

City of Merced

Office of  
Economic  
Development

TAKE A LOOK AT US  
NOW!



# BUSINESS WATCH

## OPPORTUNITY MERCED

MERCED IS LOOKING FOR...

- GROCERY
- RETAIL
- FAMILY ENTERTAINMENT

### 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.



Sage Investco is the 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, Burlington, Bath & Body Works, Rack Room Shoes, and Mattress Firm.





# BUSINESS WATCH

## OPPORTUNITY MERCED

### YOSEMITE CROSSING SHOPPING CENTER

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



The Grand Opening of Sprouts took place in Merced at the Yosemite Crossing Shopping Center in March 2023. The store, covering an area of 23,000 sqft, has become a popular destination for the residents of 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.

### 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.



### 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.



### 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

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 is anticipated to begin in Spring of 2024 with completion slated for Fall of 2026.

**Office of Economic Development**  
678 W 18th Street  
Merced, CA 95340  
(209)385-6827 (Office)

**Sierra Omlin**  
omlins@cityofmerced.org  
(209) 385-6970 (Direct)  
(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

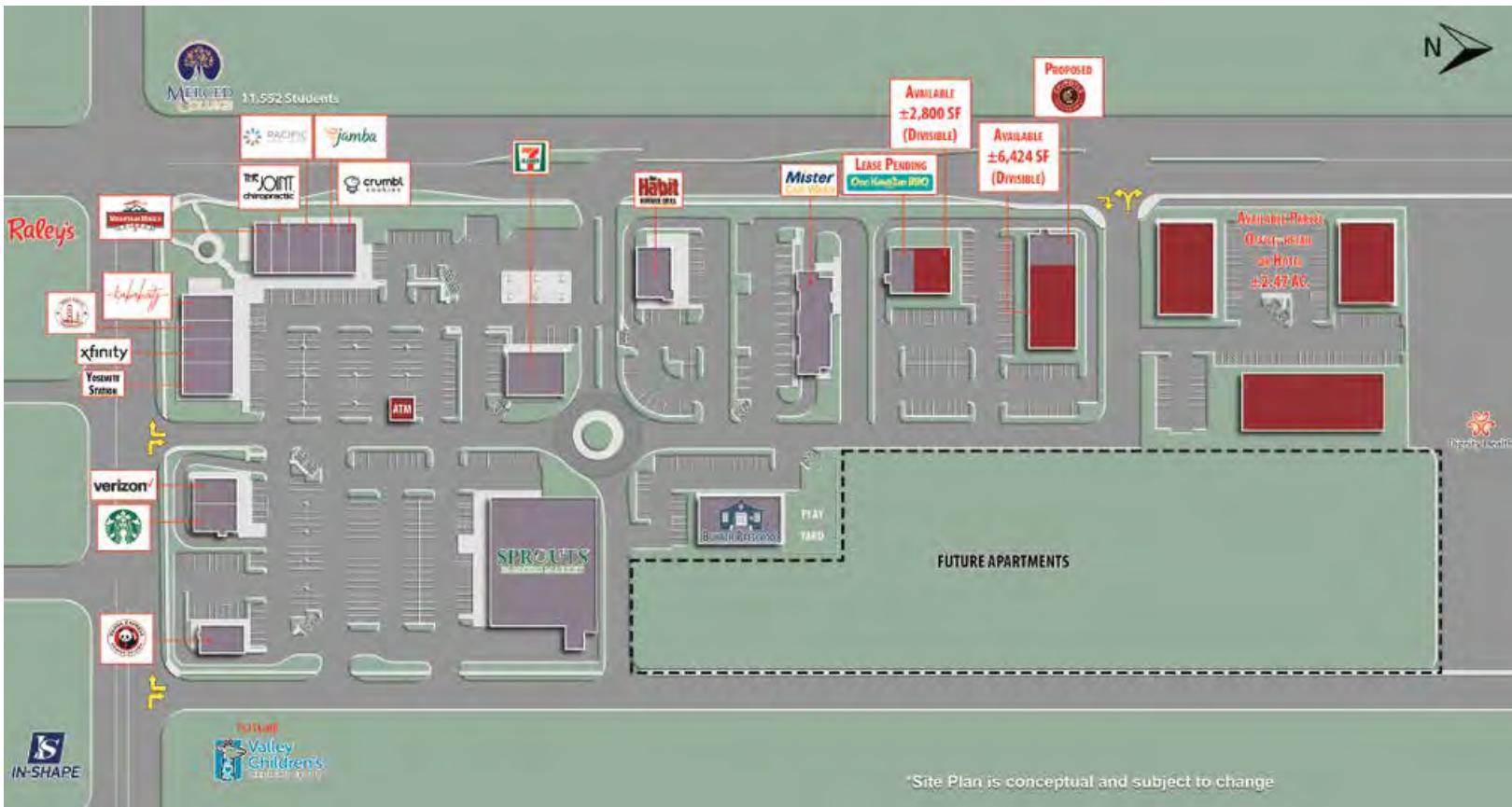
**Location:** Hwy 99 & Mission Ave Interchange

**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

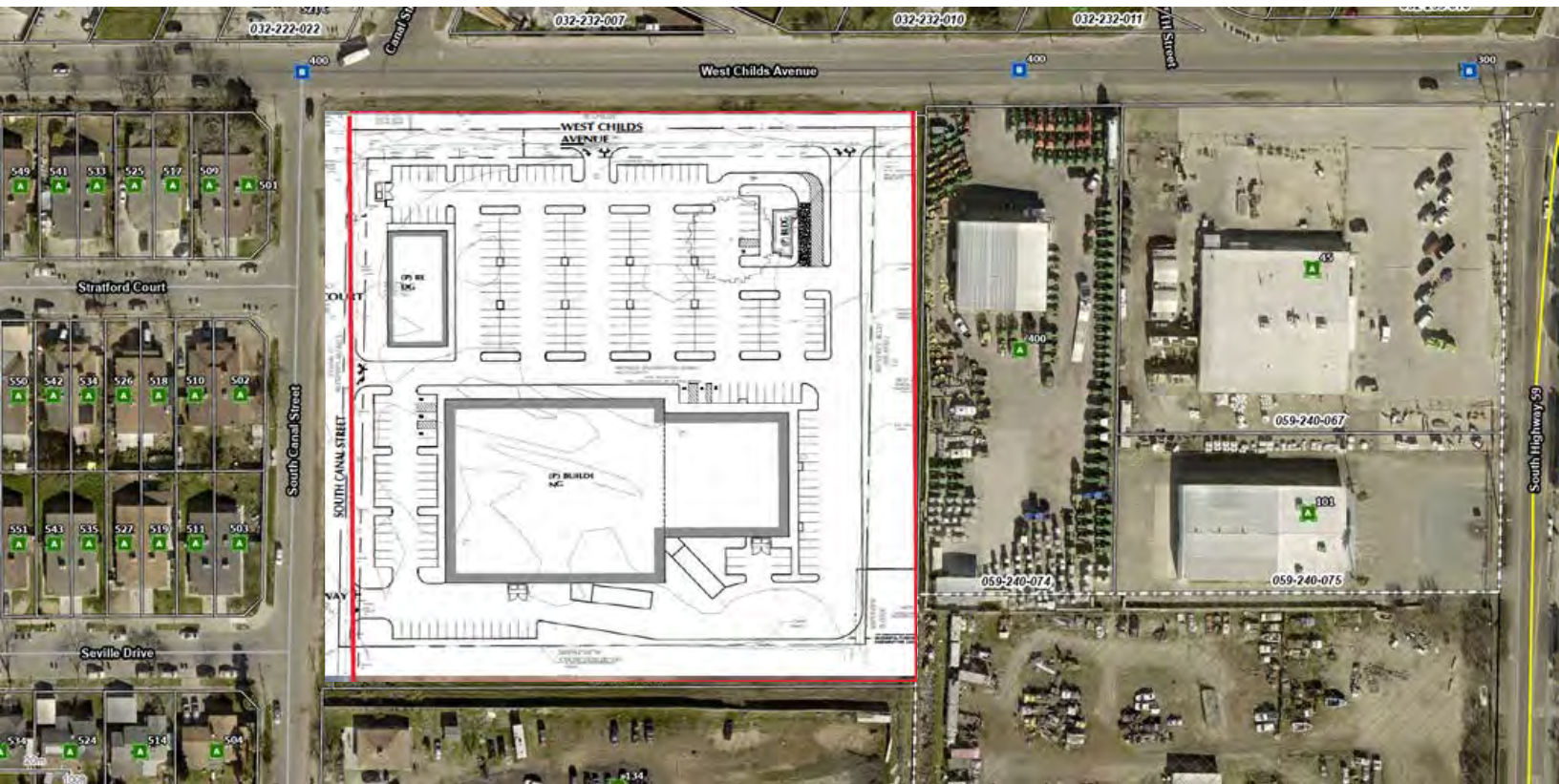
**Zoning:** Mixed use commercial

**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 the City of  
Merced Office of  
Economic Development

### **Office of Economic Development**

678 W 18th St

Merced, CA 95340

(209) 385-6827 (Office)

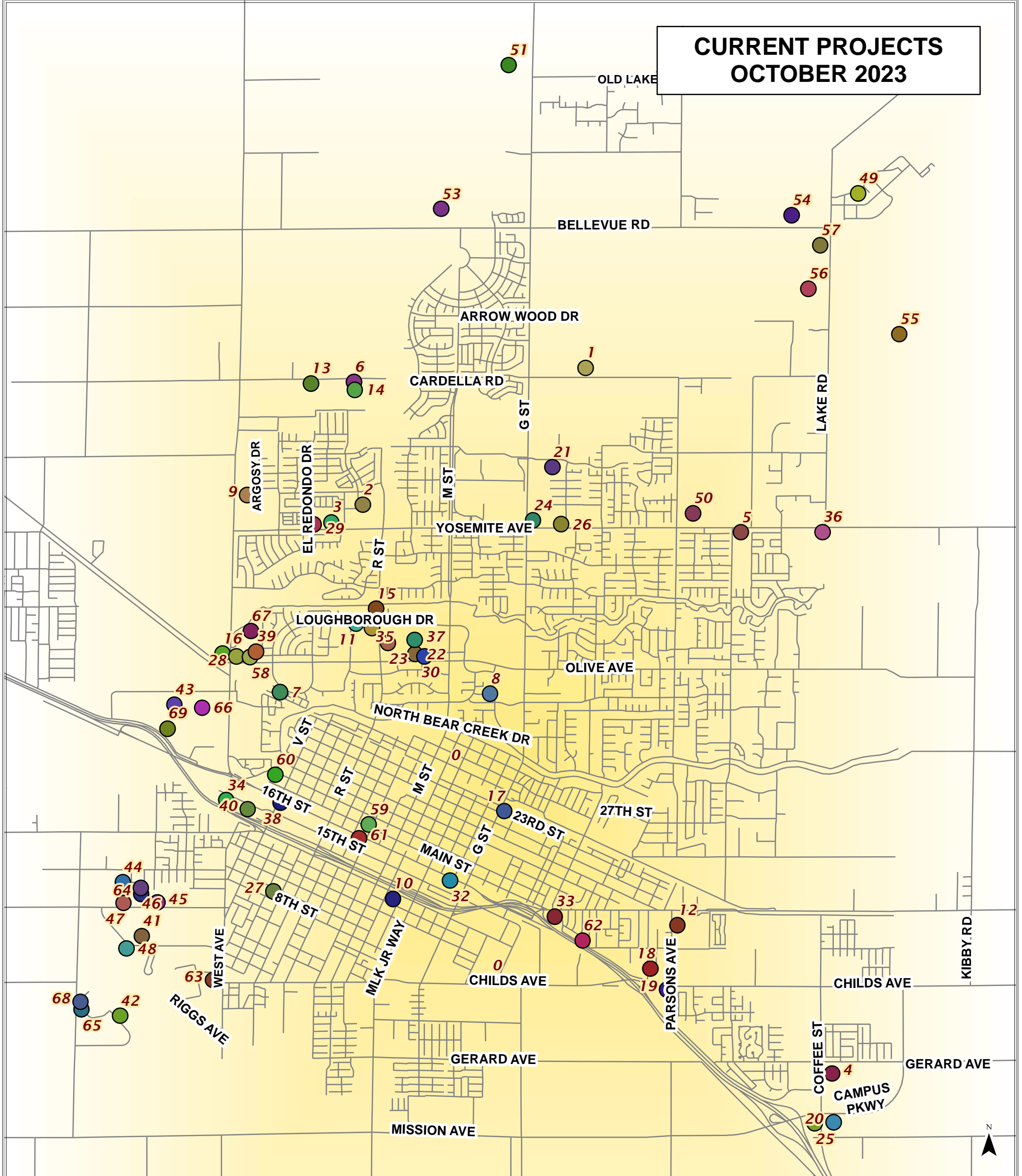
### **Sierra Omlin**

[omlins@cityofmerced.org](mailto:omlins@cityofmerced.org)

(209) 385-6970 (Direct)

(209) 617-5982 (Mobile)

# CURRENT PROJECTS OCTOBER 2023



| Id, Project Name                        |  |  |  |
|---|--|--|--|
| 1. Regency Court Apartments             | 15. CR Consulting Group                            | 29. Yosemite Village Commercial        | 42. JWK Holdings                             |
| 2. Compass Pointe Apartments            | 16. Gas Station/Car Wash/Mini-Mart/Fast-Food       | 30. Olive Garden                       | 43. Prudential Freezer                       |
| 3. Yosemite Village Apartments          | 17. Pro Lube                                       | 31. US Foods - Chef Store              | 44. Lawler Mini-Storage                      |
| 4. Gateway Commons Apartments           | 18. Carol Ave Gas Station/Convenience Mkt/Car Wash | 32. Angry Chicks Restaurant            | 45. JKB Living, Inc.                         |
| 5. The Hub 2.0                          | 19. Childs & Parsons Commercial Development        | 33. Home 2 Extended Stay Hotel         | 46. M-Mig Construction                       |
| 6. Sage Creek Apartments                | 20. Merced Gateway Center                          | 34. Merced Toyota                      | 47. Merced City School District              |
| 7. Devonwood Apartments                 | 21. Northview Medical Offices                      | 35. Circle K Mini-Mart/Gas Station     | 48. Dynamic Electrical                       |
| 8. Up Holdings-Park Ave (Mercy Village) | 22. Merced Mail - Codding Enterprises              | 36. Circle K Mini-Mart/Gas Station     | 49. UC Merced Annexation                     |
| 9. Bruno Apartments                     | 23. Shoppes at Merced Mall (Seritage)              | 36. Merced Station Retail              | 50. Merced Crossings Annexation (Pending)    |
| 10. Gateway Terrace II                  | 24. Yosemite Crossing                              | 37. Merced Mall - Addition             | 51. Blue Fire                                |
| 11. Isaac Sargiz                        | 25. Campus Parkway Plaza                           | 38. Jasmeet LLC                        | 51. Rogina Annexation                        |
| 12. Visionary Homes                     | 26. Valley Childrens Clinic                        | 39. Merced Security Storage            | 52. Wastewater Treatment Plant Annexation #2 |
| 13. Royal Woods Apartments              | 27. DRA Development                                | 40. Razzari Ford                       | 53. M Street Annexation                      |
| 14. Maracor Development                 | 28. Chase Partners - Retail                        | 41. Finline Industries/Centurian Boats | 54. University Vista Annexation              |
|   |  |  | 55. Virginia Smith Trust Annexation          |
|   |  |  | 56. Branford Point Annexation                |
|   |  |  | 57. UC Villages Annexation                   |
|   |  |  | 58. Blue Fire                                |
|   |  |  | 59. Berner's                                 |
|   |  |  | 60. Manzanita                                |
|   |  |  | 61. Medallion                                |
|   |  |  | 62. Culture Merced                           |
|   |  |  | 63. 1 West Ave Distribution LLC              |
|   |  |  | 64. Moak, Inc                                |
|   |  |  | 65. Koyami                                   |
|   |  |  | 66. Quality Yield                            |
|   |  |  | 67. Connected Merced                         |
|   |  |  | 68. Custom Cultivation                       |
|   |  |  | 69. Profarms                                 |



**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)                                      |
|-------------------------------|----|---|--|---|---------------------|------------------------------------|------------|--|---|---|
| <b>Multi-Family/Mixed Use</b> |    |   |  |   |                     |                                    |            |  |   |   |
|                               | 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                                   |
| <b>Commercial/Mixed Use</b>   |    |   |  |   |                     |                                    |            |  |   |   |
|                               | 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   |
| <b>Commercial/Mixed Use</b>   |    |   |  |   |                     |                                    |            |  |   |   |
|                               | 18 | Carol Ave - Gas Station/ Convenience 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 |

**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)  |
|-----------------------------|----|---|--|---|---------------------|-------------------|--------------|--|----------------------|---|
|                             | 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   |
| <b>Commercial/Mixed Use</b> |    |   |  |   |                     |                   |              |  |                      |   |
|                             | 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   |



**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)                          |
|--------------------|----|--|--|---|--------------------------------------|--|------------|--|---|---|
|                    | 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                       |
| <b>Industrial</b>  |    |  |  |   |                                      |  |            |  |   |   |
|                    | 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                        |
| <b>Annexations</b> |    |  |  |   |                                      |  |            |  |   |   |
|                    | 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   |

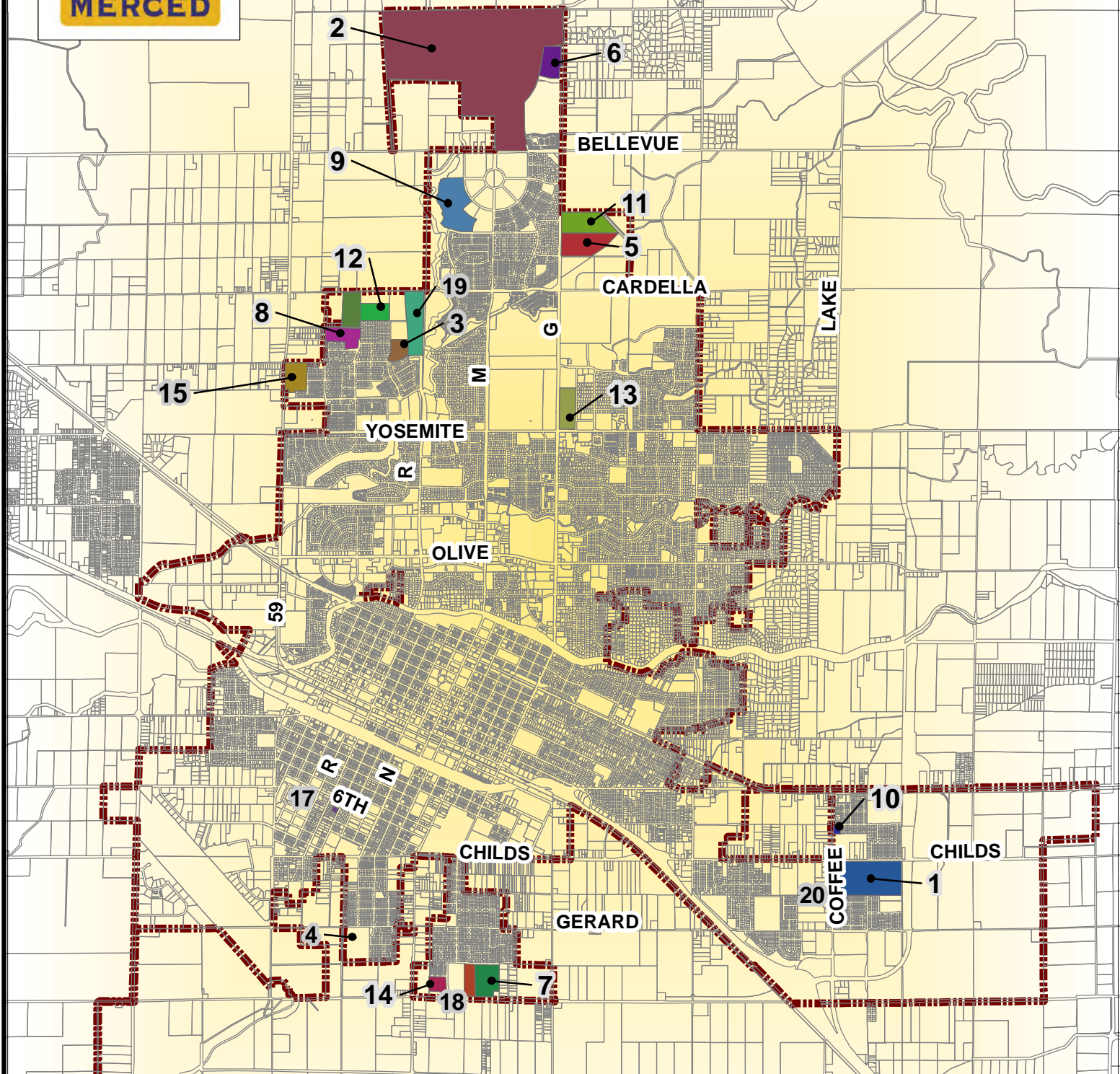
**Current City of Merced Projects  
(January 2023)**

|                          | #  | Project Name                | Project Location  | Land Use  | Parcel Size (Acres) | Project Size (SF)              | # of Units | Application Type    | Approval Date | Status (As of Jan. 2023)         |  |
|--------------------------|----|-----------------------------|---|---|---------------------|--------------------------------|------------|---------------------|---------------|----------------------------------|--|
|                          | 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                          |  |
| <b>Cannabis (Retail)</b> |    |                             |   |   |                     |                                |            |                     |               |                                  |  |
|                          | 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                   |  |
| <b>Cannabis</b>          |    |                             |   |   |                     |                                |            |                     |               |                                  |  |
|                          | 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           |
| 2            | Bellevue Ranch North Large Lot Map   |
| 3            | Terrazzo                             |
| 4            | Bright Development                   |
| 5            | Bellevue Ranch North Village 23      |
| 6            | Stoneridge South                     |
| 7            | Lantana Estates Phases 2 & 3         |
| 8            | Bellevue Ranch West Villages 17 & 18 |
| 9            | Benny Hills Estates                  |
| 10           | The Palisades                        |
| 11           | Sage Creek                           |
| 12           | Mansionette Commercial Development   |
| 13           | Mission Ranch Ph 2                   |
| 14           | Royal Woods Estates                  |
| 15           | University Park II Ph 2              |
| 16           | MCP LLC                              |
| 17           | Mission 106                          |
| 18           | Long Subdivision                     |
| 19           | Capella Terrace                      |
| 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 Subdivision 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



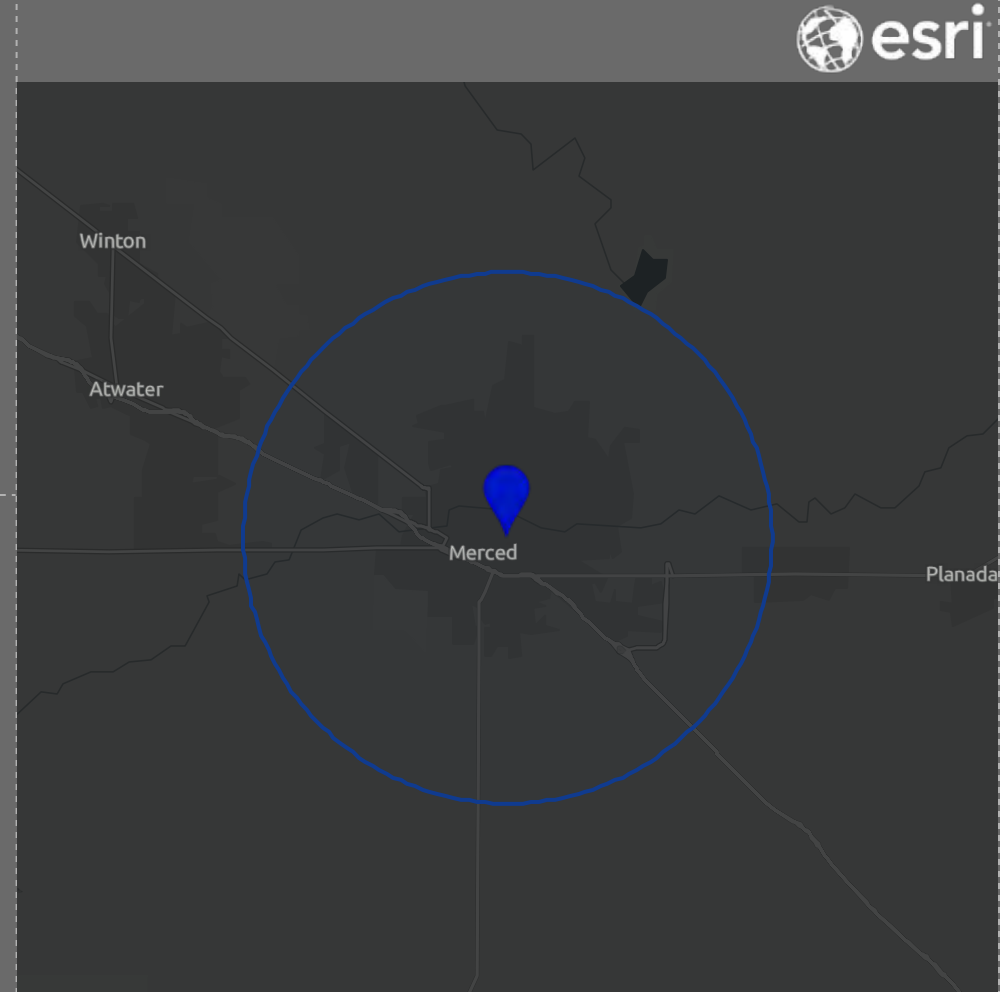
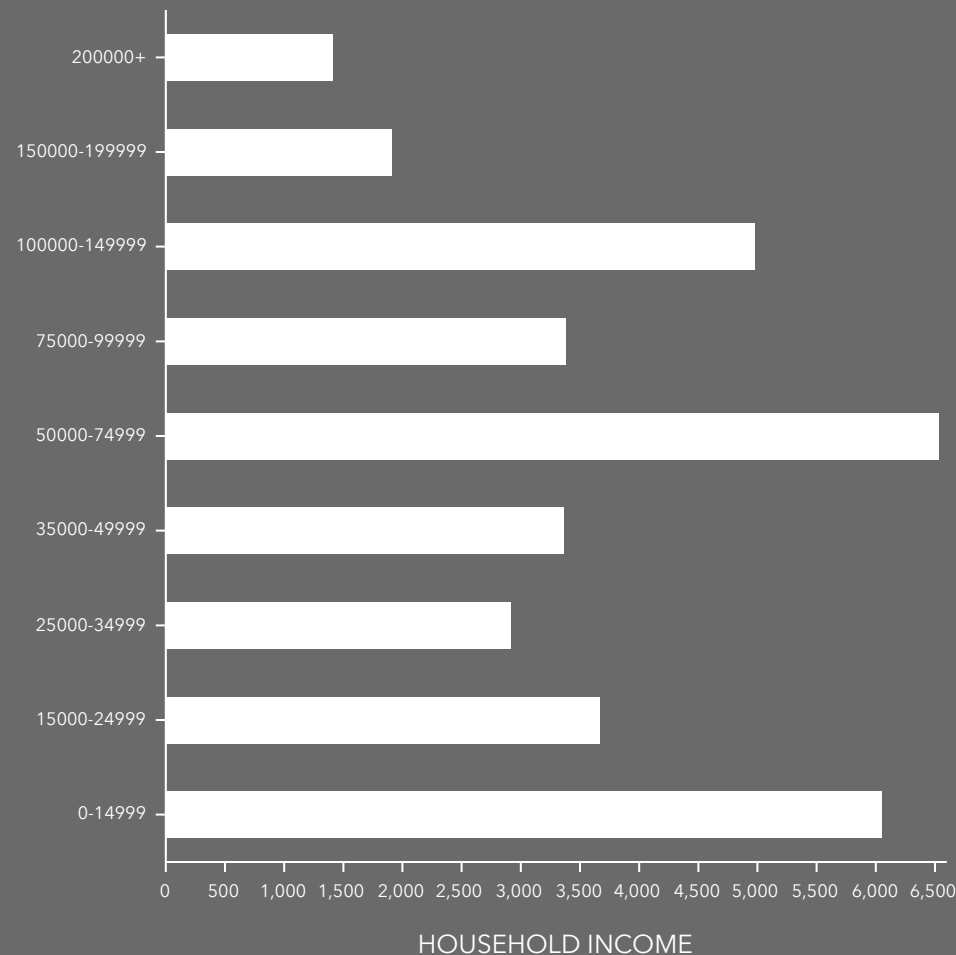
\$23,041

Per Capita Income



\$28,994

Median Net Worth



### 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   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 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    |
| <b>Household Summary</b>       |           |           |           |
| 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 Total Households          | 5,745     | 30,307    | 34,201    |
| 2023 Average Household Size    | 2.65      | 3.06      | 3.12      |
| 2028 Total 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%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 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%      |
| <b>Median Household Income</b> |           |           |           |
| 2023                           | \$34,410  | \$51,443  | \$52,965  |
| 2028                           | \$39,650  | \$56,811  | \$58,902  |
| <b>Median Home Value</b>       |           |           |           |
| 2023                           | \$325,829 | \$344,700 | \$353,922 |
| 2028                           | \$336,260 | \$350,662 | \$360,425 |
| <b>Per Capita Income</b>       |           |           |           |
| 2023                           | \$20,273  | \$22,554  | \$23,041  |
| 2028                           | \$23,364  | \$26,086  | \$26,687  |
| <b>Median Age</b>              |           |           |           |
| 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.





# 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   |
|---|-----------|-----------|-----------|
| <b>2023 Households by Income</b>                  |           |           |           |
| 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  |
| <b>2028 Households by Income</b>                  |           |           |           |
| 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  |
| <b>2023 Owner Occupied Housing Units by Value</b> |           |           |           |
| 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 |
| <b>2028 Owner Occupied Housing Units by Value</b> |           |           |           |
| 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.



# 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 |
|-------------------------------|--------|---------|---------|
| <b>2010 Population by Age</b> |        |         |         |
| 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%   |
| <b>2023 Population by Age</b> |        |         |         |
| 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%   |
| <b>2028 Population by Age</b> |        |         |         |
| 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%   |
| <b>2010 Population by Sex</b> |        |         |         |
| Males                         | 7,782  | 41,447  | 47,455  |
| Females                       | 7,727  | 42,697  | 48,418  |
| <b>2023 Population by Sex</b> |        |         |         |
| Males                         | 7,753  | 47,003  | 54,608  |
| Females                       | 7,731  | 48,014  | 55,461  |
| <b>2028 Population by Sex</b> |        |         |         |
| 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.





# 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 |
|---|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b>                  |        |         |         |
| 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    |
| <b>2020 Population by Race/Ethnicity</b>                  |        |         |         |
| 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    |
| <b>2023 Population by Race/Ethnicity</b>                  |        |         |         |
| 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    |
| <b>2028 Population by Race/Ethnicity</b>                  |        |         |         |
| 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    |
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| 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.



# 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 |
|--|--------|---------|---------|
| <b>2023 Population 25+ by Educational Attainment</b> |        |         |         |
| 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%    |
| <b>2023 Population 15+ by Marital Status</b>         |        |         |         |
| 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%    |
| <b>2023 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| 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%    |
| <b>2023 Employed Population 16+ by Industry</b>      |        |         |         |
| 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%    |
| <b>2023 Employed Population 16+ by Occupation</b>    |        |         |         |
| 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 |
|--|--------|---------|---------|
| <b>2010 Households by Type</b>                       |        |         |         |
| 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%    |
| <b>2010 Households by Size</b>                       |        |         |         |
| 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%    |
| <b>2010 Households by Tenure and Mortgage Status</b> |        |         |         |
| 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%   |
| <b>2023 Affordability, Mortgage and Wealth</b>       |        |         |         |
| Housing Affordability Index                          | 44     | 61      | 61      |
| Percent of Income for Mortgage                       | 56.9%  | 40.3%   | 40.2%   |
| Wealth Index   | 33     | 52      | 54      |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |        |         |         |
| 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%    |
| <b>2010 Population By Urban/ Rural Status</b>        |        |         |         |
| 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.



# 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                     |
|---|------------------------|-----------------------------|-----------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                        |                             |                             |
| 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)          |
| <b>2023 Consumer Spending</b>                               |                        |                             |                             |
| 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.

# GATEWAY MARKETPLACE

A REGIONAL LIFESTYLE SHOPPING CENTER  
MERCED, CALIFORNIA



**RETAIL  
OPPORTUNITY  
AVAILABLE  
NOW!**

**PAD SALES  
BTS  
GROUND LEASE**

**NEWMARK**

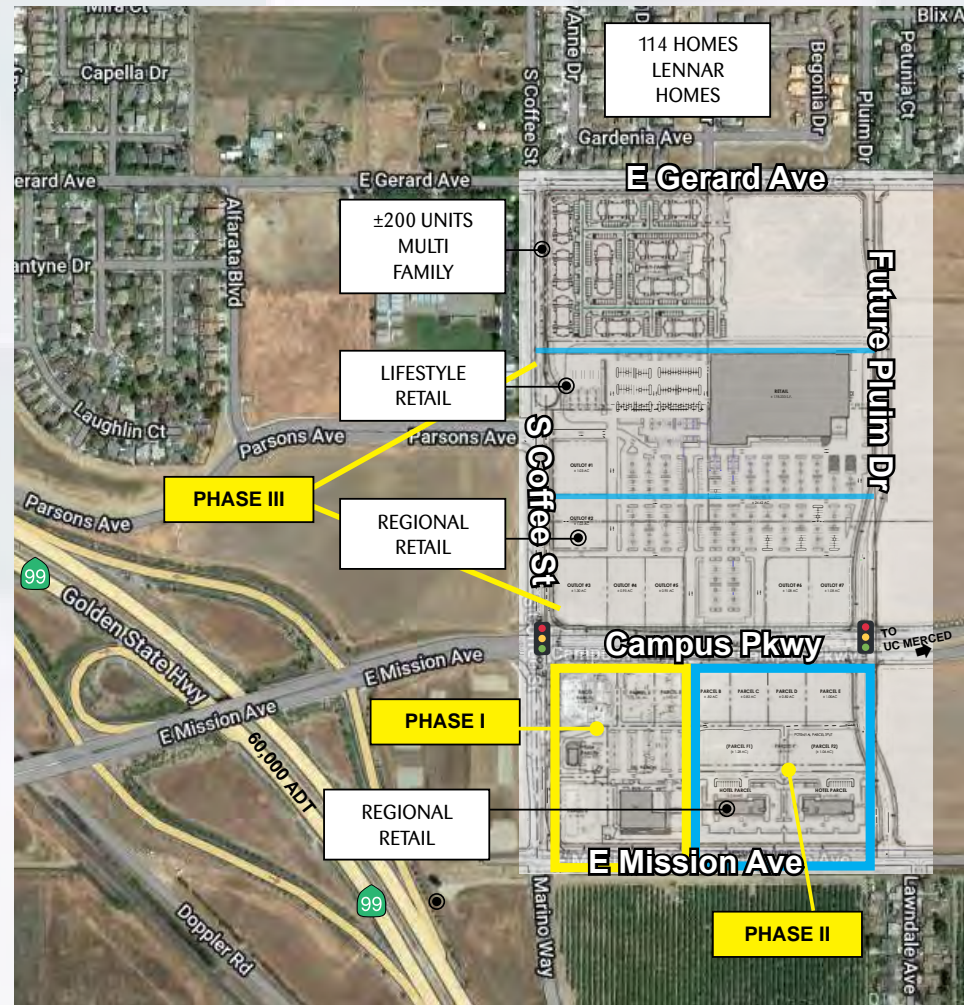
**KEN NOACK, JR. | CA RE LIC# 00777705 | T 916-747-6442 | KEN.NOACK@NMRK.COM**



# Highlights

- Within the ±70 acre Merced Gateway mixed use Master Plan
- ±77 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 (2022)

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.

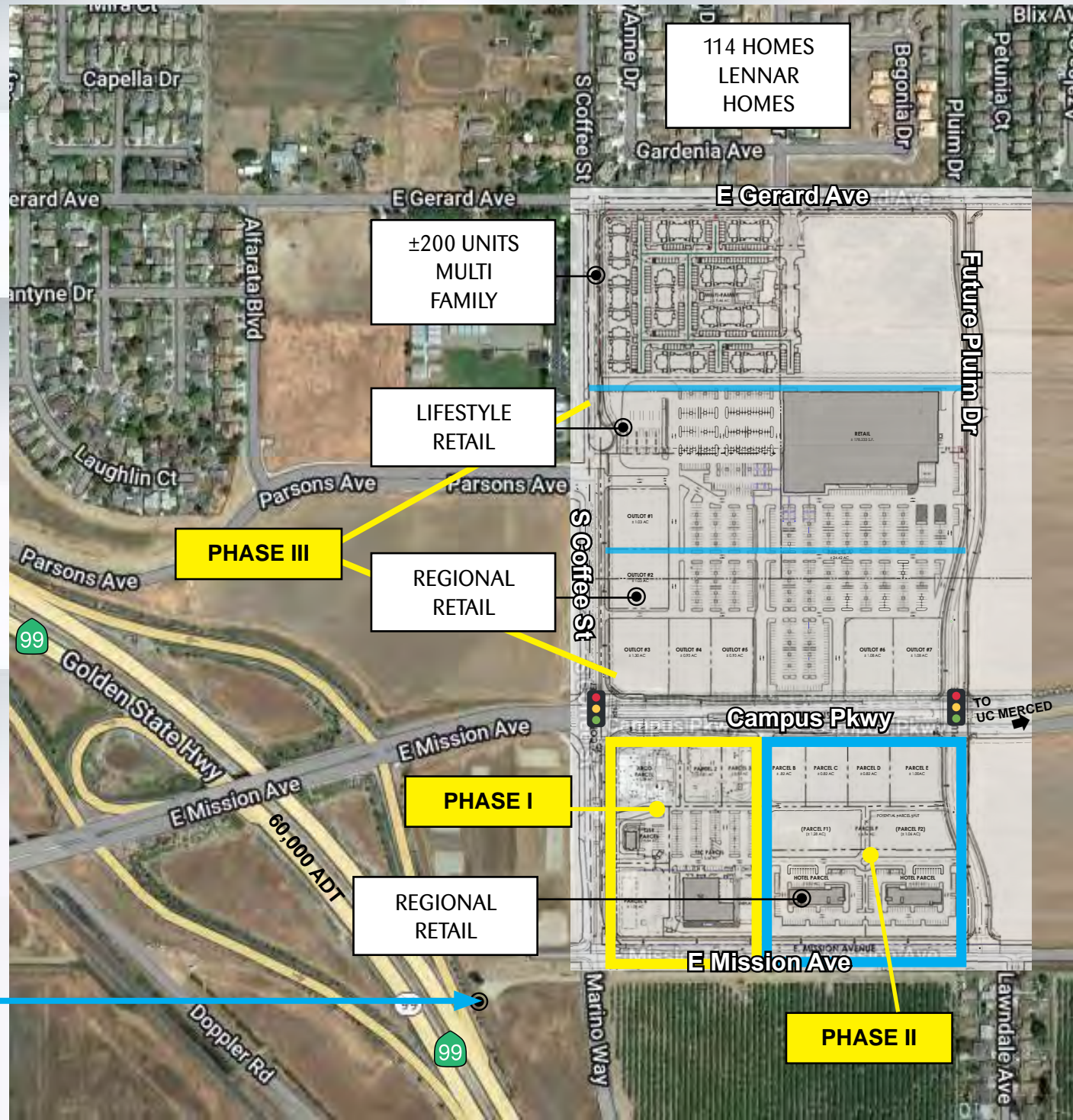


# Conceptual Plan

OFF-SITE FREEWAY PYLON SIGN



ON SITE SIGNAGE





# Retail Competition





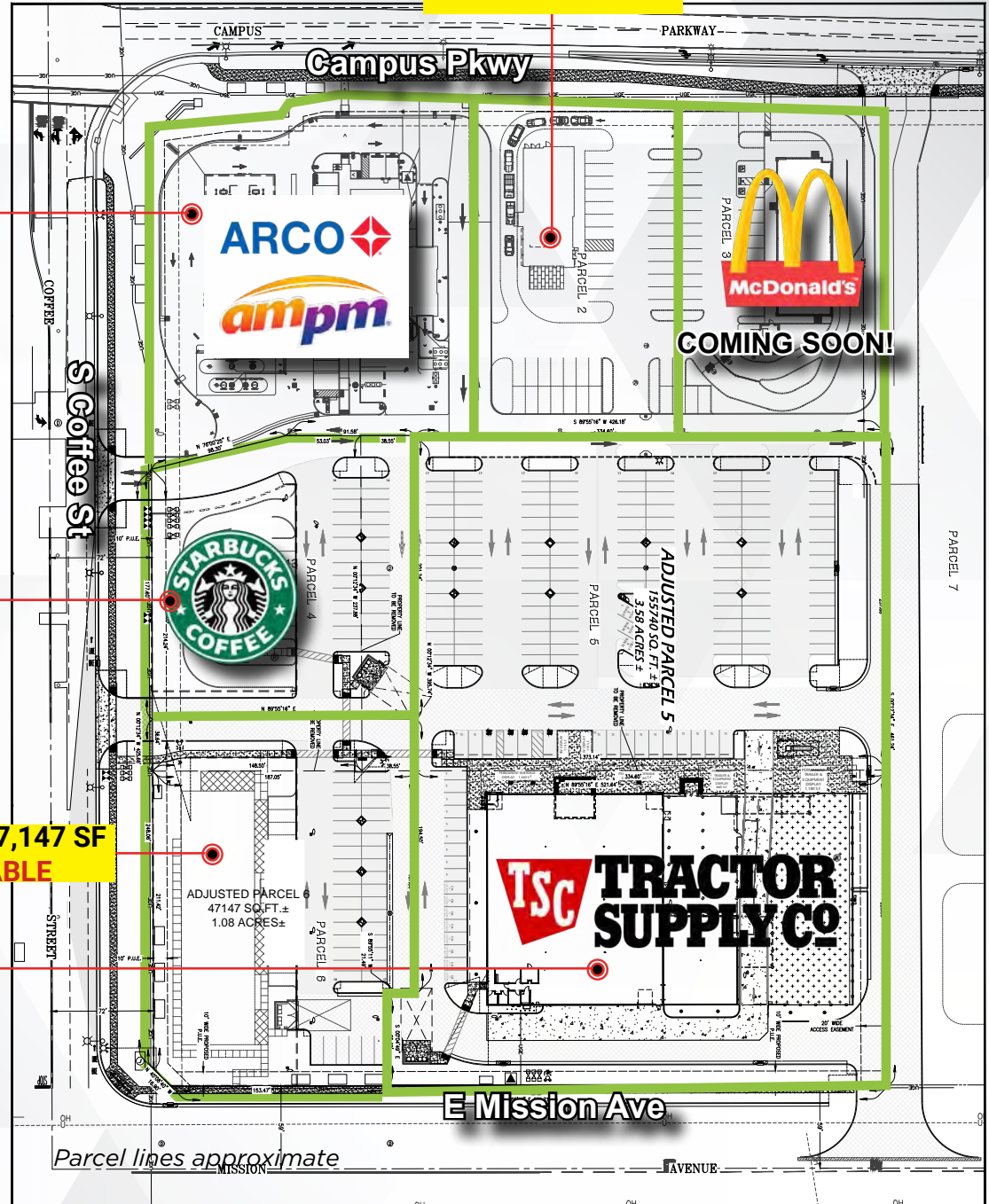
# Phase 1



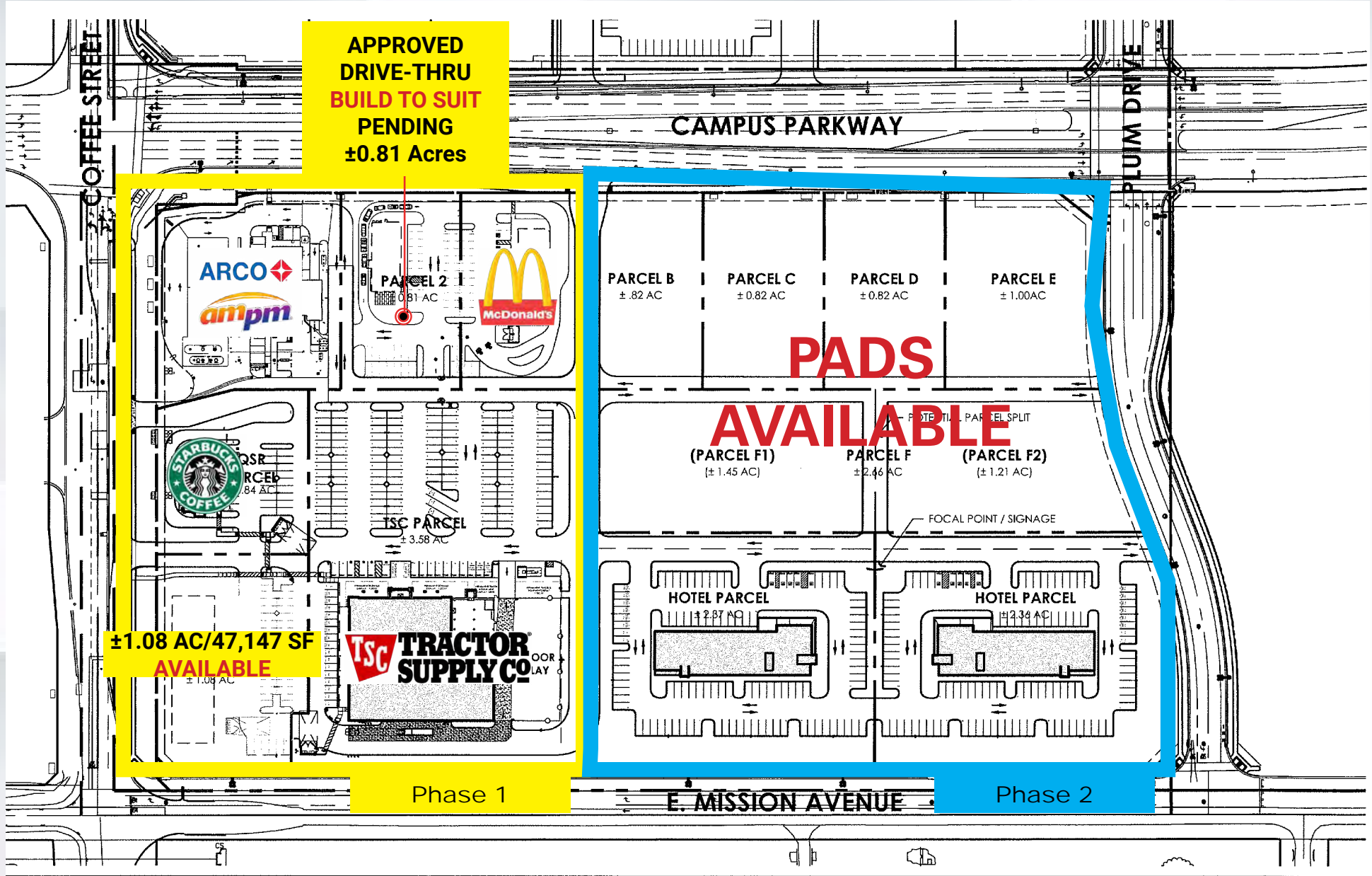
**APPROVED  
DRIVE-THRU  
BUILD TO SUIT  
PENDING  
±0.81 Acres**

**±1.08 AC/47,147 SF  
AVAILABLE**

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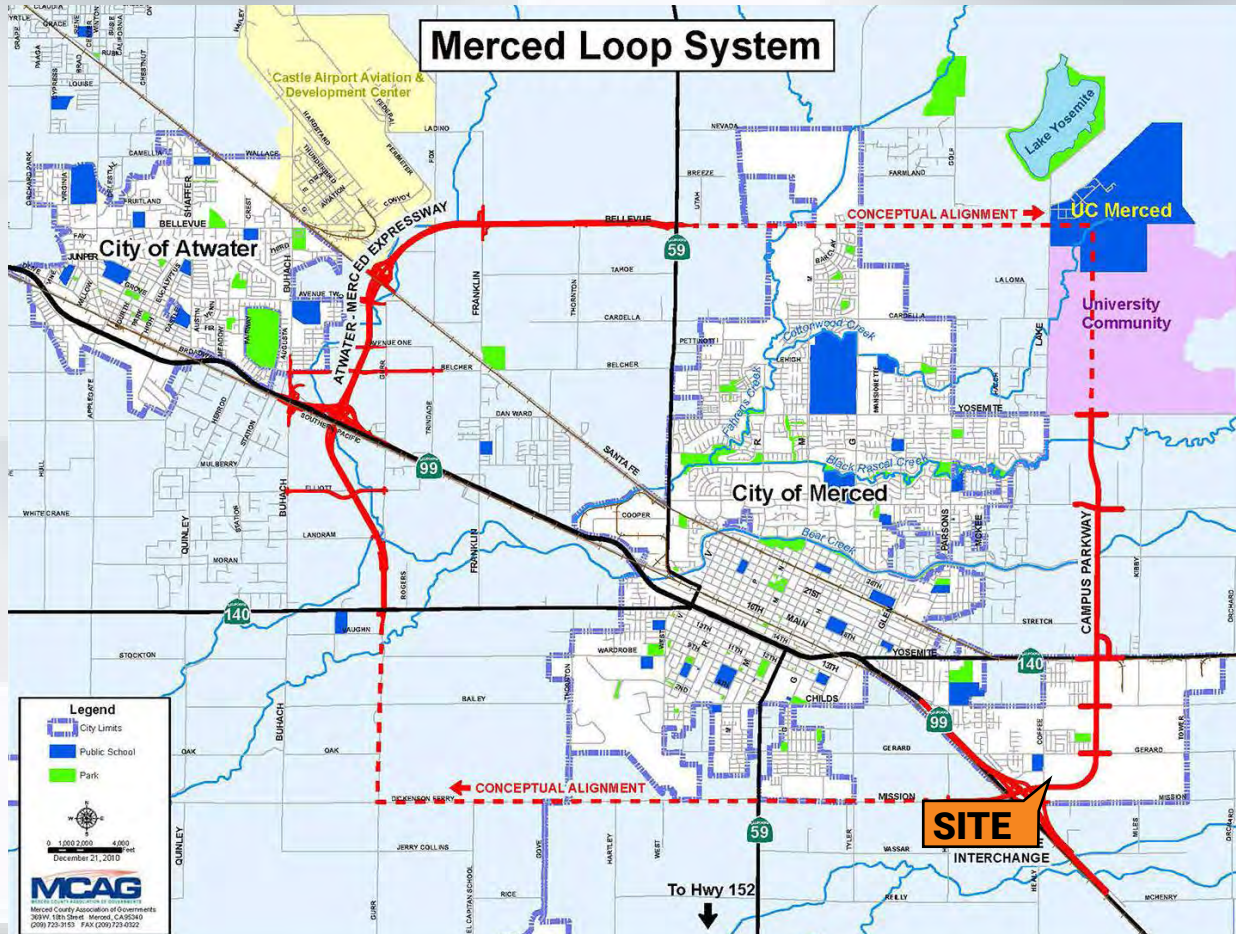


# Phase 1 & 2





# 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 (2020)

|          |         |
|----------|---------|
| 1 Mile:  | 4,866   |
| 3 Mile:  | 30,354  |
| 5 Mile:  | 83,593  |
| 10 Mile: | 128,416 |

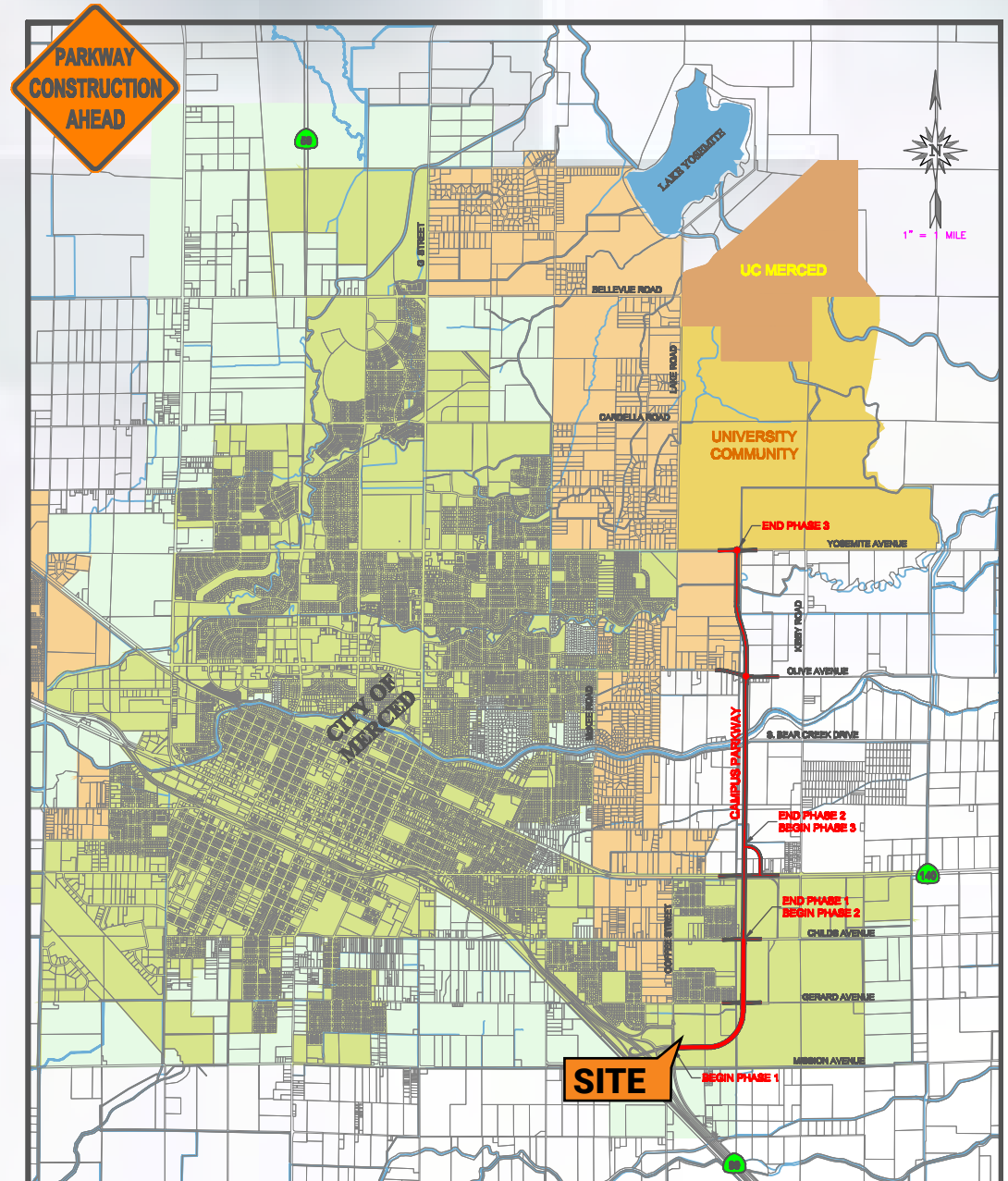
### AVERAGE HOUSEHOLD INCOME

|          |          |
|----------|----------|
| 1 Mile:  | \$56,350 |
| 3 Mile:  | \$69,921 |
| 5 Mile:  | \$68,356 |
| 10 Mile: | \$76,473 |

### DRIVE TIMES POPULATION

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

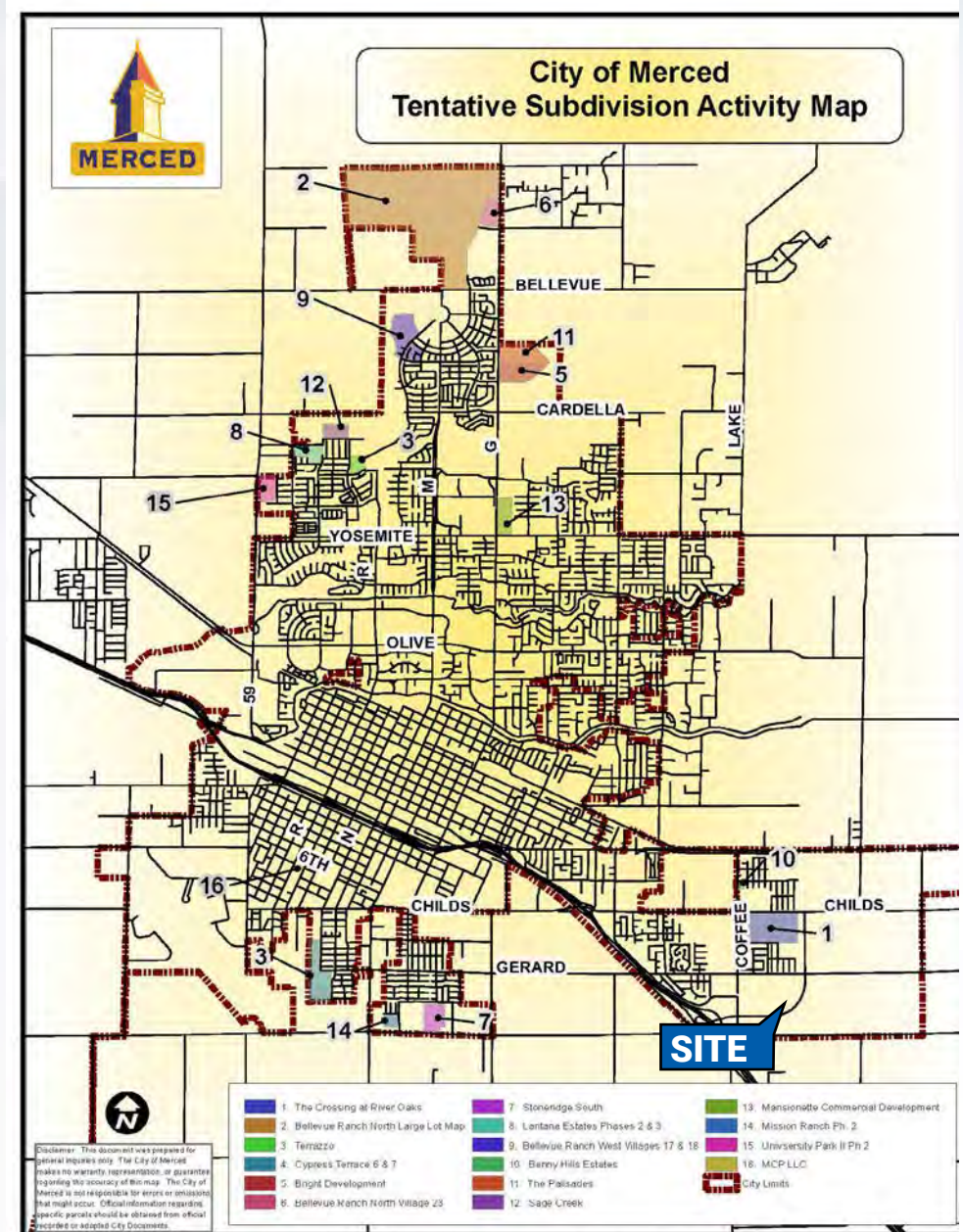
**NEWMARK**



# 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  |

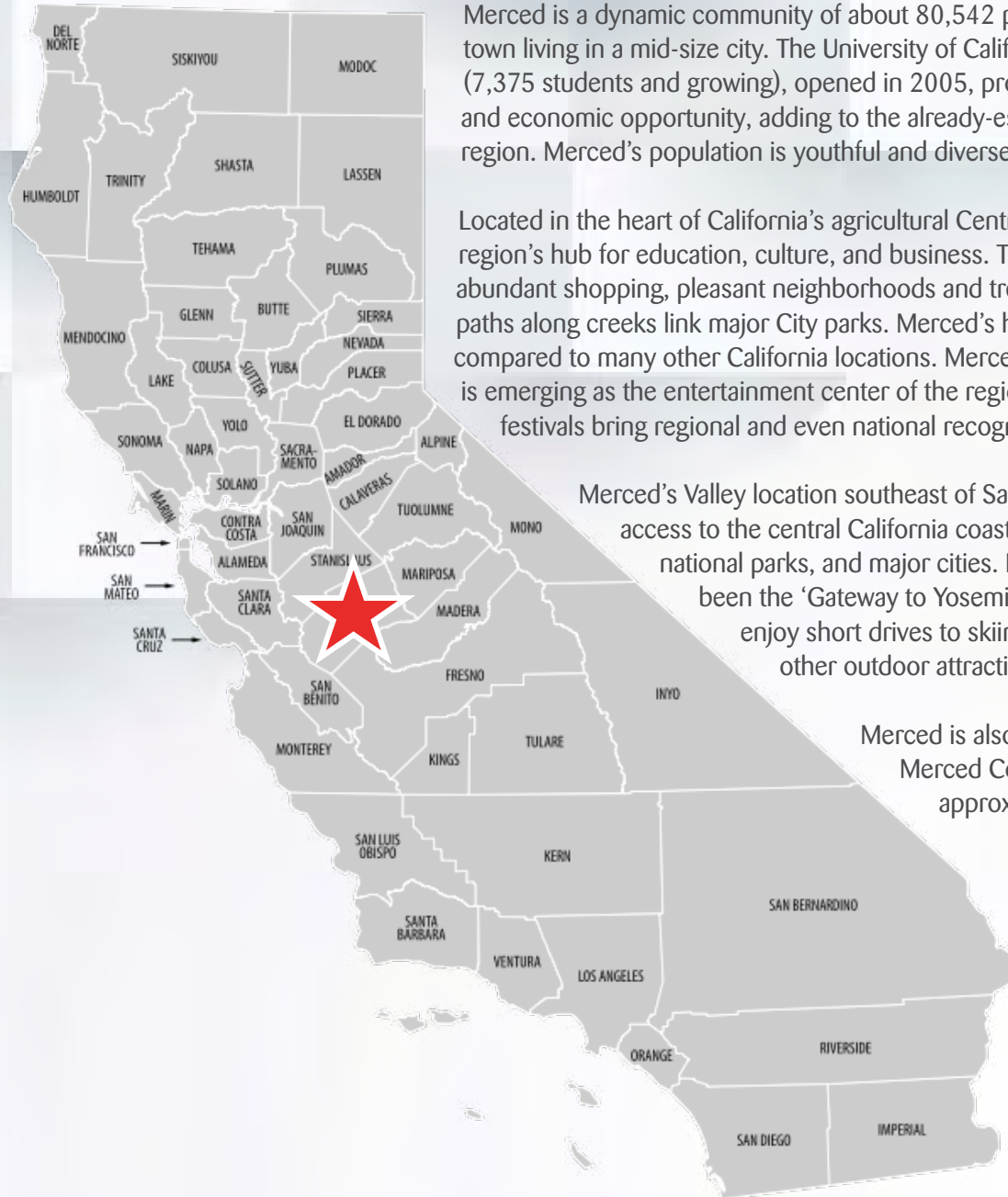




# Merced Area Profile

## 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 (7,375 students and growing), 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 JCOG 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

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

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

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**NEWMARK**



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

|                        |              |             |
|------------------------|--------------|-------------|
| <b>Traffic Counts:</b> | 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  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

For further information, please contact:

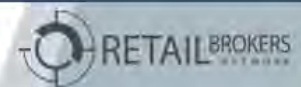
**Shane Anderson**

Direct Line: 559/650.1305  
sanderson@retailassociates.com  
DRE License #01422414

**Amber Holscher**

Direct Line: 559/650.1322  
amber@retailassociates.com  
DRE License #02039053

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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 HOSPITALS**

±14,799 ADT  
Yosemite Ave



For further information, please contact:

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**Amber Holscher**

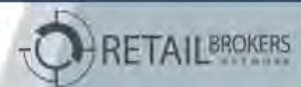
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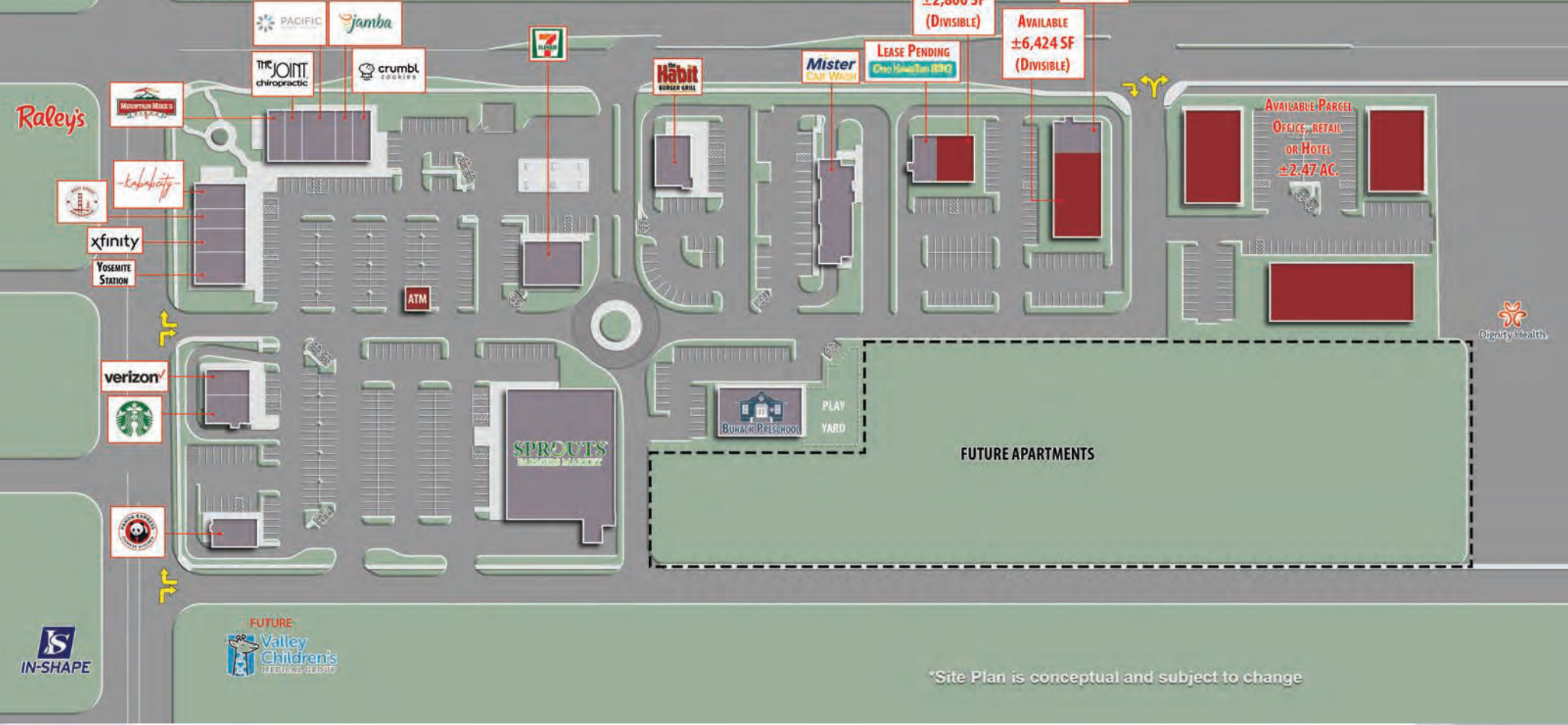




# YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA



MERCED COLLEGE  
11,552 Students



\*Site Plan is conceptual and subject to change



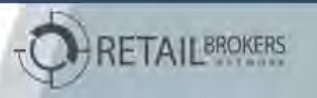
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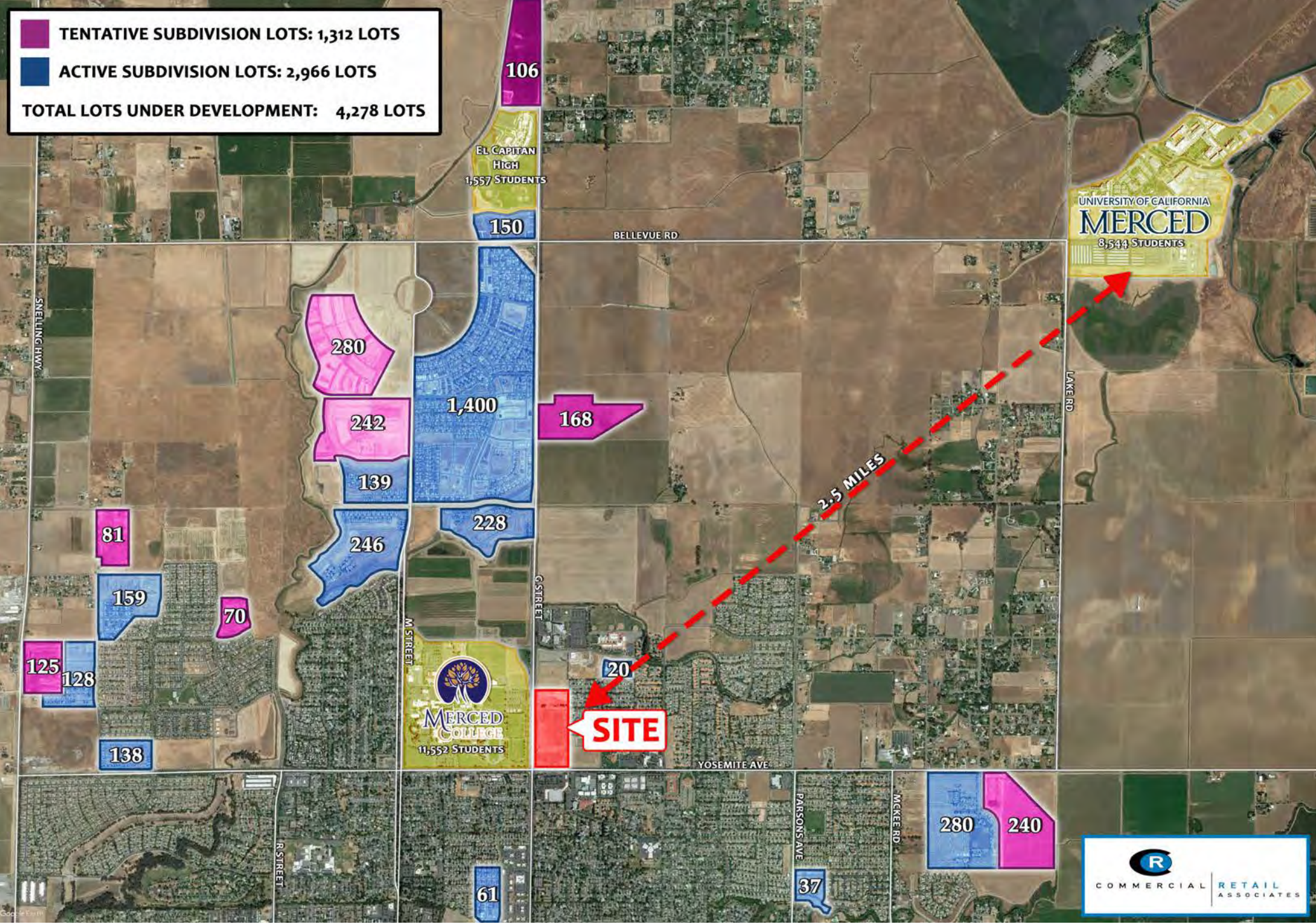
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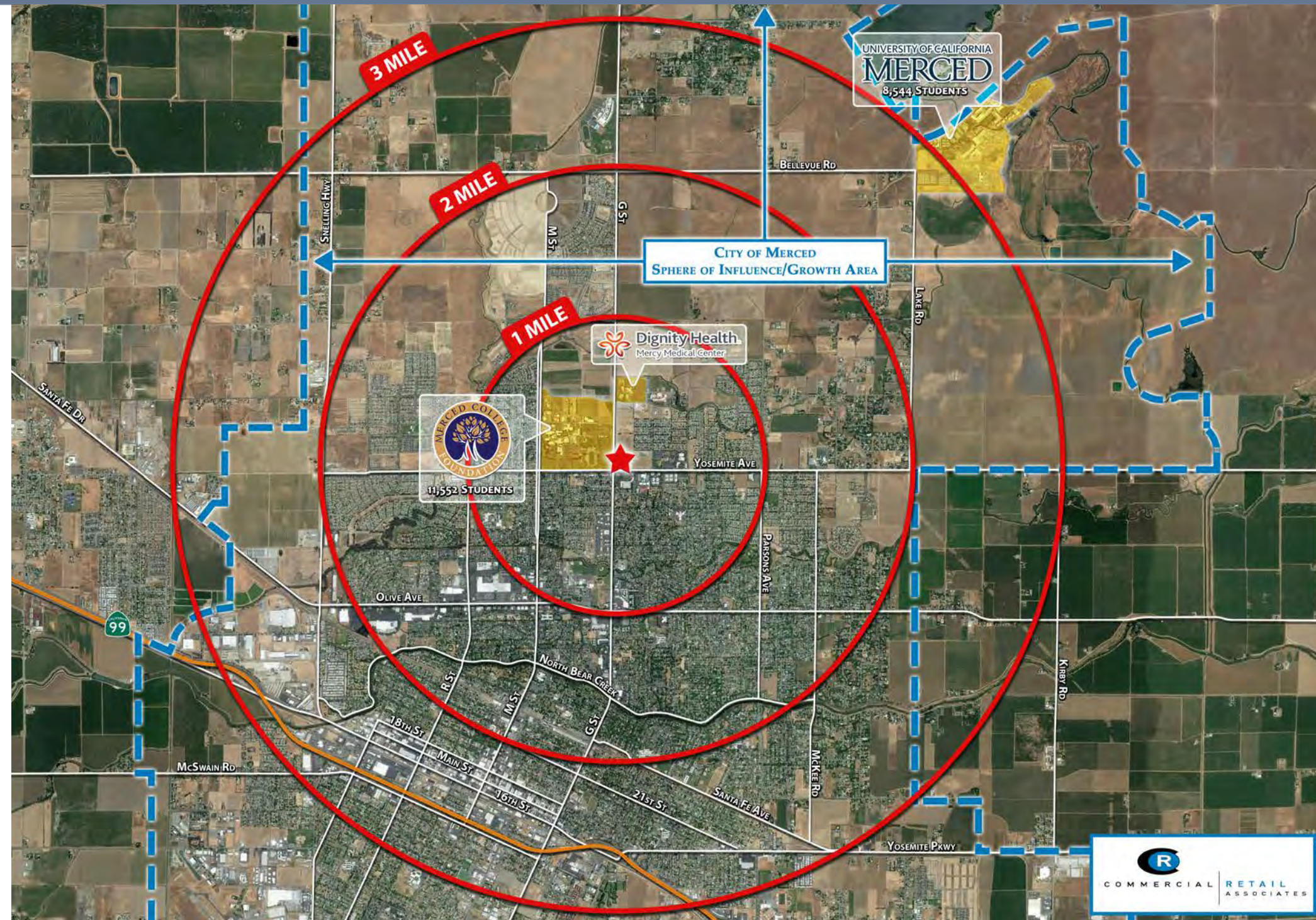
# YOSEMITE CROSSING SHOPPING CENTER | MERCED, CA

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





# 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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**NICK FRECHOU, SR V.P.**

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**RETAIL CALIFORNIA CRE**

A Division of Pearson Realty

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Fresno, CA 92711

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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:

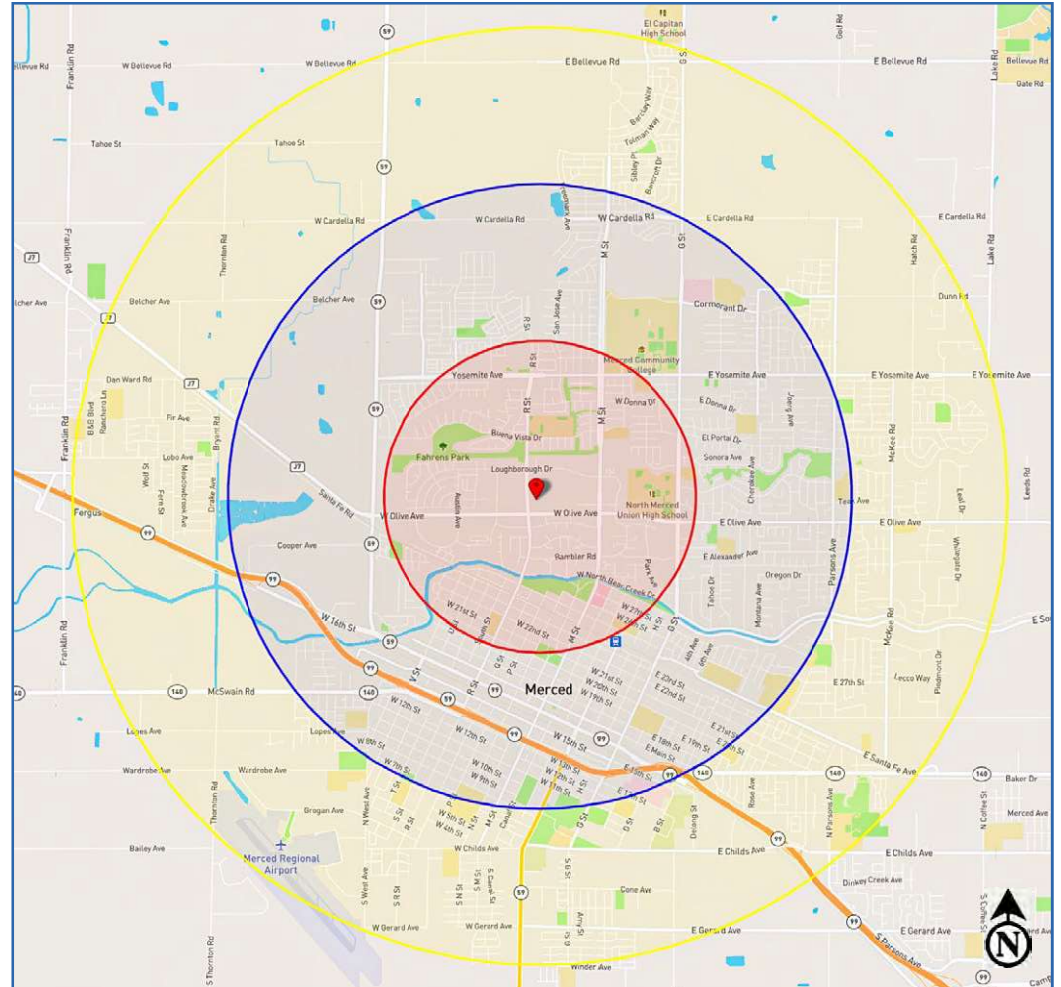
|                    | <u>1 Mile</u> | <u>2 Miles</u> | <u>3 Miles</u> |
|--------------------|---------------|----------------|----------------|
| Total Population:  | 17,222        | 54,115         | 89,978         |
| Total Households:  | 6,213         | 18,301         | 28,214         |
| Avg HH 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



### FOR INFORMATION, CONTACT:

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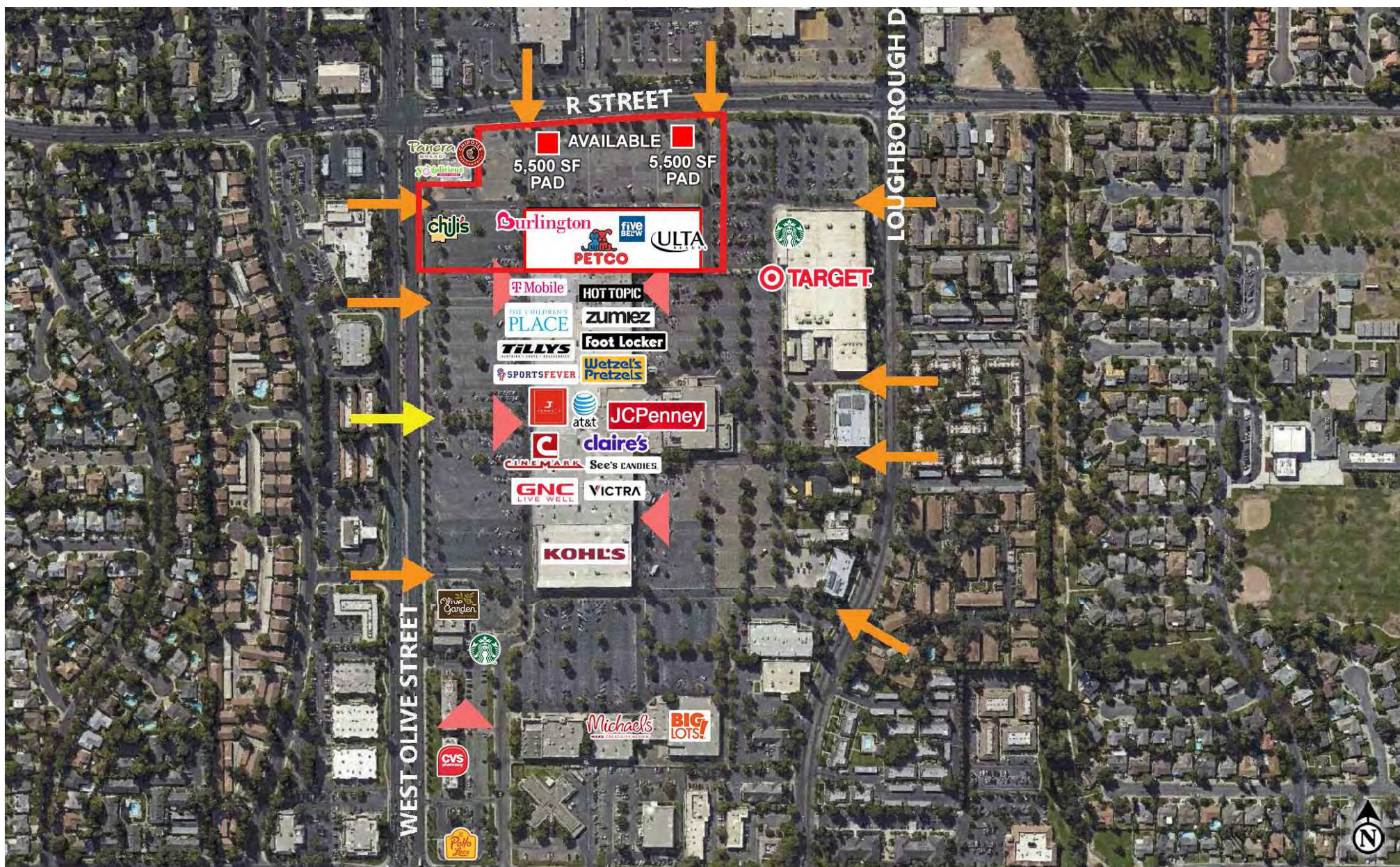




# MERCED MALL • JOIN TARGET, KOHLS, JC PENNEY, BIG LOTS, MICHAEL'S & CVS PHARMACY

## PRIME RETAIL SPACE AVAILABLE FOR LEASE

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



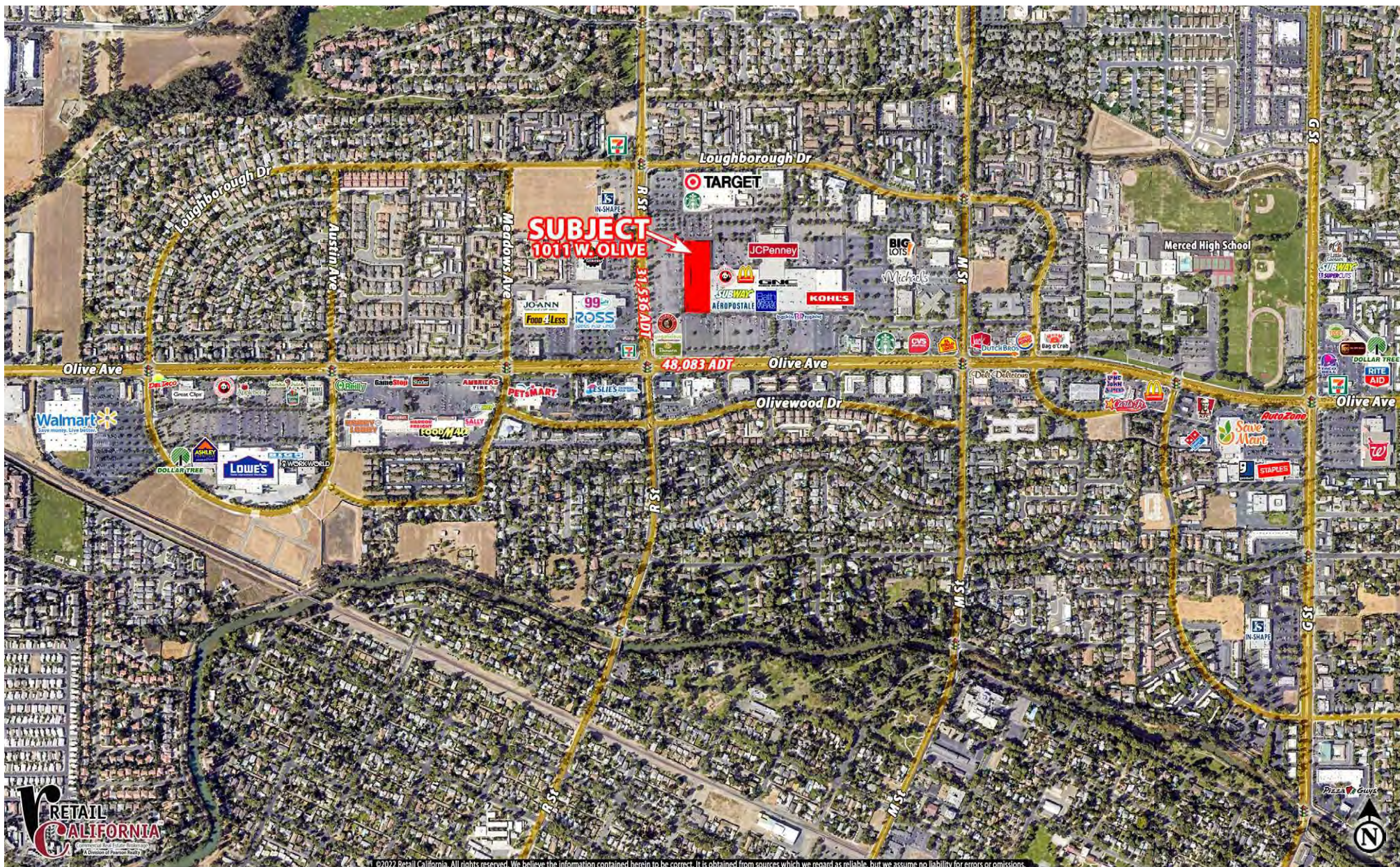
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## PRIME RETAIL SPACE AVAILABLE FOR LEASE

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### MERCED MALL TENANT MERCH PLAN



#### LOCATION MAP

NOT TO SCALE



#### SITE SUMMARY:

##### SITE AREA

|                        |          |             |
|------------------------|----------|-------------|
| SITE                   | ±8.13 AC | ±354,143 SF |
| BUILDING AREA          |          | 102,174 SF  |
| LAND TO BUILDING RATIO |          | 2.47/1      |
| COVERAGE               |          | 28.85%      |

##### PARKING REQUIREMENT

| USE                            | BLDG. AREA | RATIO REQ'D | REQ'D STALLS      |
|--------------------------------|------------|-------------|-------------------|
| GENERAL RETAIL                 | 91,174 SF  | 1/800       | 304 STALLS        |
| D/T RESTAURANT                 | 11,000 SF  | 10/1000     | 110 STALLS        |
| <b>TOTAL PARKING REQUIRED:</b> |            |             | <b>414 STALLS</b> |
| <b>PARKING PROVIDED:</b>       |            |             | <b>414 STALLS</b> |
| <b>PARKING RATIO:</b>          |            |             | <b>4.13/1000</b>  |

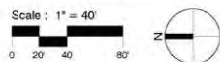
#### LEGEND:

- 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 warranties or guarantees of any kind are given or implied by the Architect.

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Future Retail  
Development - Building  
Pads currently under  
construction

Coffee Street

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

# Campus Parkway Plaza

Southeast Quadrant  
Highway 99 & Campus  
Parkway | Merced, CA

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

Drive-Thru  
Available



Campus Parkway



HWY  
99

±82,500 ADT

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**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<br>Pad B: ±2,400 SF<br>Pad C: ±3,200 SF<br>Pad D: ±5,000 SF<br>Pad E: ±4,000 SF<br>Pad F: ±1,800 SF end-cap with drive-thru |
| Pricing       | Contact broker   |



Rendering of Hilton Garden Inn

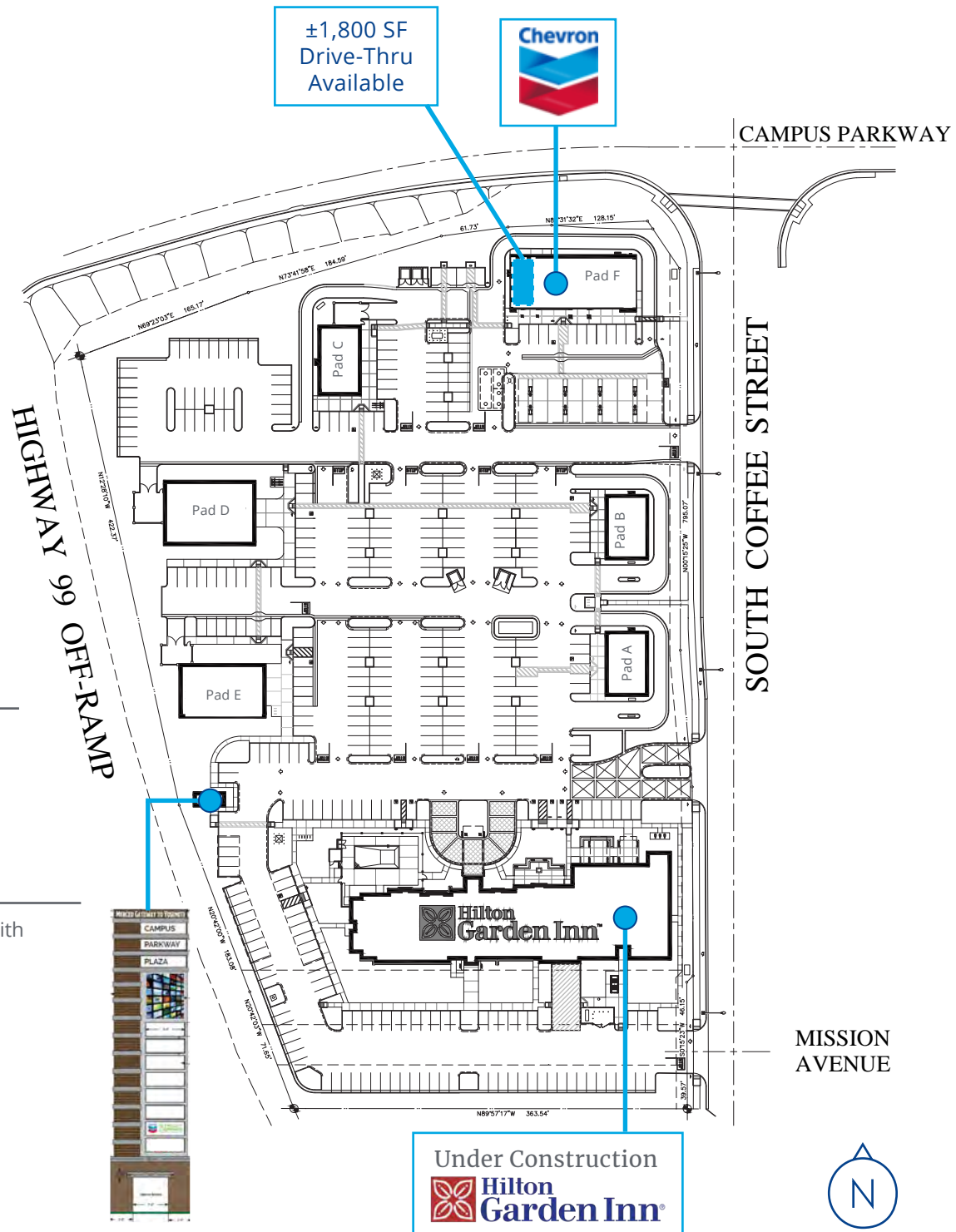
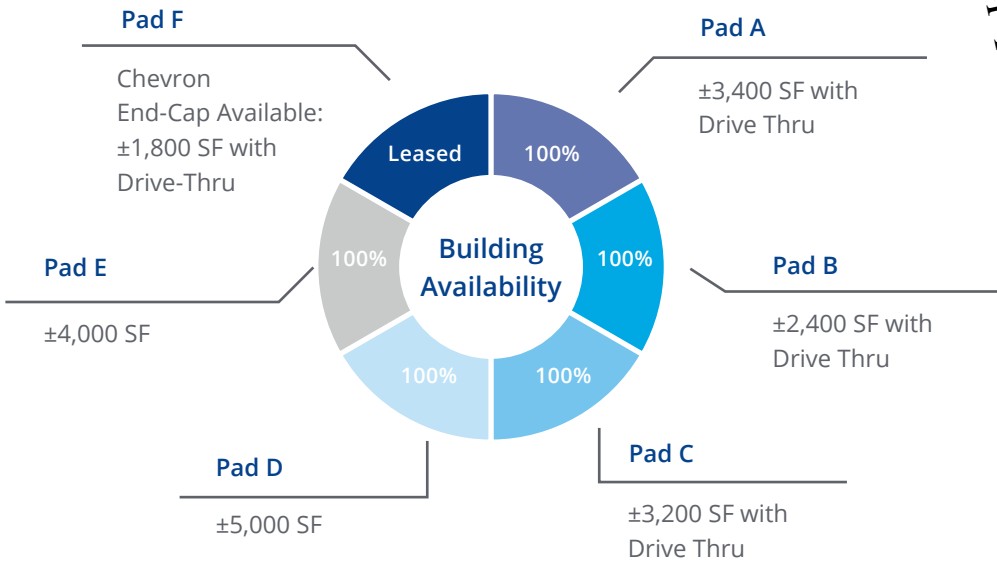
# Campus Parkway Plaza

SEQ Highway 99 & Campus Parkway  
Merced, California

Pads Available for Ground Lease or Build-to-Suit

## Master Site Plan

### Proposed Building Area



Contact Us:  
 Scott Buchanan | [scott.buchanan@colliers](mailto:scott.buchanan@colliers) | Zack Kaufman | [zack.kaufman@colliers](mailto:zack.kaufman@colliers)



Brandon Takemoto | [brandon.takemoto@colliers](mailto:brandon.takemoto@colliers)





# Campus Parkway Plaza Merced, CA

**Merced Mall**



**JO-ANN** **ROSS**  
DRESS FOR LESS

**Food 4 Less** **99¢**



**Merced Marketplace**

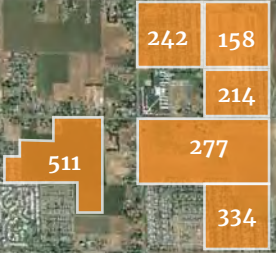


**HOBBY LOBBY** **Sizzler**

**O'Reilly** **SUBWAY**

**GameStop** **WORLD OF MASCOTS**

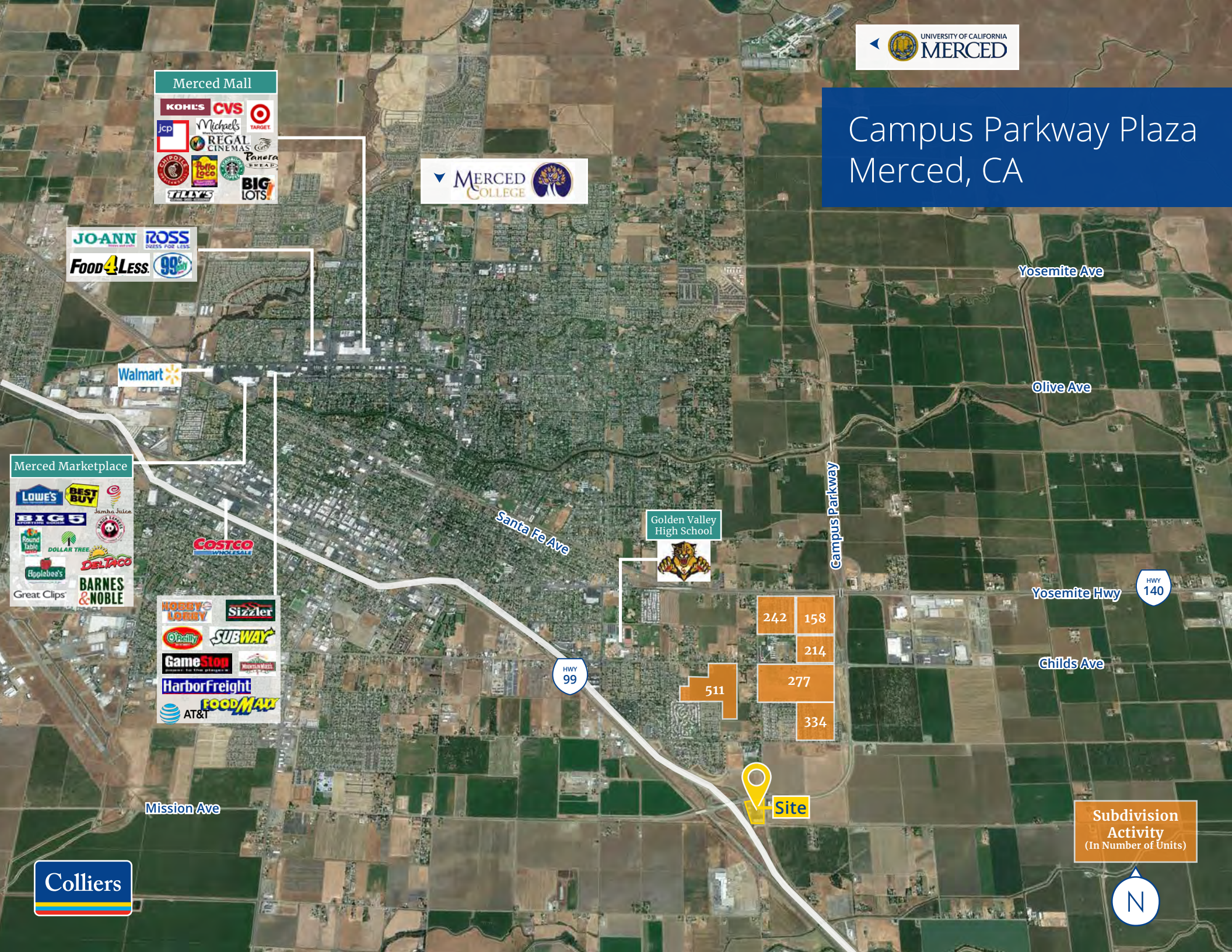
**Harbor Freight** **AT&T** **FOOD MAXX**



Mission Ave



**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.

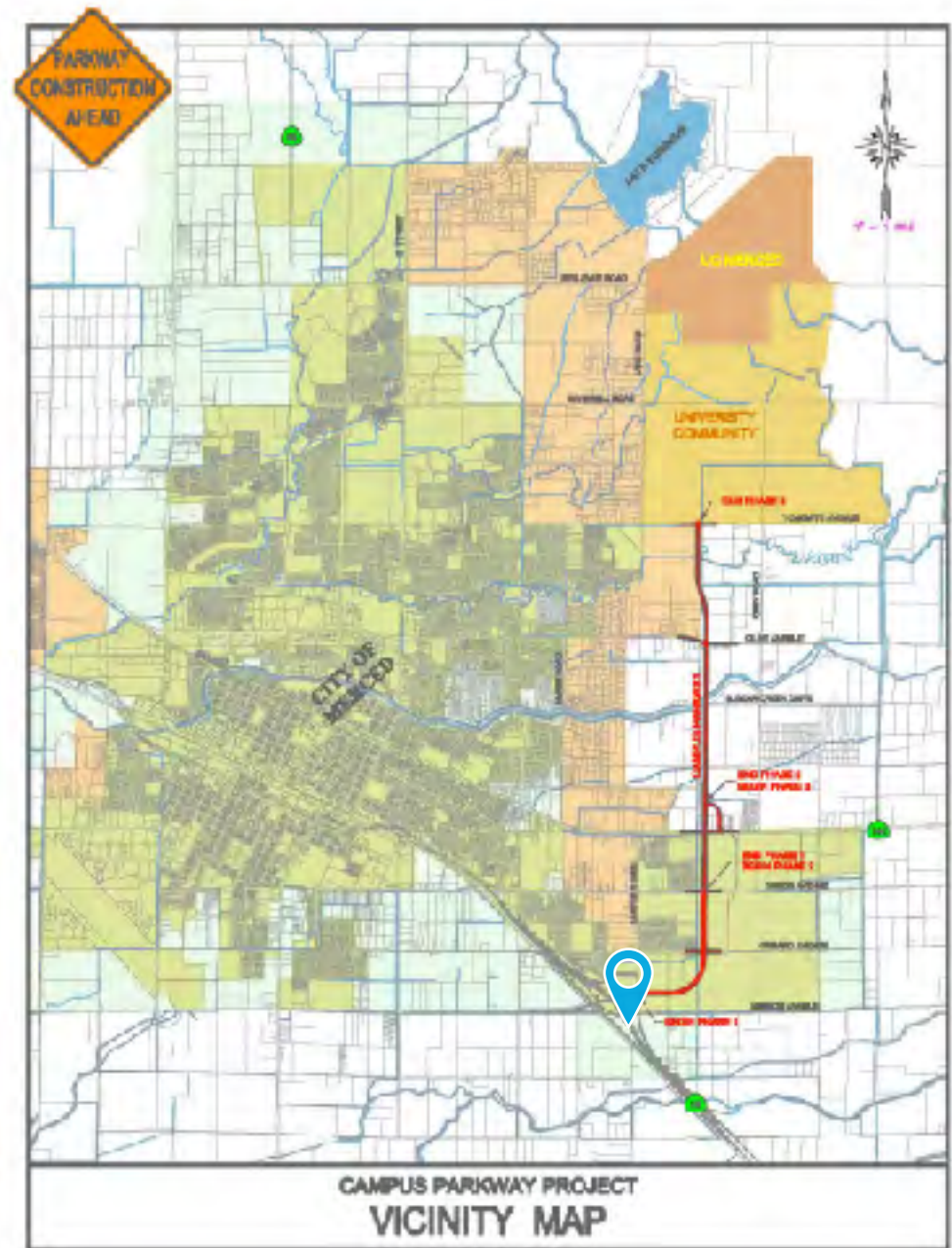
Source: City of Merced

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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

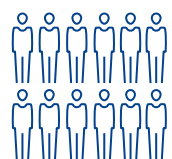
city parks. Even with recent increases in prices, Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

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: City of Merced

## Demographics

Source: Alteryx.com | 5 Mile Radius



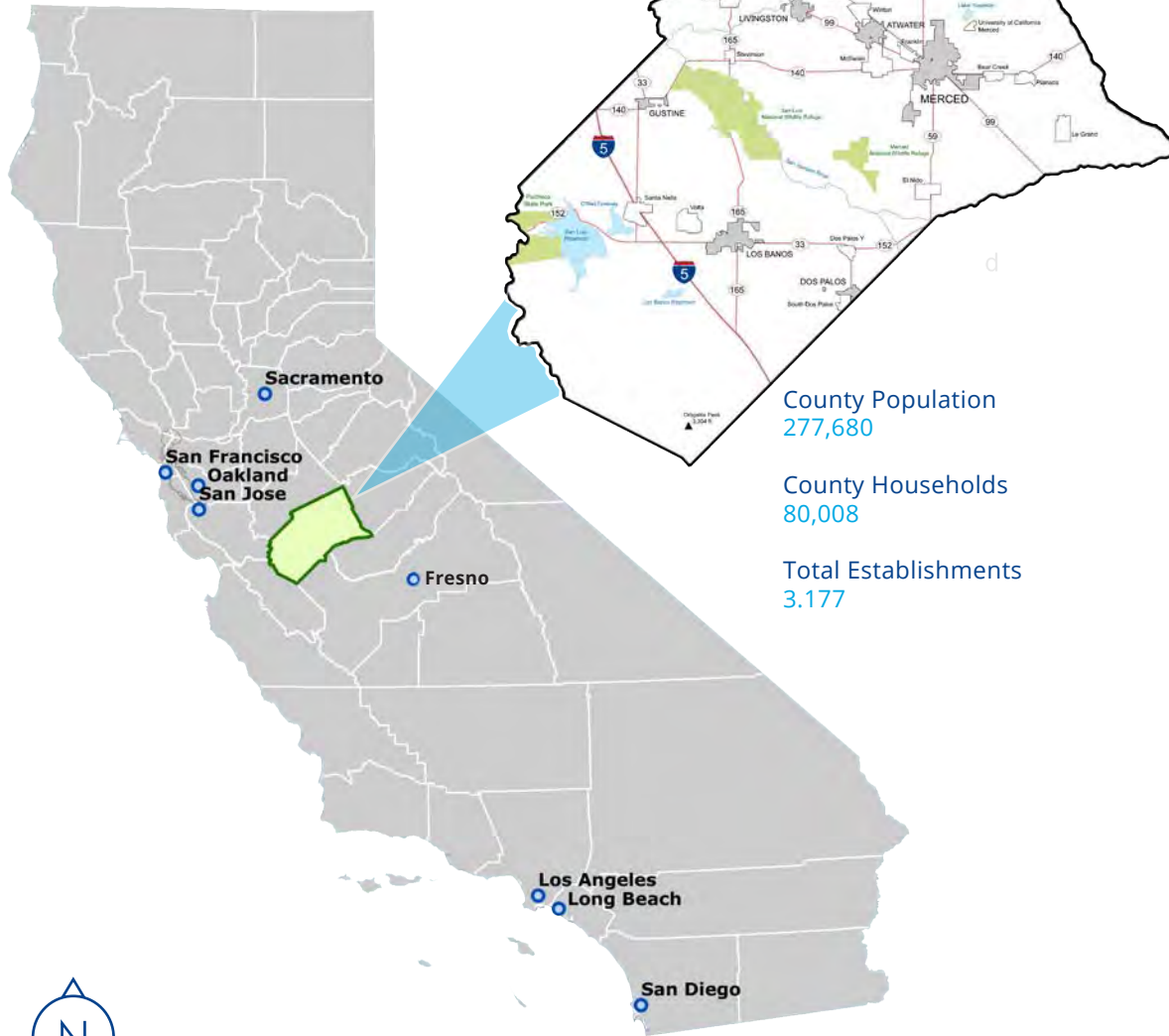
2022  
population  
**86,616**



2022 Average  
Household Income  
**\$75,193**

|                           | 1 Mile   | 3 Miles  | 5 Miles  | 10 Miles |
|---------------------------|----------|----------|----------|----------|
| <b>Population (2022)</b>  | 4,894    | 28,915   | 86,616   | 130,943  |
| <b>Population (2027)</b>  | 5,127    | 29,870   | 89,363   | 136,041  |
| <b>Daytime Population</b> | 268      | 3,649    | 21,466   | 26,817   |
| <b>Total Households</b>   | 1,396    | 8,900    | 28,020   | 40,377   |
| <b>Avg. HH Income</b>     | \$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.





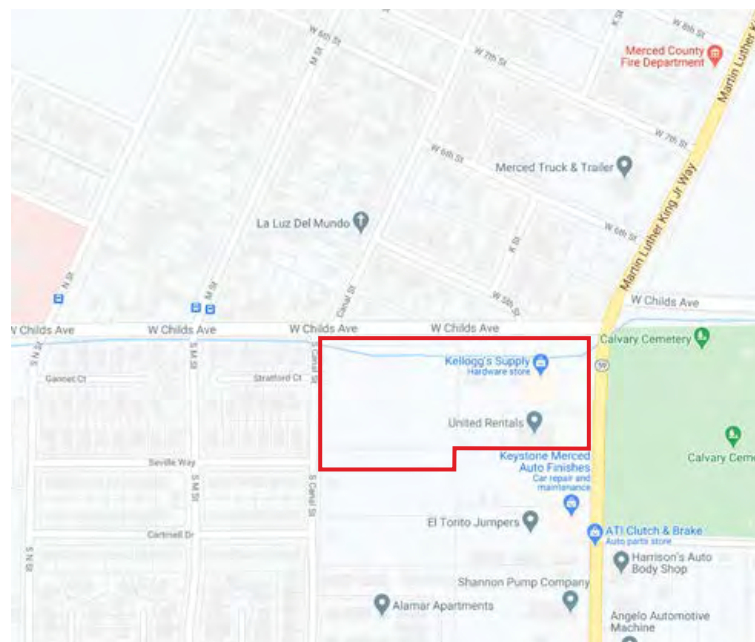


## DETAILS

|                    |   |
|--------------------|---|
| Lot Size           | <b>±6.55 acres</b>                                |
| APN                | <b>059-240-081</b>                                |
| Owner              | <b>City of Merced</b>                             |
| Zoning             | <b>Commercial shopping district</b>               |
| Preferred Land Use | <b>Grocery anchor, personal services and pads</b> |

## PROPERTY OVERVIEW

- Proposed neighborhood shopping center close to middle and elementary schools, county fairgrounds, and regional airport
- High community demand for retail shopping center
- South Merced is a growth area with many new proposed single family and multifamily projects



## FOR MORE INFORMATION, PLEASE CONTACT:

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 dean@kozrealestate.com  
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**AERIAL LOCATION MAP**

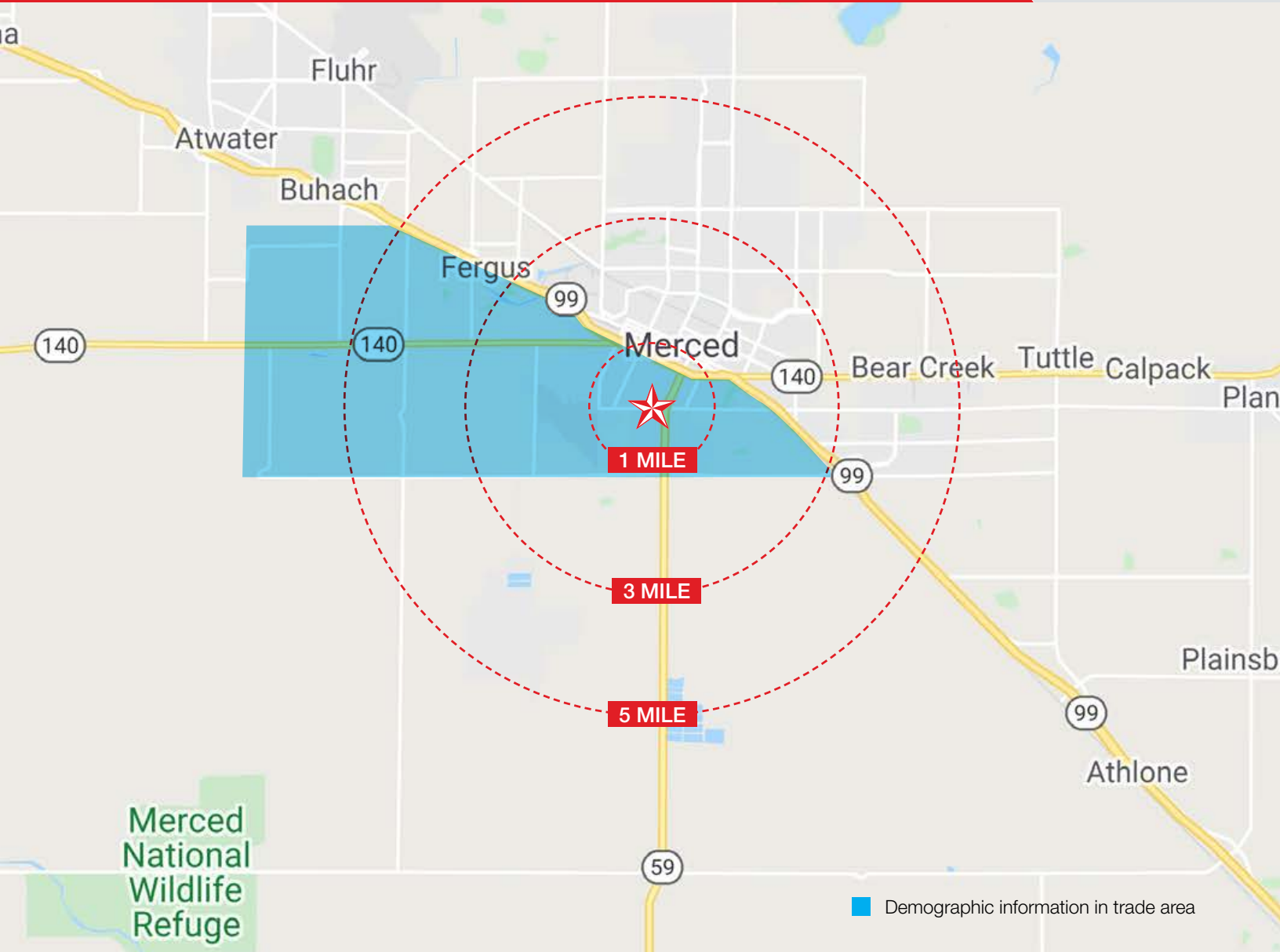




**NEIGHBORHOOD AREA**







**DEMOGRAPHICS**

**Population**

|                         | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|--------|--------|--------|
| Total population (2020) | 18,501 | 38,349 | 67,806 |
| Median age              | 25.8   | 28.4   | 29.6   |

**Households & Income**

|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Total households   | 4,316     | 10,833    | 20,496    |
| Average HH income  | \$46,985  | \$51,957  | \$58,374  |
| Average home value | \$281,577 | \$298,365 | \$309,019 |

Source: Demographic data derived from 2010 U.S. Census.

**OVERVIEW**

- 25.1% household growth from 2010-2024
- Gentrification area with a projected 14.5% Median household increase by 2024
- Over 300 new homes planned/development





## HOUSING DEVELOPMENTS

| Project Name              | Status  |
|---------------------------|---|
| Cypress Terrace – Phase 3 | 25 new homes in development                               |
| Cypress Terrace East      | 85 new homes in planning                                  |
| Mission Ranch – Phase 1   | 66 new homes in development, 70 homes planned for Phase 4 |
| Stone Ridge South         | Master plans approved, 60-70 units planned                |
| Childs Court Apartments   | 119 proposed apartments                                   |
| Gateway Commons           | 200 proposed apartments                                   |
| Merced Gateway Center     | 178 proposed apartments                                   |



# FOR SALE

70.89± ACRES OF BUSINESS PARK LAND

PLEASE SEE PAGE 4 FOR PERMITTED USES

## Merced Gateway Merced, CA

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**Michael Arfsten**

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**Nick Frechou**

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COFFEE STREET

SITE

GERARD AVENUE

17.77± ACRES

PROPOSED CHEVRON

CAMPUS PARKWAY

53.12± ACRES

MISSION AVENUE



99

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](http://www.cityofmerced.org) 2018

### PROPERTY DETAILS

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

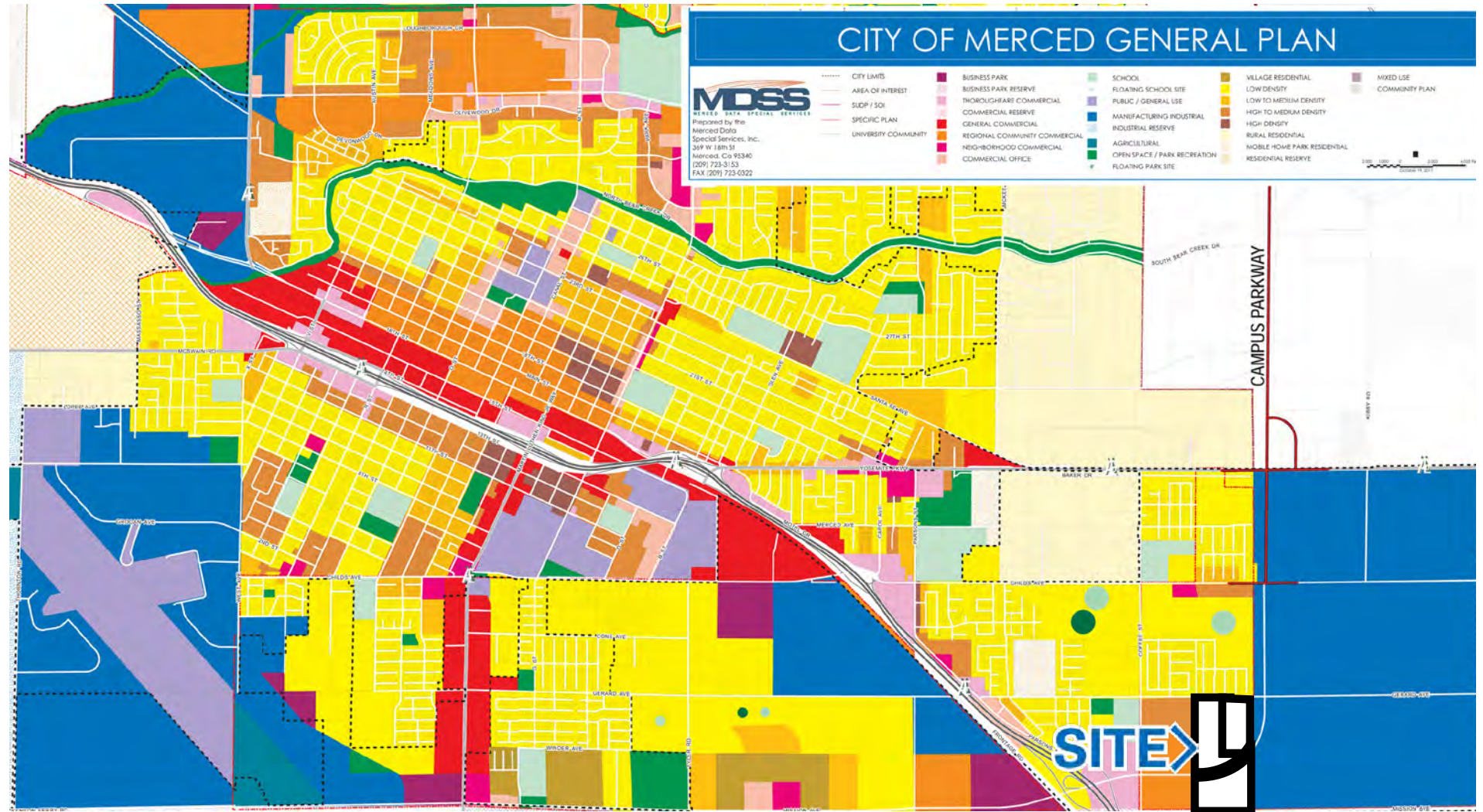
### Business Park With Many Permitted Commercial Uses

| ZONING:       | USES  |
|---------------|---|
| <b>P</b>      | 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) |
| <b>M</b>      | Parks & Recreational Facilities, Public Safety Facilities, Rehabilitation Centers, Social Assistance Services   |
| <b>SP</b>     | 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                |
| <b>C</b>      | 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)       |
| <b>LEGEND</b> | <b>P:</b> Permitted Use   <b>M:</b> Minor Use Permit Required   <b>SP:</b> Site Plan Review Permit Required   <b>C:</b> Conditional Use Permit  |



# MERCED GATEWAY

## City of Merced General Plan



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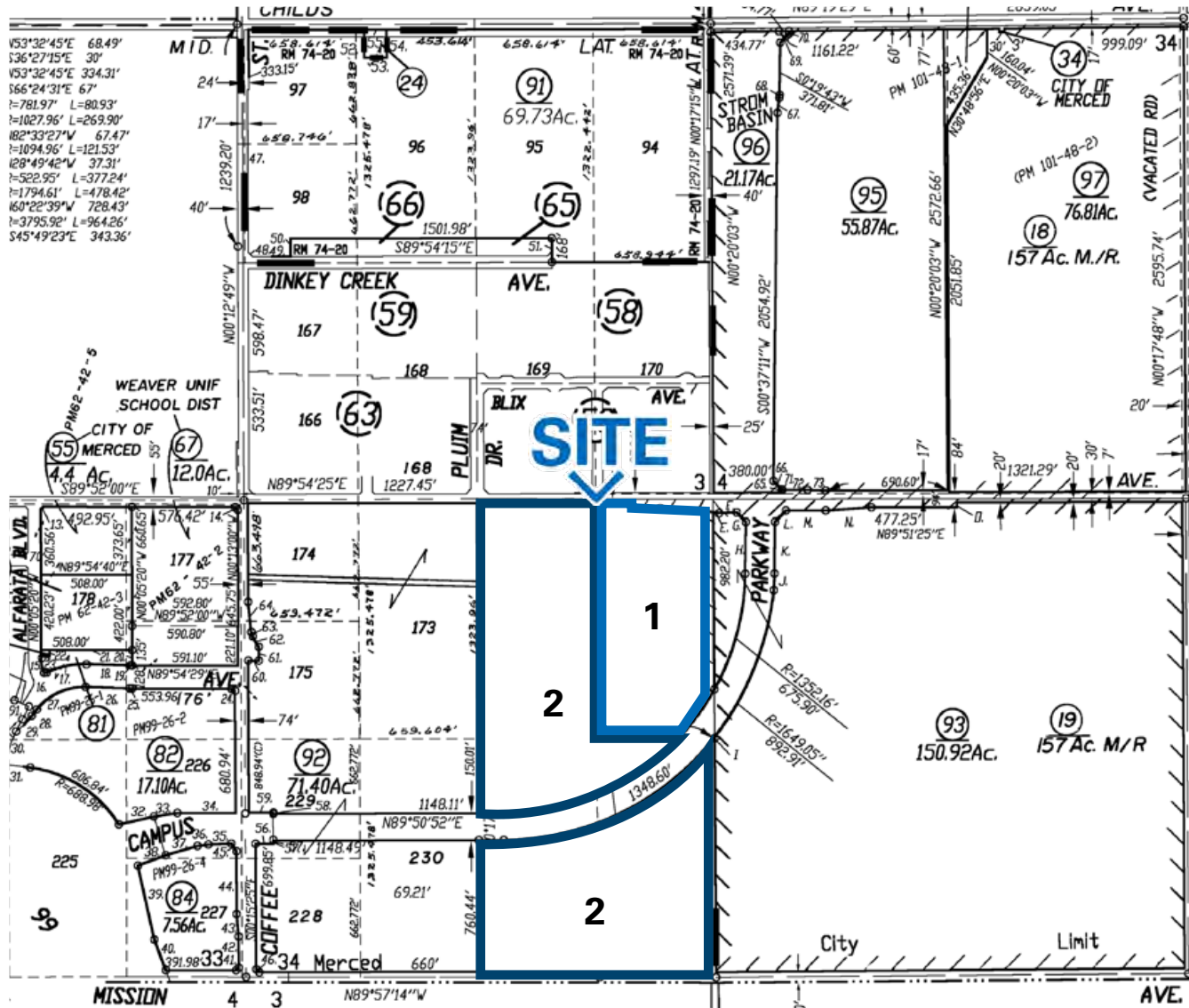
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MERCED GATEWAY

Parcel Map



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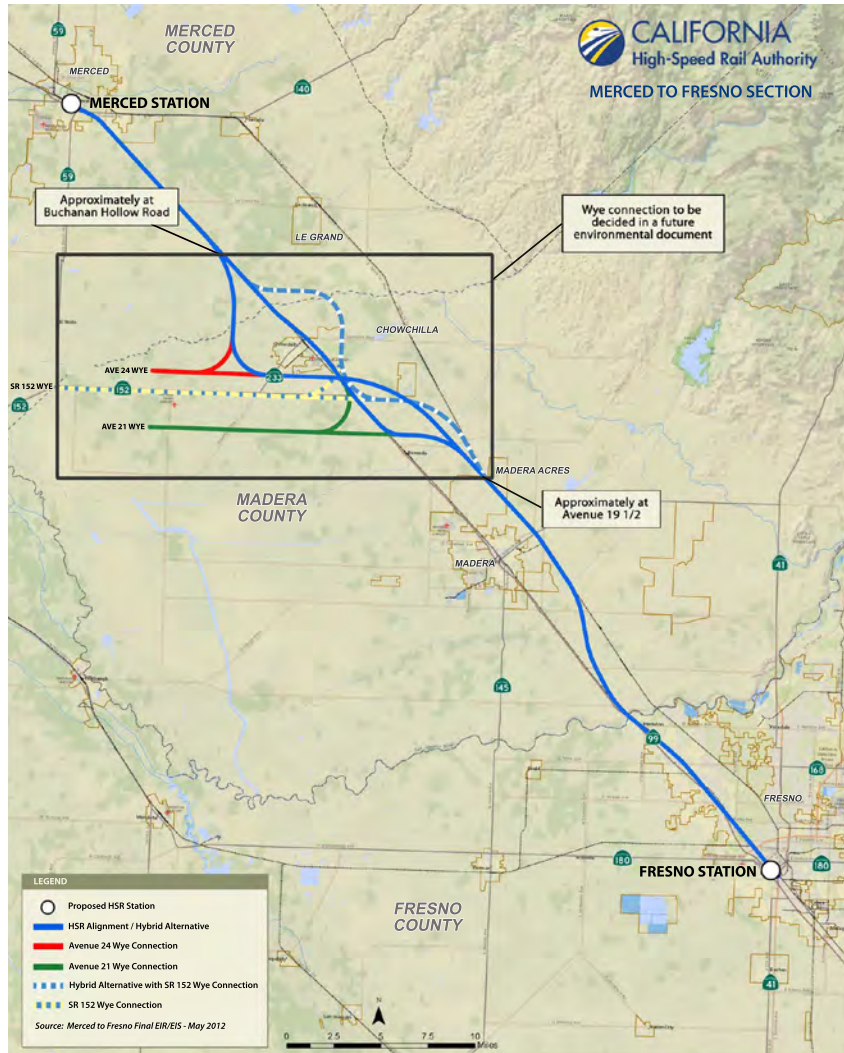
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# MERCED GATEWAY

## Greater Merced - High Speed Rail



## 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*

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