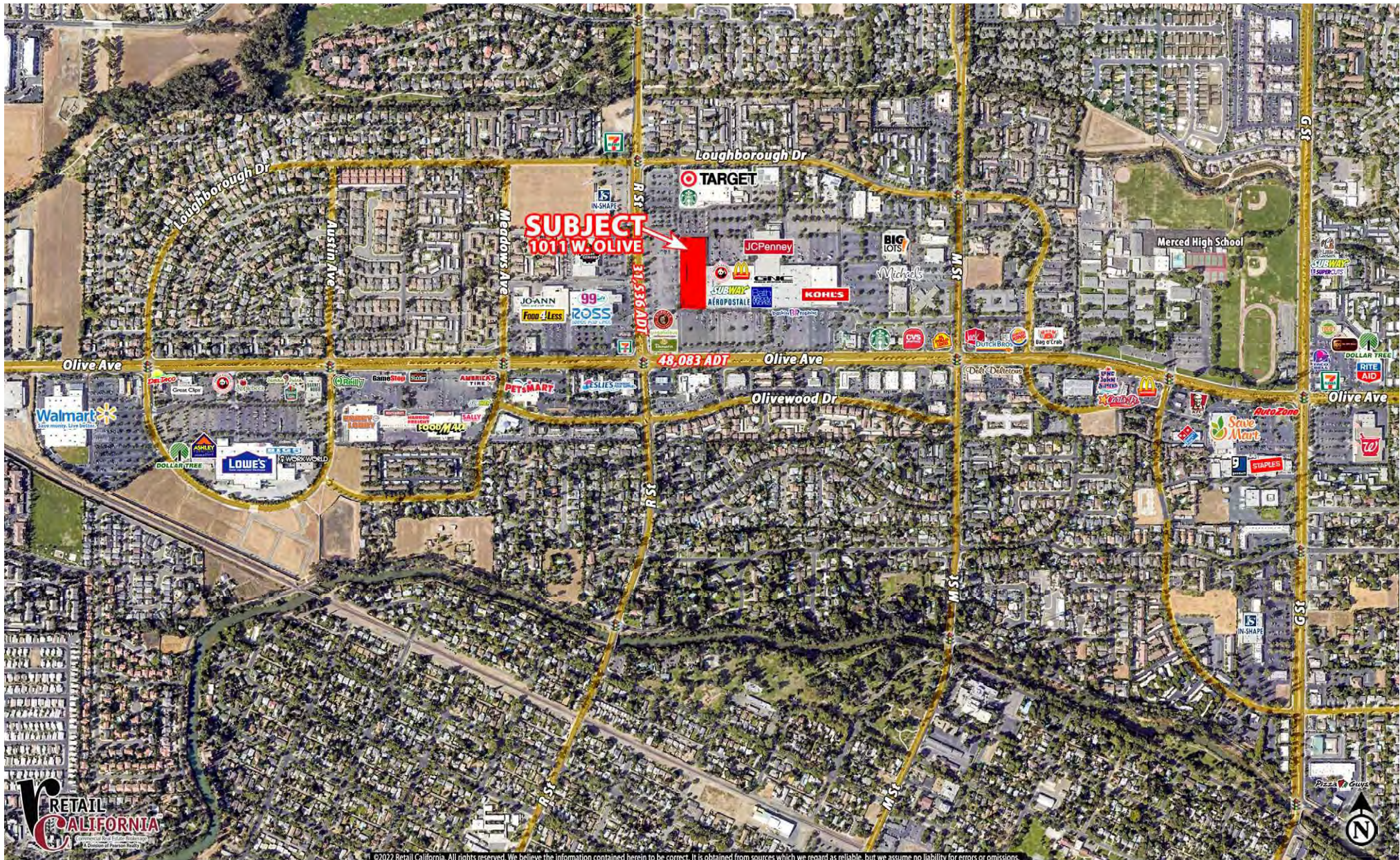
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PRIME RETAIL SPACE AVAILABLE FOR LEASE

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MERCED MALL • JOIN TARGET, KOHLS, JC PENNEY, BIG LOTS, MICHAEL'S & CVS PHARMACY

PRIME RETAIL SPACE AVAILABLE FOR LEASE

1011 W. Olive Avenue • Merced, CA 95348 • NEC Olive & R Street

MERCED MALL TENANT MERCH PLAN



LOCATION MAP
NOT TO SCALE



SITE SUMMARY: SITE AREA

SITE	±8.18 AC	±354,143 SF
BUILDING AREA		102,174 SF
LAND TO BUILDING RATIO		2.47 / 1
COVERAGE		28.95%

PARKING REQUIREMENT

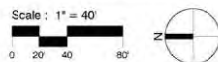
USE	BLDG. AREA	RATIO REQ'D	REQ'D STALLS
GENERAL RETAIL	91,174 SF	1/300	304 STALLS
D/T RESTAURANT	11,000 SF	10/1000	110 STALLS
TOTAL PARKING REQUIRED:			414 STALLS
PARKING PROVIDED:			414 STALLS
PARKING RATIO:			4.13/1000

LEGEND:

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

MERCED MALL MERCED, CALIFORNIA

SITE PLAN LOD - SCHEME M (OPTION D)
with Existing Major Building



DATE: 01.27.2023
MCG JOB #: 22-474.01

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No assurance or guarantee of any kind are given or implied by the Architect.

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO



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GATEWAY MARKETPLACE

A REGIONAL LIFESTYLE SHOPPING CENTER

MERCED, CALIFORNIA



**RETAIL
OPPORTUNITIES
AVAILABLE
NOW!**

**PAD SALES
BTS
GROUND LEASE**

NEWMARK

KEN NOACK, JR. | CA RE LIC# 00777705 | T 916-747-6442 | KEN.NOACK@NMRK.COM

Highlights

- Within the ±70 acre Merced Gateway mixed use Master Plan
- ±70 acre planned mixed use development
- Positioned at the Highway 99 / Campus Parkway Interchange
- ±200 planned apartment units
- Extremely underserved retail trade area
- Strong trade area demographics
- ±2,200 planned and new residential units in proximity
- Located on Campus Parkway, providing direct access to UC Merced from Highway 99

View presentation here:



Located in California's rapidly-growing Central Valley, the City of Merced is poised for significant population growth. It is expected that over 10 million people will be added to California by 2030, with a significant portion of this growth occurring in the San Joaquin Valley. Anticipating this growth, the City of Merced envisions a growing community that preserves much of its small town feel. The Merced Gateway project is an integral part of this expansion as it will capitalize on the newly constructed Campus Parkway, a 4-lane expressway that connects south and north Merced through the project. The project will be comprised of roughly 8.4 acres of high-density residential and 68.6 acres of regional commercial uses. An on- and off-ramp to Highway 99 is located approximately 500 feet west of the site, allowing for quick regional access. The newly constructed Campus Parkway bisects the site.

Conceptual Plan

OFF-SITE FREEWAY PYLON SIGN



ON SITE SIGNAGE



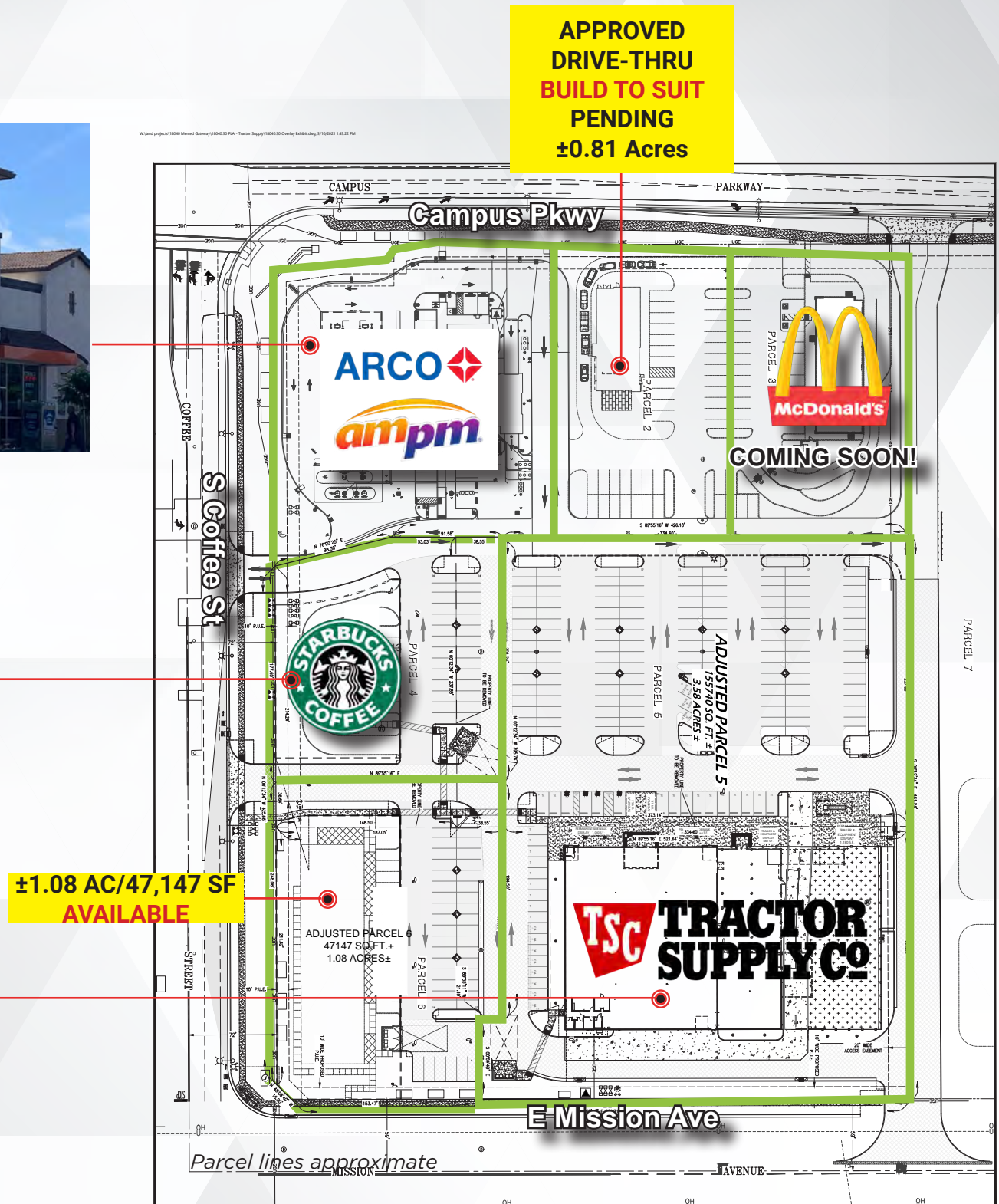
Retail Competition



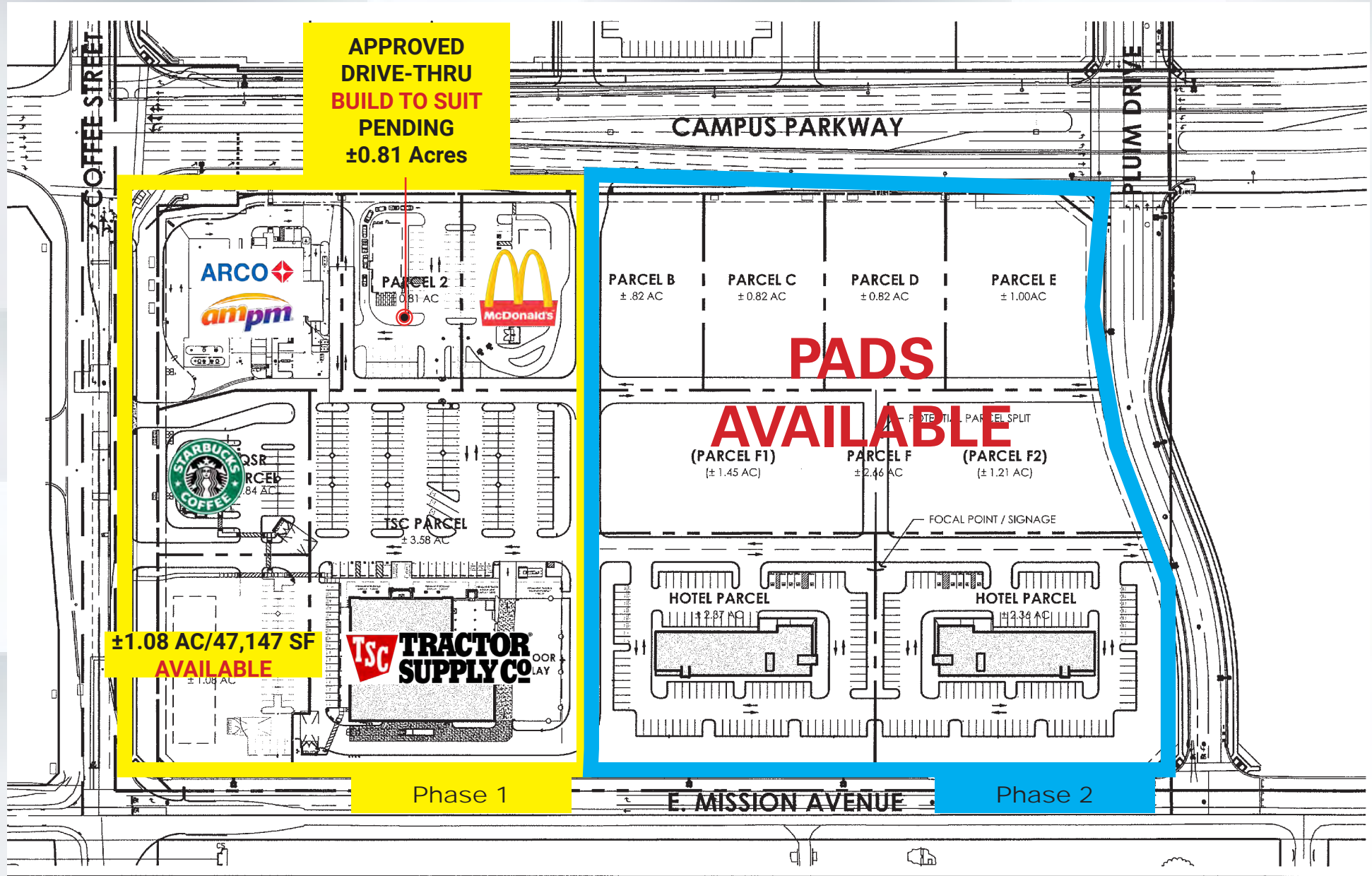
Phase 1



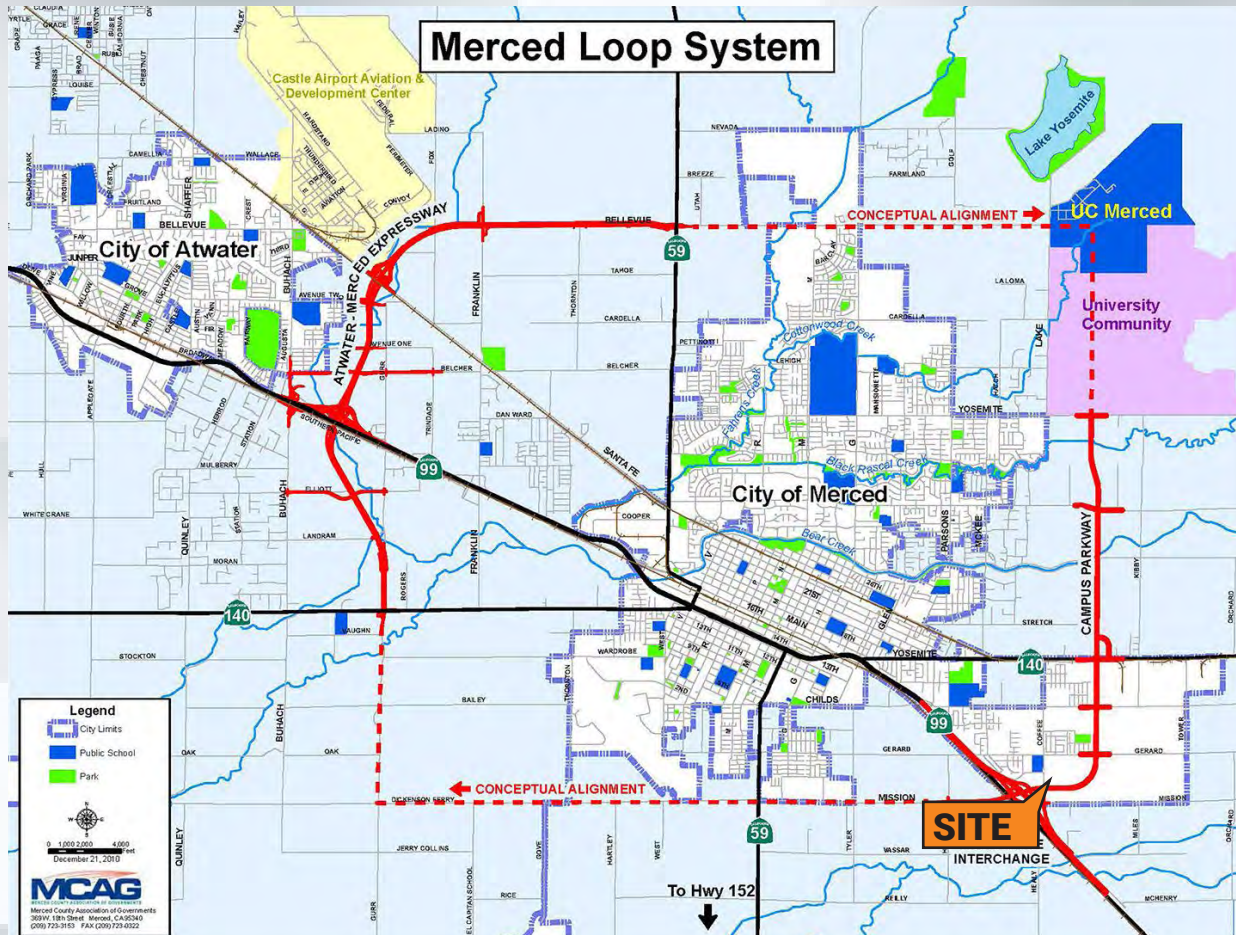
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Phase 1 & 2



Completed



Construction of Segment III of the Campus Parkway project remains on track to be completed by 2023.

The overall Campus Parkway project includes the construction of a four-lane expressway from Highway 99, connecting to Highway 140, and extending to Yosemite Avenue. Segment I from Highway 99 to Childs Avenue is complete. Segment II is also complete and extends the expressway to Highway 140. Segment III is complete and will extend the expressway to Yosemite Avenue. \$100 million was secured through the Senate Bill 1 Transportation Package to fund Segments II and III of the Campus Parkway project.

Campus Parkway completes the south-eastern portion of the “Merced Loop System,” which circles the City of Merced and connects surrounding communities, including the City of Atwater.



Campus Parkway Segment II, looking north toward U.C. Merced on the horizon (January 2019)



Campus Parkway Segment II, spanning Hwy 140 (May 15th, 2019)



Campus Parkway Segment II, looking north from Childs Ave to Hwy 140 (May 15th, 2019)

Vicinity Map

Local Demographics

POPULATION (2022)

1 Mile:	2,130
3 Mile:	27,051
5 Mile:	86,132
10 Mile:	128,044

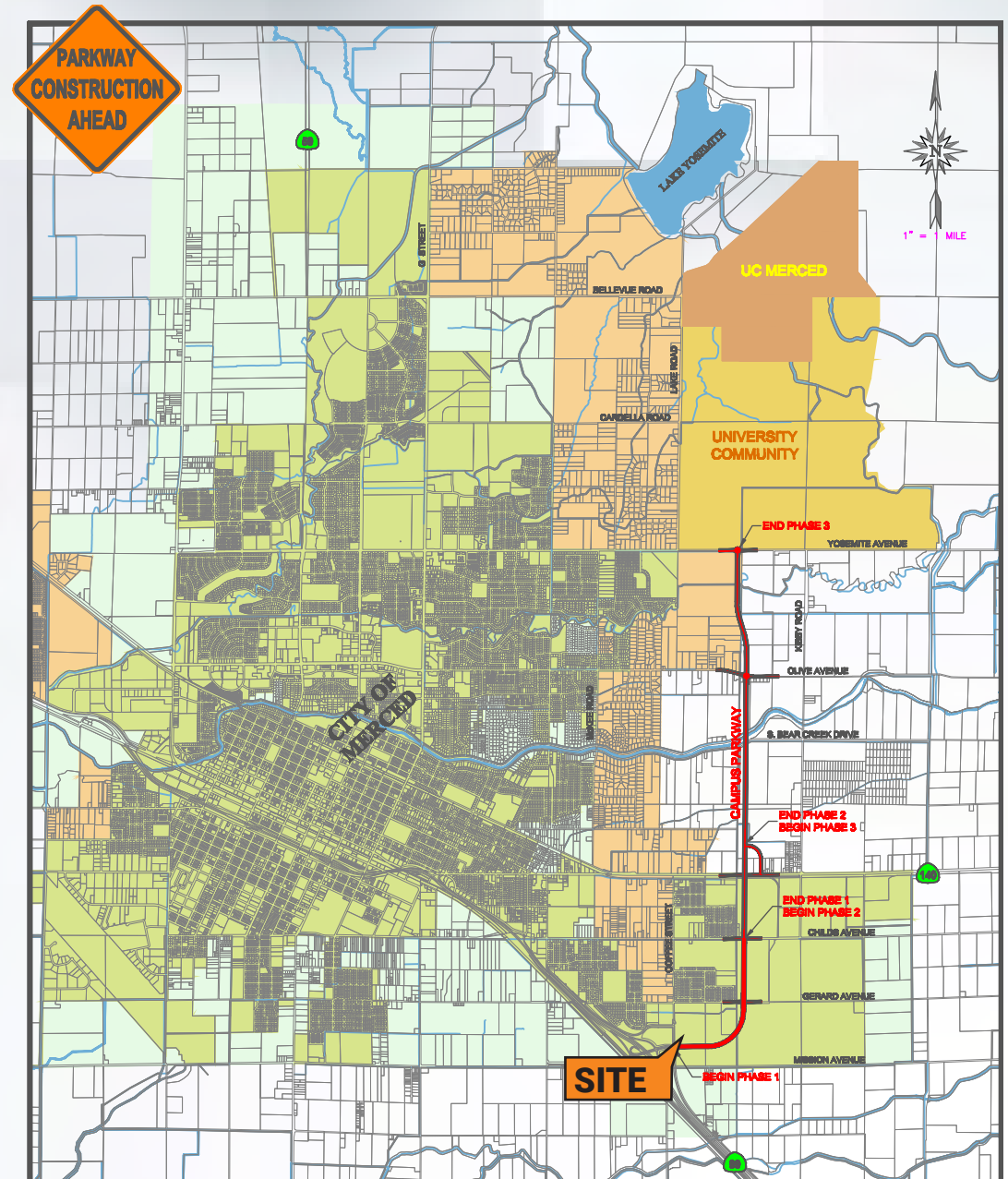
AVERAGE HOUSEHOLD INCOME

1 Mile:	\$112,346
3 Mile:	\$90,434
5 Mile:	\$76,419
10 Mile:	\$81,117

DRIVE TIMES POPULATION

5 Minute:	23,169
10 Minute:	89,389
15 Minute:	111,452
30 Minute:	217,514

NEWMARK



Subdivision Activity Map

(±2,000 Units)

Subdivision Name	Map No.	Acres	Lots	Date	Date
The Crossing at River Oaks	1263	66.78	277	12/8/2004	12/8/2023
Bellevue Ranch North Large Lot Map	1280	520.00	29	2/8/2006	6/10/2024
Terrazzo	1287	11.84	46	4/19/2006	10/19/2022
Cypress Terrace 6 & 7	1288	46.2	260	4/19/2006	n/a
Bright Development	1291	40	168	1/16/2007	1/16/2024
Bellevue Ranch North Village 23	1305	37.7	106	1/9/2019	1/9/2024
Stoneridge South	1306	39.7	161	5/9/2018	n/a
Lantana Estates Phases 2 & 3	1309	20.58	99	10/3/2018	n/a
Bellevue Ranch West Villages 17 & 18	1310	44.1	249	2/20/2019	2/20/2024
Benny Hills Estates	1311	1.9	12	11/6/2019	5/6/2023
The Palisades	1312	29.35	140	6/3/2020	6/3/2022
Sage Creek	1313	15.93	103	8/19/2020	8/19/2022
Mansionette Commercial Development	1314	21.5	17	9/9/2020	9/9/2022
Mission Ranch Ph. 2	1315	7.78	70	12/9/2020	12/9/2022
University Park II Ph 2	1317	18.98	125	12/8/2021	12/8/2023
MCP LLC	1318	0.88	16	12/8/2021	12/8/2023

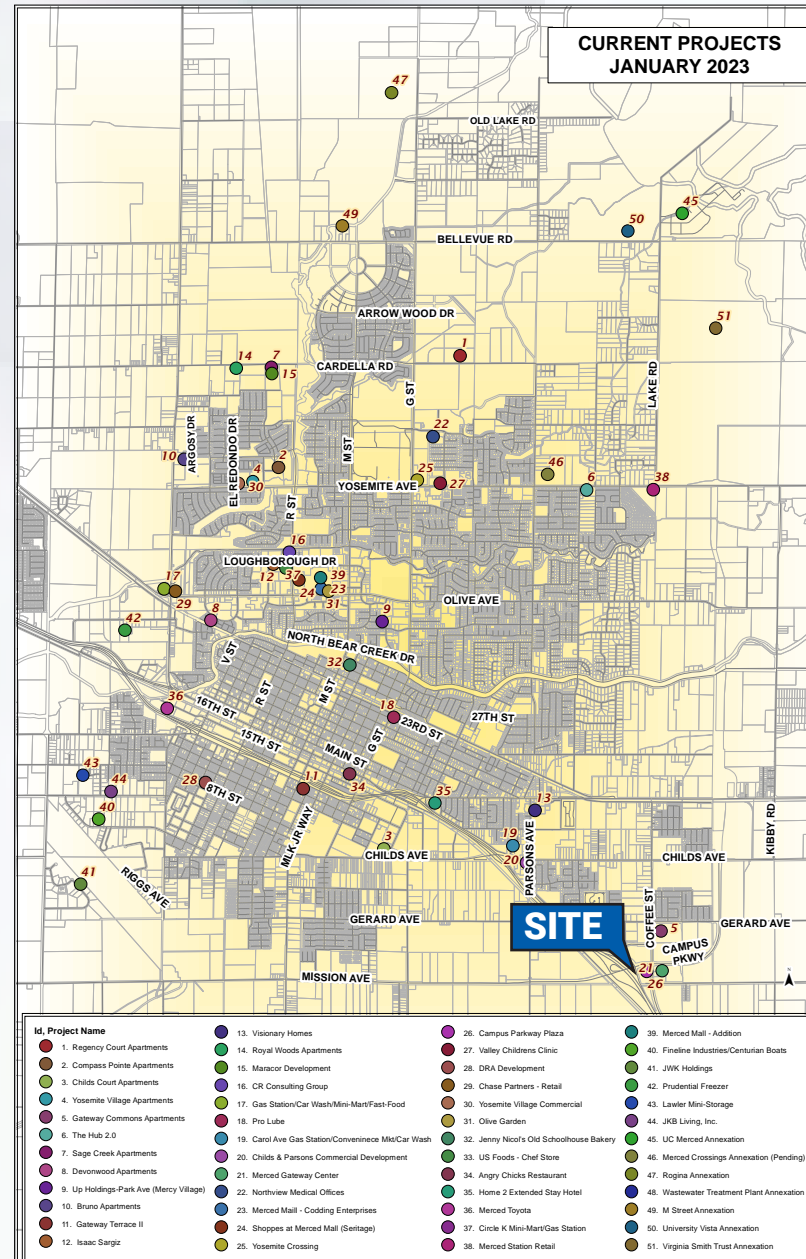


Click here to view development activity



Click here to view economic activity

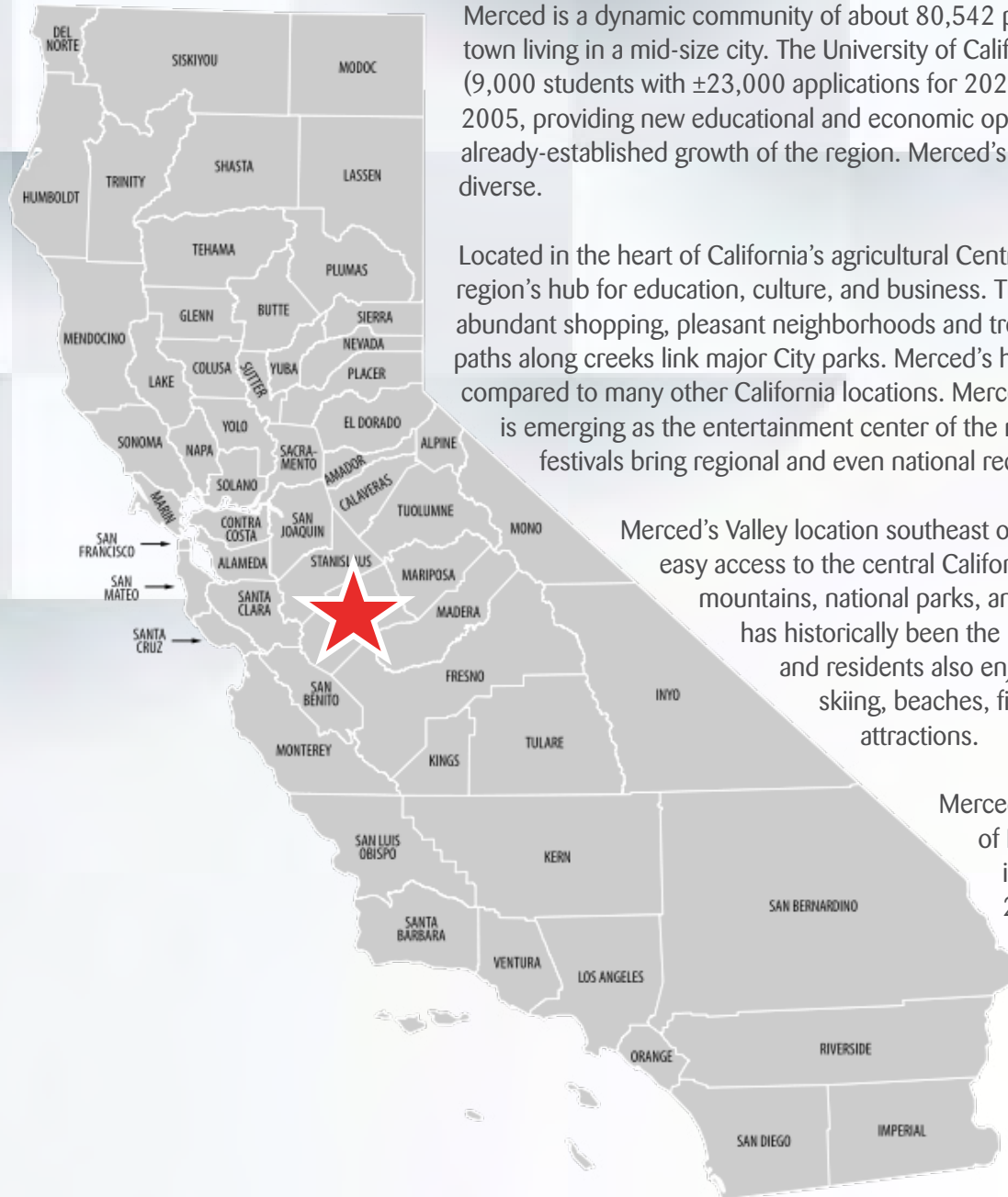
NEWMARK



Merced Area Profile

PROJECT LOCATION:

Northeast Quadrant and Southeast Quadrant of Highway 99 and Campus Parkway in Merced, CA.



Merced is a dynamic community of about 80,542 people, with friendly small town living in a mid-size city. The University of California Merced campus (9,000 students with $\pm 23,000$ applications for 2023 enrollment), opened in 2005, providing new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the region, Annual events and festivals bring regional and even national recognition to Merced.

Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains, national parks, and major cities. Merced has historically been the 'Gateway to Yosemite', and residents also enjoy short drives to skiing, beaches, fishing and other outdoor attractions.

Merced is also the county seat of Merced County, which is home to approximately 270,000 residents.



Ken Noack, Jr.

Senior Managing Director

D 916.569.2384

C 916.747.6442

CA RE Lic# 00777705

ken.noack@nrmk.com

YEARS OF
EXPERIENCE

45

AREAS OF
SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
3,300 Acres, Amador County, CA	WND
16,100 Acres, Amador County, CA	\$90,000,000
1,200 Acres, Rancho Murieta, CA	WND
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

GATEWAY MARKETPLACE

A REGIONAL LIFESTYLE SHOPPING CENTER

MERCED, CALIFORNIA

KEN NOACK, JR.
SENIOR MANAGING DIRECTOR

t 916-747-6442
ken.noack@nmrk.com
CA RE License #00777705

980 NINTH STREET, SUITE 2500, SACRAMENTO, CA. 95814

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NEWMARK

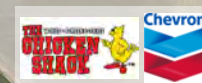
Campus Parkway Plaza

Southeast Quadrant
Highway 99 & Campus
Parkway | Merced, CA

Highway Pads Available
for Ground Lease or
Build-to-Suit



Future Retail
Development - Building
Pads currently under
construction



Coffee Street

Future 68.6 Acres
Regional Shopping
Center and 8.4
Acres of High-Den-
sity Residential

Campus Parkway



Hilton
Garden Inn

Steve Rontell

Senior Vice President | Principal
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steve.rontell@colliers.com
DRE #00932510

Scott Buchanan

Senior Vice President | Principal
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DRE #01389446

Colliers



MERCED GATEWAY TO YOSEMITE

CAMPUS

PARKWAY

PLAZA

HIGHWAY 99
MONUMENT SIGNAGE

- Highway Pads Available for Ground Lease or Build-To-Suit
- Featuring Hilton Garden Inn, Chevron and The Chicken Shack
- Excellent Visibility from Highway 99, Adjacent to Off Ramp
- Freeway Monument Sign Available
- Located at the Highway 99 and Campus Parkway Interchange in Merced, California

Property Summary

Location	Southeast quadrant of Highway 99 and Campus Parkway, Merced, CA
Site Area	±8.16 acres
Building Area	Pad A: ±2,400 SF Pad B: ±2,400 SF Pad C: ±3,200 SF Pad D: ±5,000 SF Pad E: ±4,000 SF Pad F: Chevron Gas Station and The Chicken Shack
Pricing	Contact broker



Rendering of Hilton Garden Inn

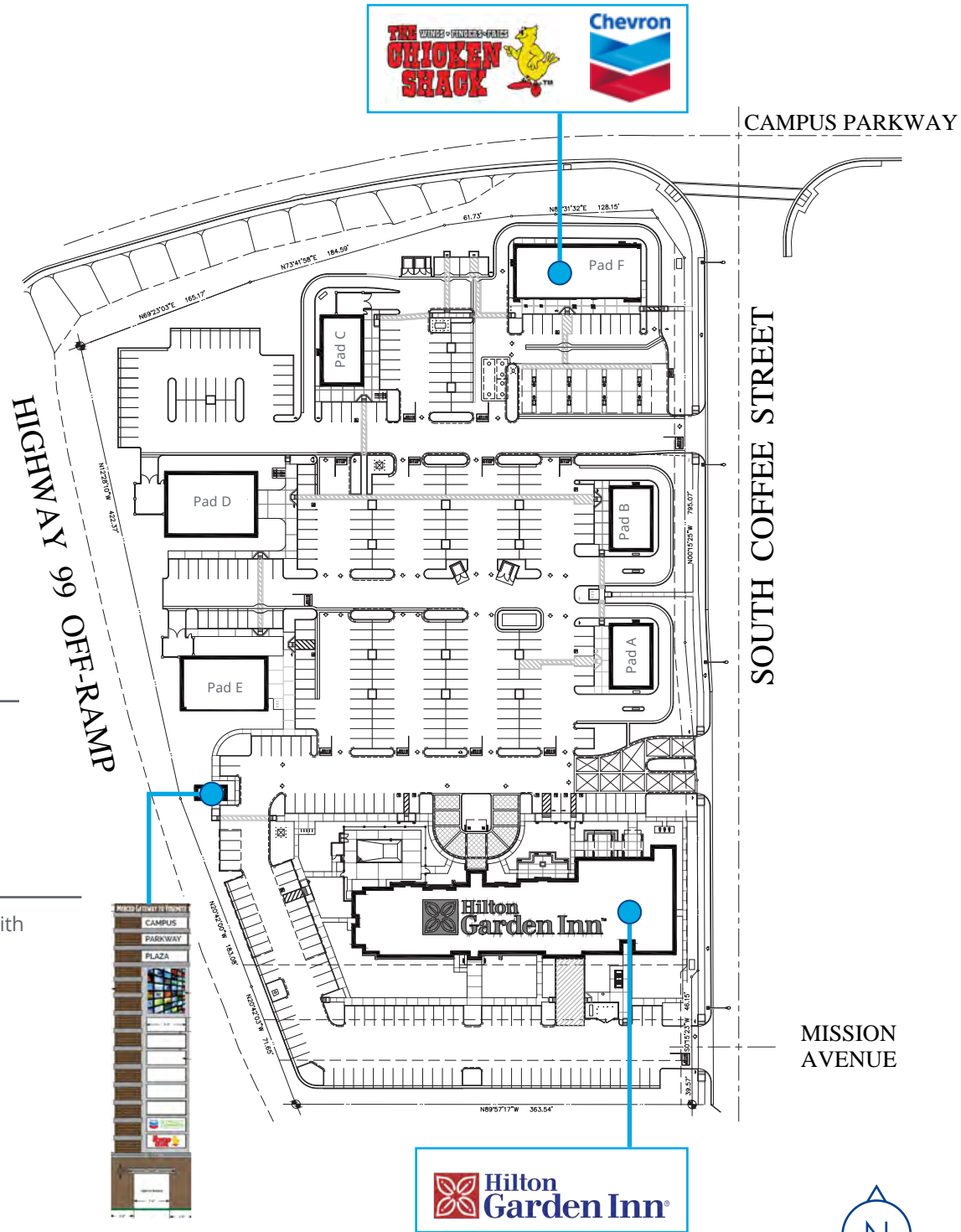
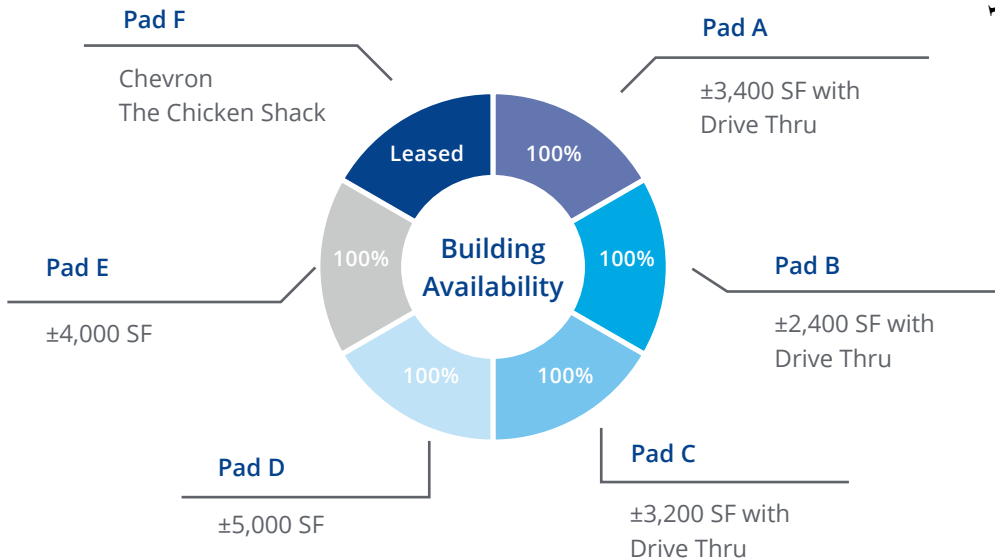
Campus Parkway Plaza

SEQ Highway 99 & Campus Parkway
Merced, California

Pads Available for Ground
Lease or Build-to-Suit

Master Site Plan

Proposed Building Area




Contact Us:
Steve Rontell | steve.rontell@colliers.com

Scott Buchanan | scott.buchanan@colliers.com



Campus Parkway Plaza Merced, CA

Merced Mall




JO-ANN **ROSS**
DRESS FOR LESS

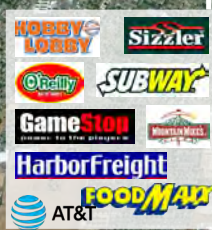
Food 4 Less **99¢**



Merced Marketplace



COSTCO WHOLESALE




242	158
	214
511	277
	334



**Subdivision
Activity**
(In Number of Units)



Campus Parkway Project

The subject property is located within the Campus Parkway Project in which Campus Parkway is planned to extend 4.5 miles from the Mission Interchange at Highway 99 to Yosemite Avenue. While constructed as a four lane road, it has the potential for six lanes.

Campus Parkway was envisioned and designed to be a limited-access expressway. The Campus Parkway extends through the City of Merced from the Mission Avenue Interchange at Highway 99 to the south side of Highway 140.

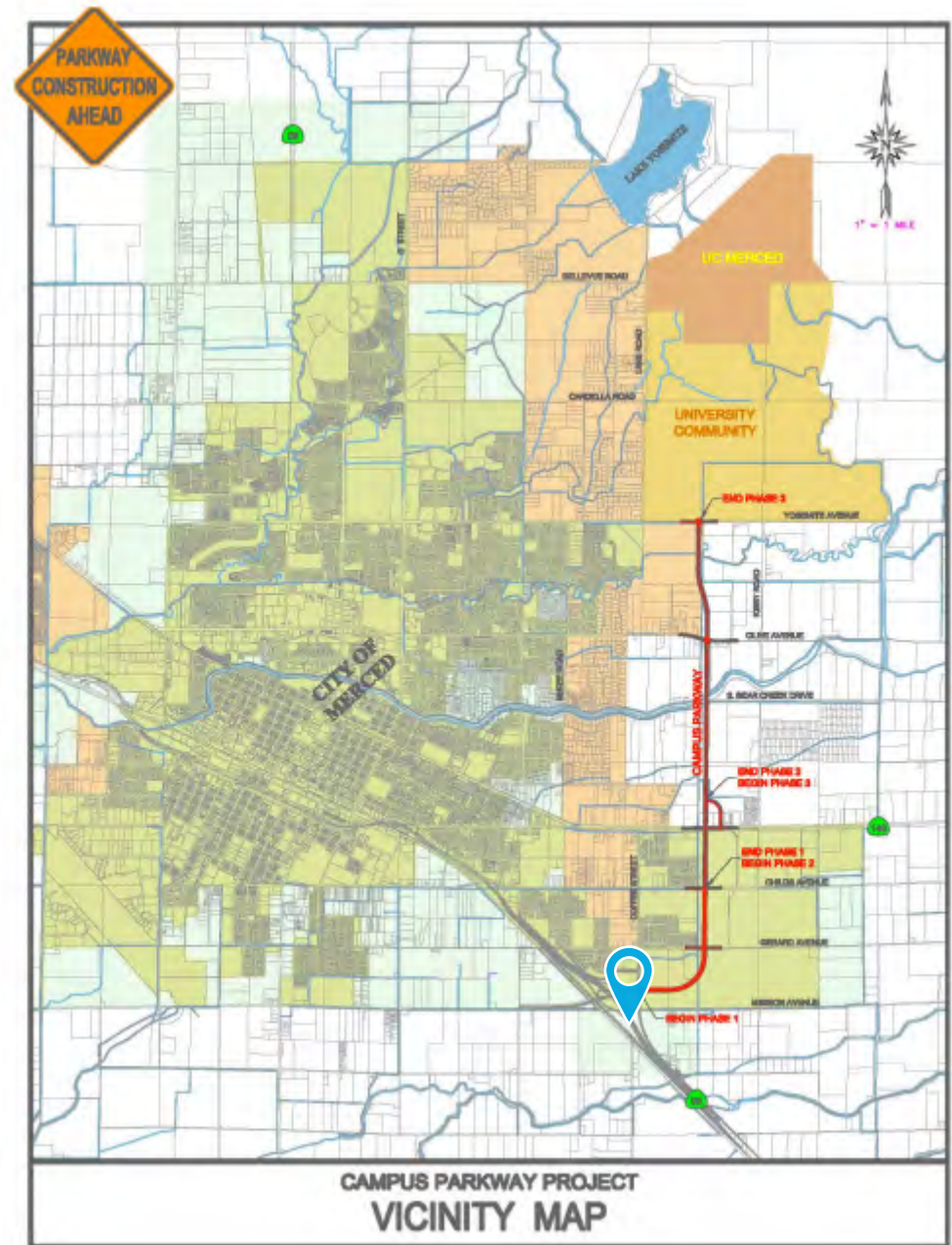
Phase I, Mission Avenue Interchange to Childs Avenue, has been completed and is open to traffic. Phases 2 and 3 are fully designed and ready to construct soon.

Source: City of Merced

Contact Us:

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Scott Buchanan | scott.buchanan@colliers.com



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About Merced

Merced is a dynamic community of about 90,971 people, with friendly small town living in a mid-size city. The University of California Merced campus, opened in 2005, provides new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major

city parks. Even with recent increases in price's, Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

Merced's Valley location southeast of San Francisco provides easy access to the Central California coast, Sierra Nevada mountains and national parks, and major cities. Merced has historically been the "Gateway to Yosemite", and residents also enjoy short drives to skiing, beaches, fishing and other outdoor attractions.

Source: City of Merced

Demographics

Source: Alteryx.com | 5 Mile Radius



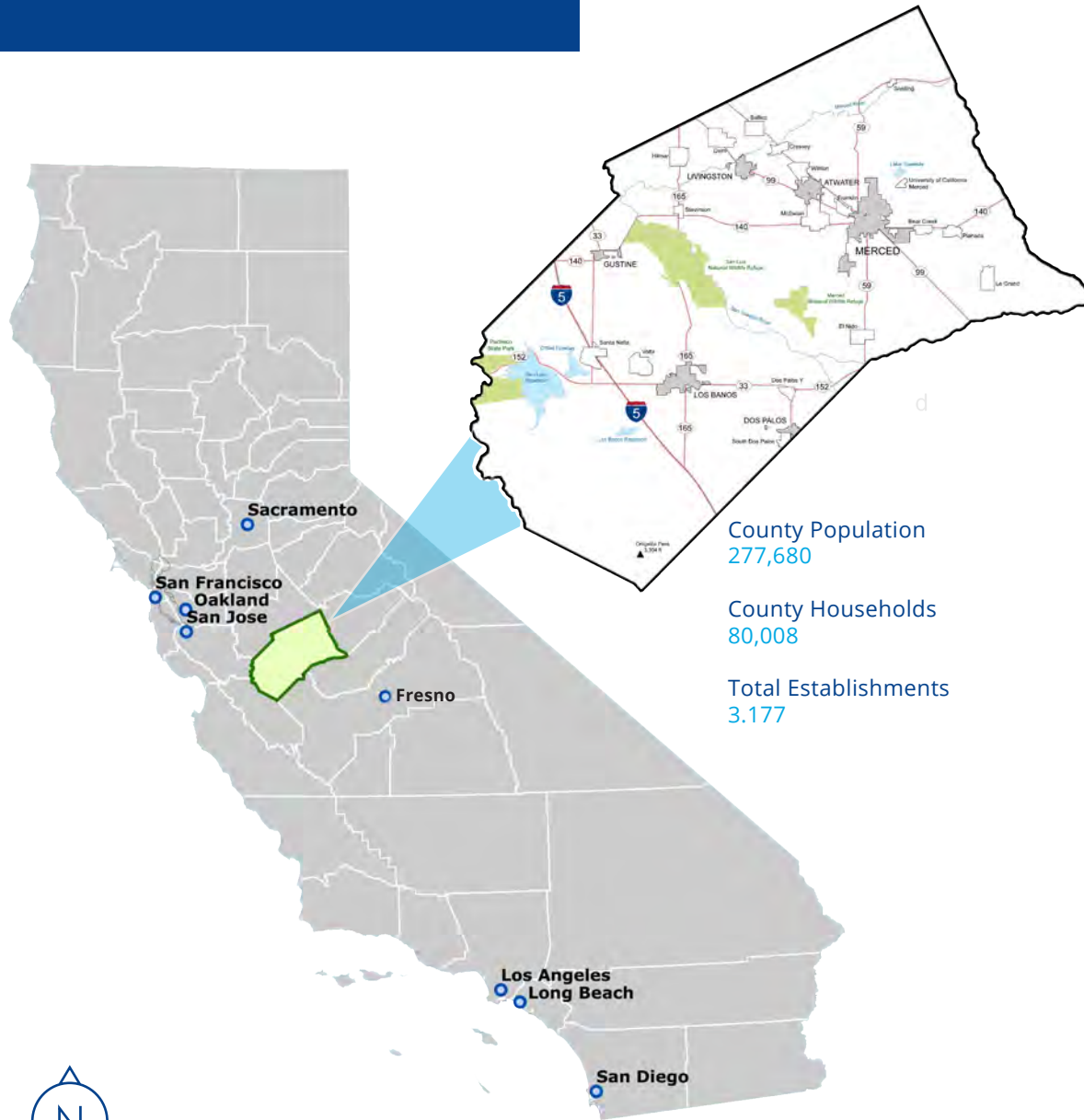
2022
population
86,616



2022 Average
Household Income
\$75,193

	1 Mile	3 Miles	5 Miles	10 Miles
Population (2022)	4,894	28,915	86,616	130,943
Population (2027)	5,127	29,870	89,363	136,041
Daytime Population	268	3,649	21,466	26,817
Total Households	1,396	8,900	28,020	40,377
Avg. HH Income	\$66,231	\$74,486	\$75,193	\$84,439

Merced County



County Population
277,680

County Households
80,008

Total Establishments
3,177

Located in Merced County, the City of Merced is in the great Central Valley of California and is approximately 110 miles southeast of San Francisco and 310 miles northwest of Los Angeles. The City has a population of about 90,971 and serves as the county seat. Merced is located on Highway 99, the dominant north-south freeway in California, and is also served by Highways 140 and 59. The Union Pacific and Burlington Northern Santa Fe railroads have main lines that pass through the City.

The higher education system also provides cultural and social influence throughout the County. Higher education institutions located in the City of Merced include Merced College and the University of California - Merced.



Opening in 2005, UC Merced is the newest campus in the University of California system and the first American research university of the 21st century. It also serves as a major base of advanced research, a model of sustainable design and construction and a stimulus to economic growth and diversification throughout the region. UC Merced has more than 9,000 undergraduate and graduate students.



Founded in 1962, Merced College has 82 Associate Degree programs and 50 Certificate programs on its campus. It is home to 16,308 students and 189 full-time professors.



FOR SALE

70.89± ACRES OF BUSINESS PARK LAND

PLEASE SEE PAGE 4 FOR PERMITTED USES

Merced Gateway Merced, CA

For information, please contact:

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CA RE Lic. #01171635

Nick Frechou

Retail California

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nick@retailcalifornia.com

CA RE Lic. #01887999

COFFEE STREET

SITE

GERARD AVENUE

17.77± ACRES

PROPOSED
CHEVRON

CAMPUS PARKWAY

53.12± ACRES

MISSION AVENUE

ARCO



TRACTOR
SUPPLY CO.

99

PRICE REDUCTION!

\$14,995,000.00 (\$4.86 PSF)



SUBJECT LINES ARE APPROXIMATE

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MERCED GATEWAY

Area Profile

The University of California Merced campus opened in 2005 and provides new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Even with recent increases in prices, Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains and national parks, and major cities. Merced has historically been the "Gateway to Yosemite," and residents also enjoy short drives to skiing, beaches, fishing, and other outdoor attractions.

Source: www.cityofmerced.org 2018

PROPERTY DETAILS

Total Land Size:	70.89± Total Acres
Parcel 1:	17.77± Acres
Parcel 2:	53.12± Acres
Parcel Number(s):	061-250-050-000; 061-250-094-000
Zoning:	B-P (<i>Business Park</i>)



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MERCED GATEWAY

Highlights

- Strategically located at Highway-99 and Campus Parkway in Merced, CA
- 0.5± miles south of Highway-140 and 0.5± east of Highway-99
- Excellent visibility from Highway-99
- The City of Merced is updating their General Plan-The property will match as General Planned Business Park
- Parcel 1 is 17.77± acres and Parcel 2 is 53.12± acres, combined for 70.89± acres
- Subject property is located within the City of Merced
- Planned and new residential developments in proximity; Merced County approaching 300,000 population
- A number of major retailers looking to enter the Merced market; this site can accommodate that demand
- Highway 99 and Campus Parkway has great opportunity to develop a regional commercial project
- Extremely underserved retail market
- High Speed Rail line station is proposed for downtown Merced



SUBJECT LINE(S) ARE APPROXIMATE

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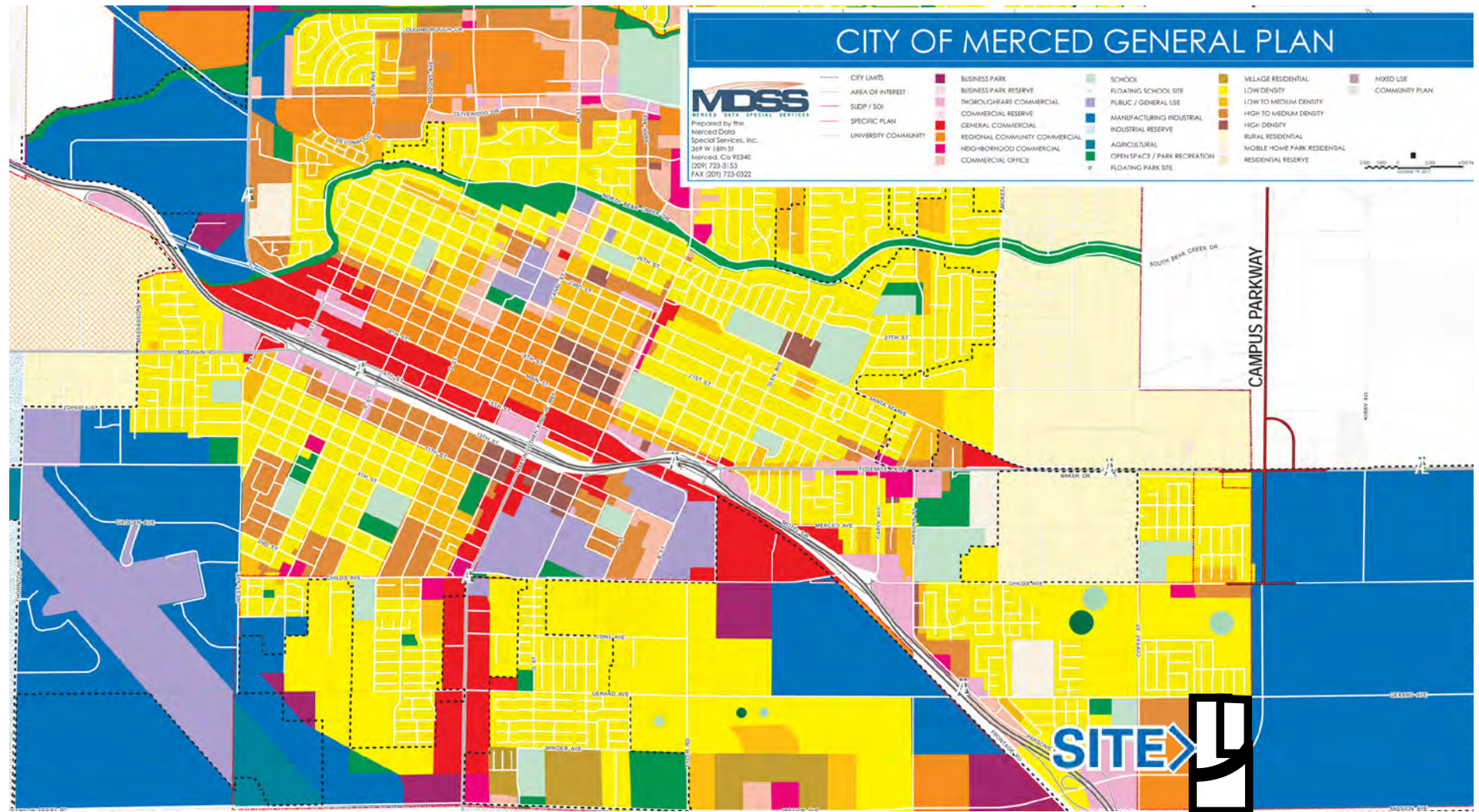
MERCED GATEWAY

Business Park With Many Permitted Commercial Uses

ZONING:	USES
P	Alcoholic Beverage Sales, Breweries, Building Supplies & Home Improvement, Distilleries, Gas Station & Car Wash, Hotels & Motels, Banks, Parking Facilities, Retail Restaurants, Reverse Vending Machines, Tattoo Parlors, Tobacco Retailers, Vehicle Repair & Minor Maintenance, Vehicle Sales, Wineries. Business Support Services, Daycare Centers (Children & Adult), Government Office, Instructional Services, Maintenance & Repair Services, Medical Office & Clinics, Personal Services, Professional Office, Research & Development, Utilities (Minor)
M	Parks & Recreational Facilities, Public Safety Facilities, Rehabilitation Centers, Social Assistance Services
SP	Community Garden, Colleges & Trade Schools, Commercial Recreation (Indoor, Except Below), Multi-Screen (6 Or More) Movie Theater, Commercial Recreation (Outdoor), Drive Through & Drive-Up Sales, Equipment Sales & Rental, Farmer's Market, Mobil Food Vendors, Mobil Home Sales, Vehicle Parts & Accessor Sales, Vehicle Rentals, Vehicle Repair & Maintenance (Minor), Manufacturing & Processing (General), Manufacturing & Processing (Light), Warehousing, Wholesaling, & Distribution, Public /Mini Storage, Small Collection Facilities
C	Group Transitional/Supportive Housing, Live/Work Units, Multi-Family Dwellings, Bail Bond Businesses, Bars & Nightclubs, Bed & Breakfast, Emergency Shelters, Hospitals & Surgery Centers, Single-Room Occupancy, Community Assembly, Convalescent or Nursing Home, Cultural Institutions, Check Cashing/Payday Loan Establishment, Flea Market, Funeral Parlors & Mortuaries, Hookah Lounges, Kennels, Massage Establishments, Message Therapy-Sole Practitioner, Airports, Freight Terminals, Heliports, Large Collection Facilities, Utilities (Major)
LEGEND	P: Permitted Use M: Minor Use Permit Required SP: Site Plan Review Permit Required C: Conditional Use Permit

MERCED GATEWAY

City of Merced General Plan



SUBJECT LINE(S) ARE APPROXIMATE

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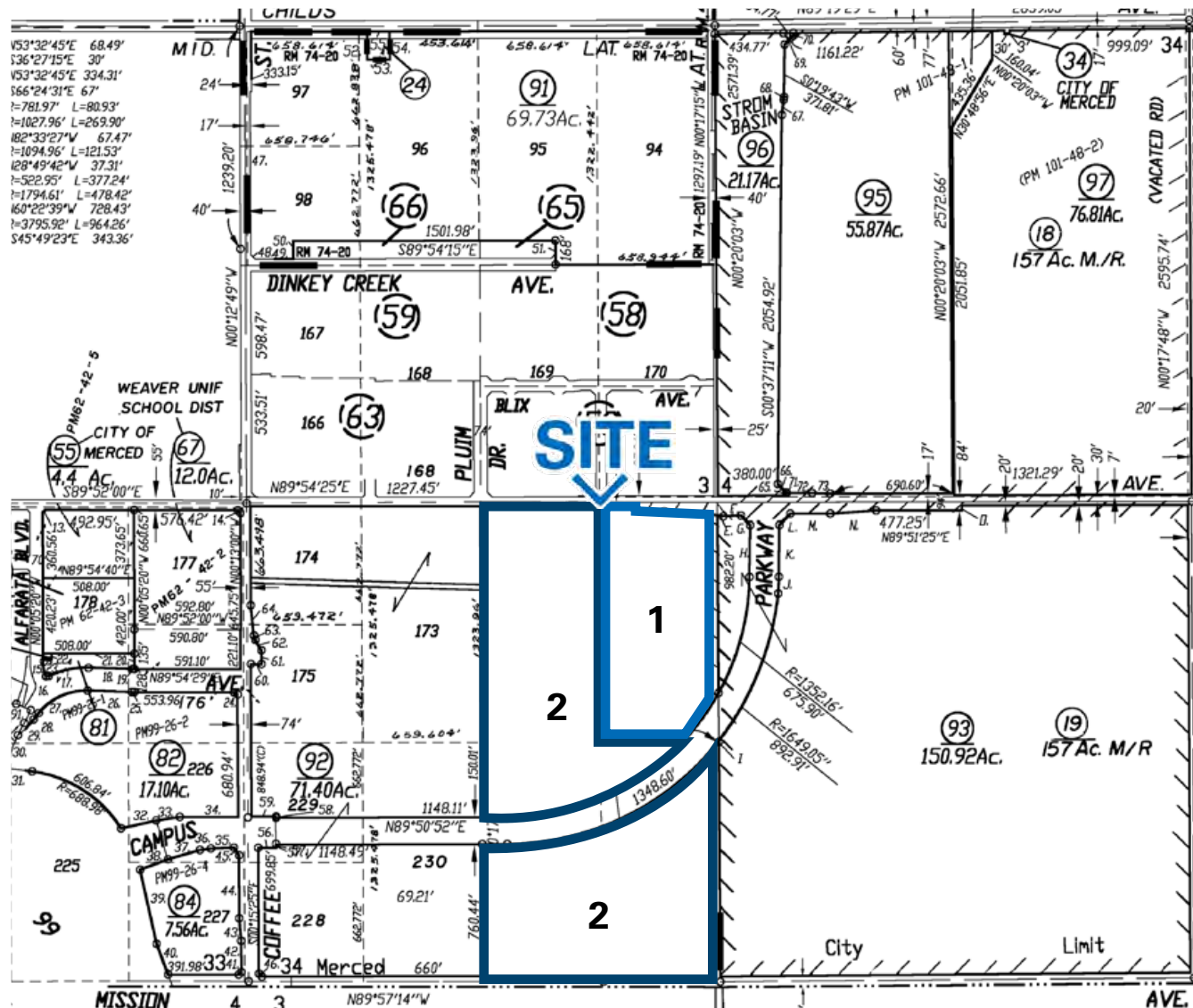
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Parcel Map

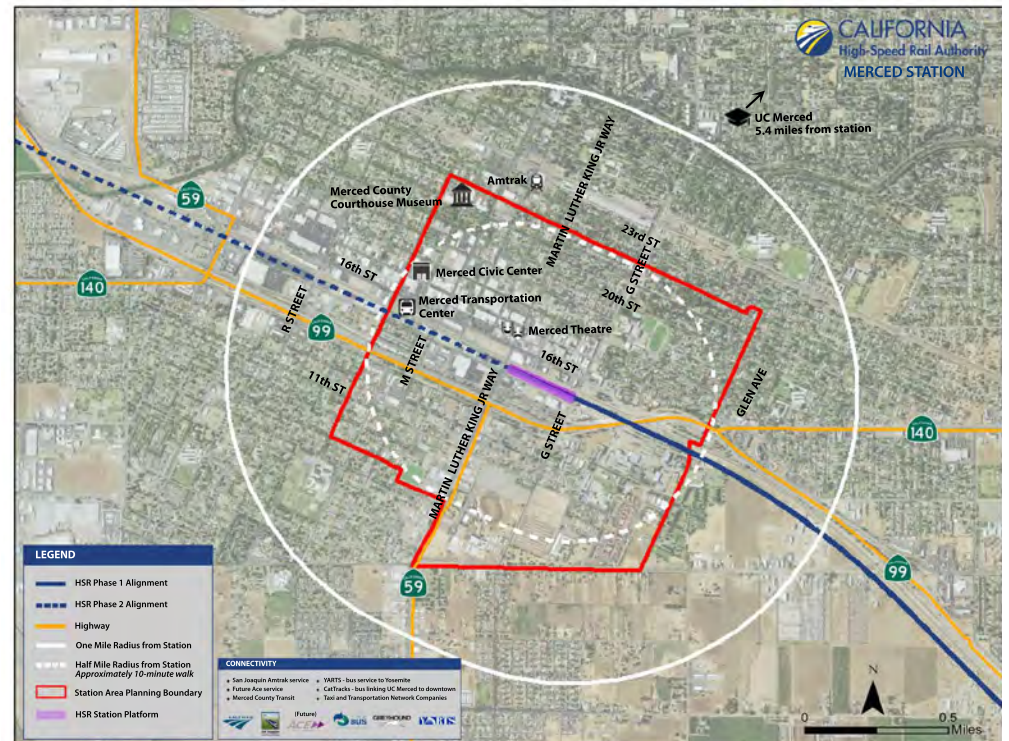
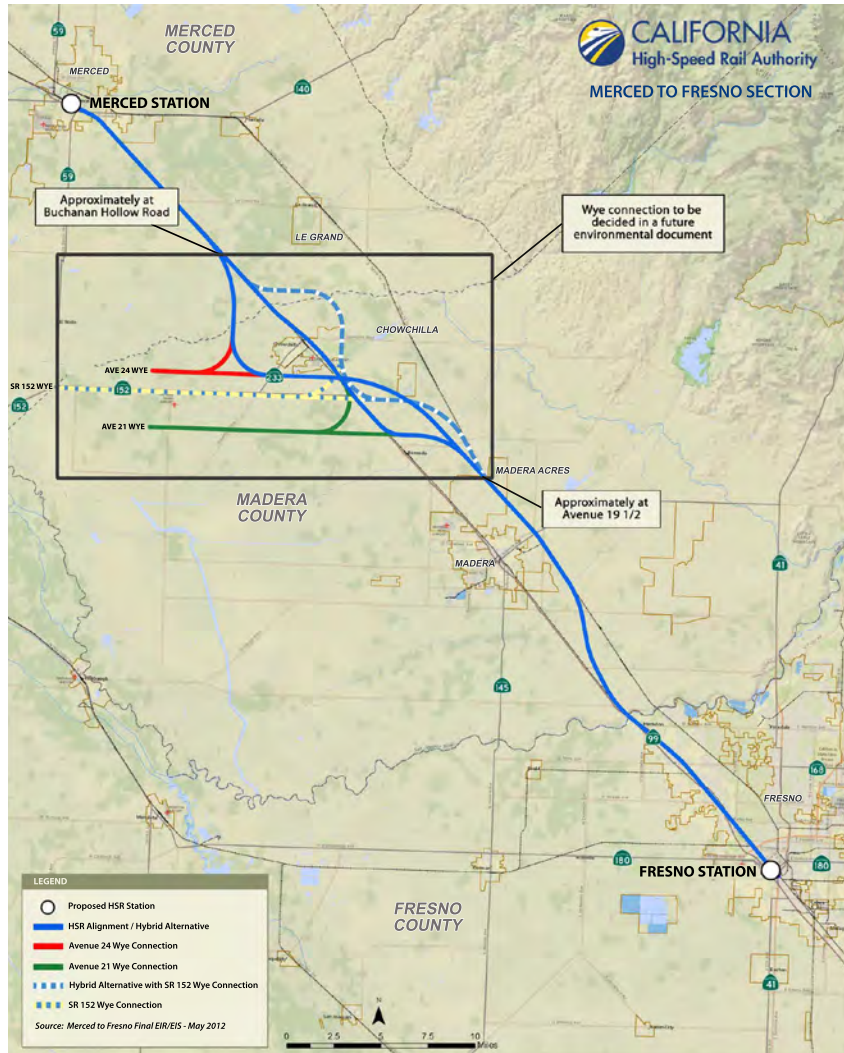


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MERCED GATEWAY

Greater Merced - High Speed Rail



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MERCED GATEWAY

Merced Overview

Merced is a city in the County of Merced located in the San Joaquin Valley of Northern California. As of 2014, the city had a population of approximately 80,542. Merced is a charter city that operates under a council-manager government. It is named after the Merced River, which flows nearby.

Merced, known as the “Gateway to Yosemite,” is less than two hours by automobile from Yosemite National Park to the east and Monterey Bay, the Pacific Ocean, and several beaches to the west. The community is served by the rail passenger service Amtrak, a major airline through Merced Regional Airport, and three bus lines. It is approximately 110 miles (180 km) from Sacramento, 130 miles (210 km) from San Francisco, 45 miles (72 km) from Fresno, and 270 miles (430 km) from Los Angeles.

In 2005, the city became home to the tenth University of California campus, University of California, Merced (UC Merced), the first research university built in the U.S. in the 21st century.

Sources: City of Merced

Demographics (2018 Est.)

Population	80,608
Median Age	28
Annual Growth Rate	3.4%
Average Household Income	\$65,282
Median Home Value	\$214,834

Sources: Claritas (2018) & City of Merced

Major Employers

- Golden Valley Health Ctr.
- Merced College
- Quad Graphics Inc.
- University of CA, Merced
- West Air Gas/Equip
- Walmart
- Werner Co.
- Yosemite Wholesale
- McClane Pacific
- SaveMart Dist. Ctr.
- Costco
- O’Keefe’s Inc.

Sources: City of Merced

For information, please contact:

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