

Campus Parkway Plaza

SEQ Highway 99 & Campus Parkway | Merced, CA

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



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



Future Retail Development - Building Pads currently under construction



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Scan Code to let us know what businesses you would like to see here!



- 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

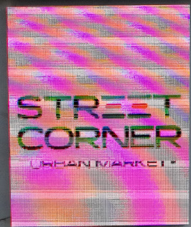
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|---------------|--|
| Location | Southeast quadrant of Highway 99 and Campus Parkway, Merced, CA |
| Site Area | ±8.16 acres |
| Building Area | Pad A: ±2,400 SF Pad B: ±2,400 SF Pad C: ±3,200 SF Pad D: ±5,000 SF Pad E: ±4,000 SF Pad F: ±1,800 SF end-cap with drive-thru |
| Pricing | Contact broker |

MERCED GATEWAY TO YOSEMITE

CAMPUS

PARKWAY

PLAZA



Your

Name

Here

HIGHWAY 99
MONUMENT SIGNAGE



Hilton Garden Inn

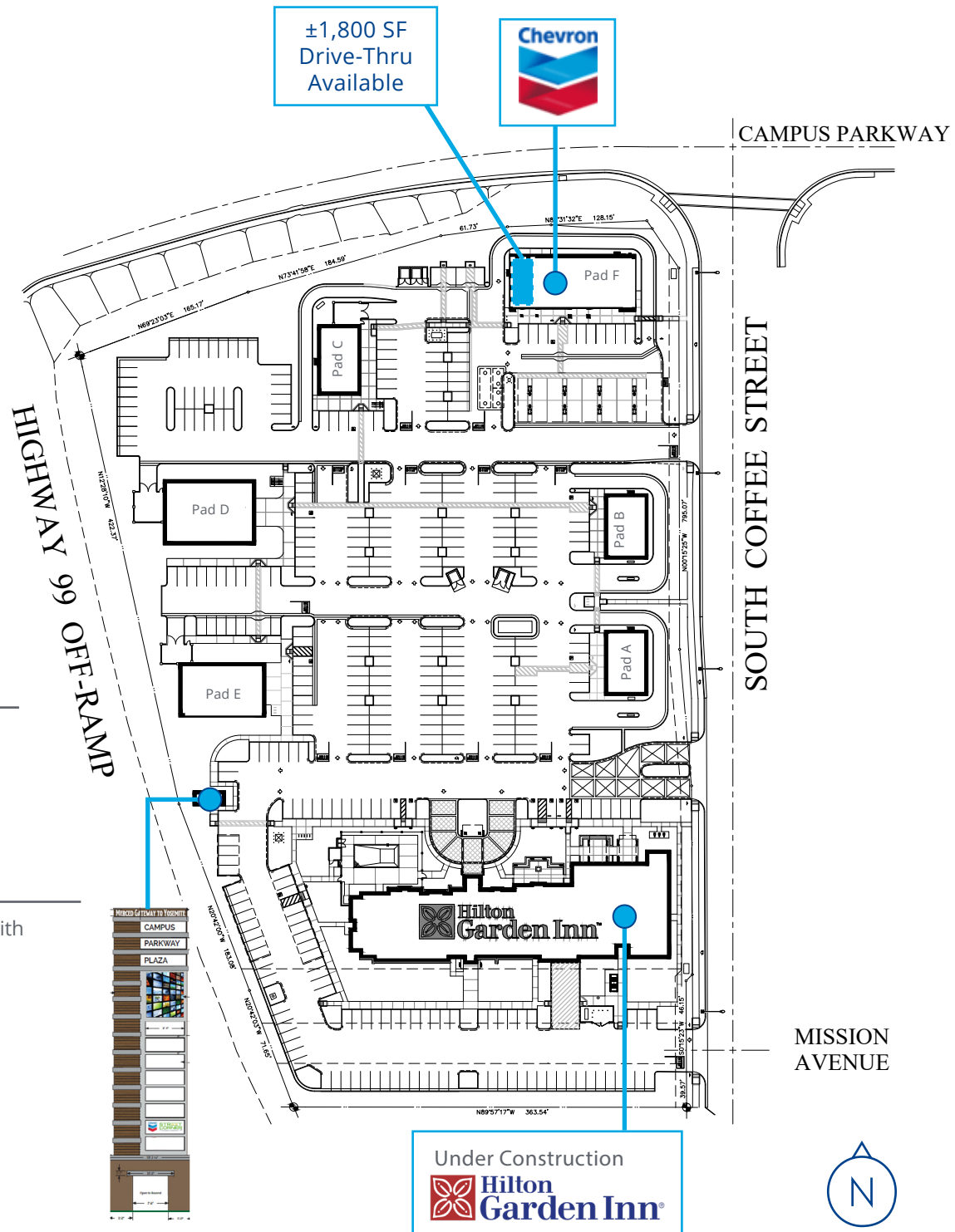
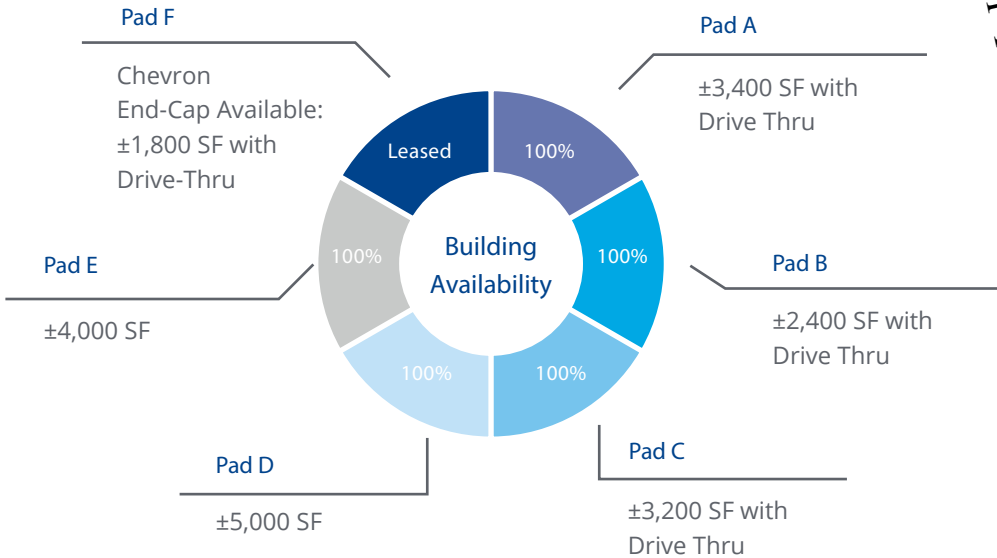
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SEQ Highway 99 & Campus Parkway
Merced, California

Pads Available for Ground Lease or Build-to-Suit

Master Site Plan

Proposed Building Area



Contact Us:

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Campus Parkway Plaza Merced, CA

Merced Mall



JO-ANN
DRESS FOR LESS

ROSS
DRESS FOR LESS

Food 4 Less **99¢ ONLY**



Merced Marketplace

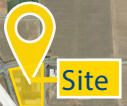
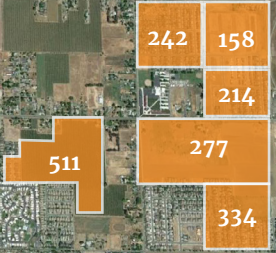


HOBBY LOBBY **Sizzler**

O'Reilly **SUBWAY**

GameStop **Mountain Meats**

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



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.

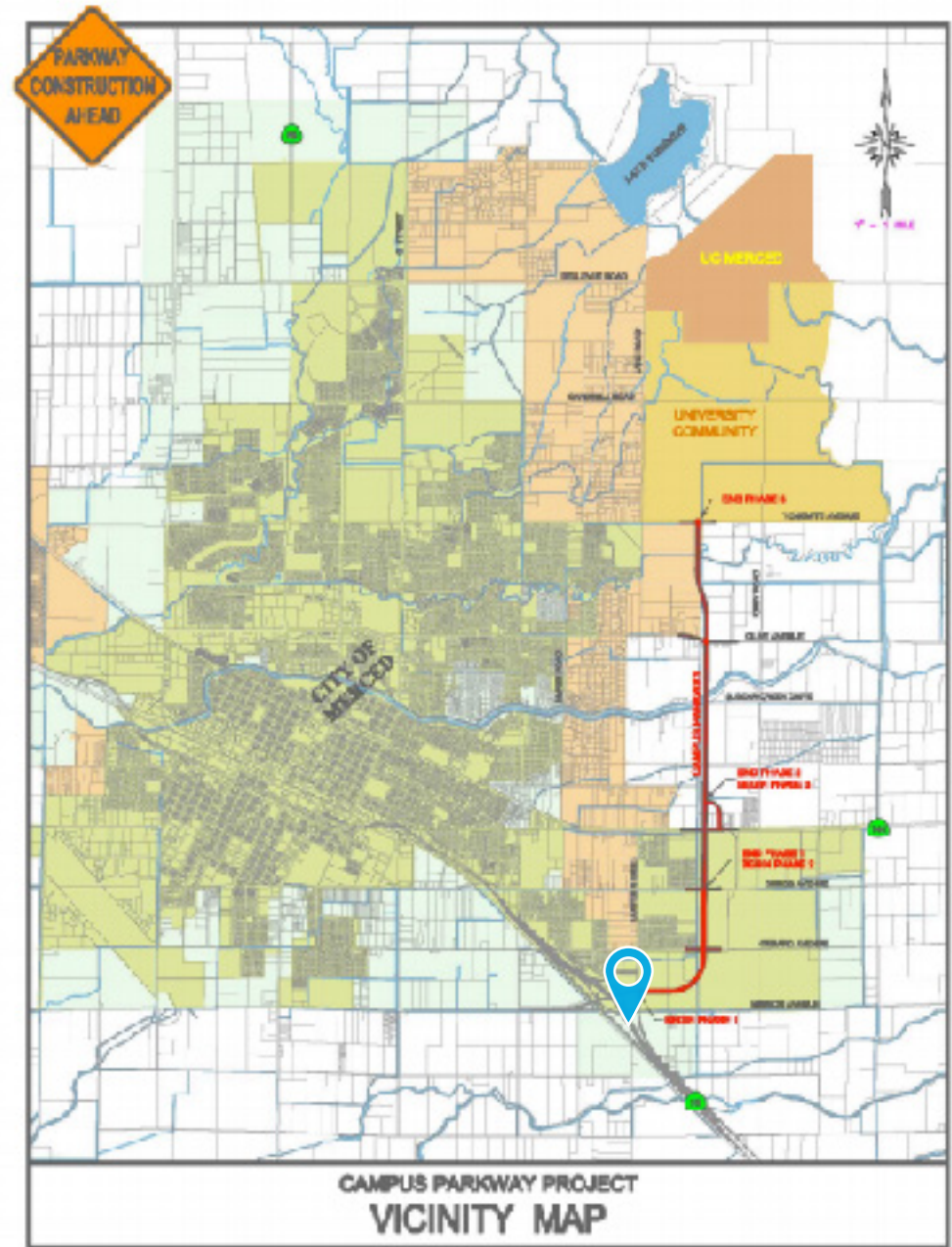
Source: City of Merced

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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

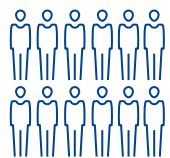
city parks. Even with recent increases in prices, Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

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



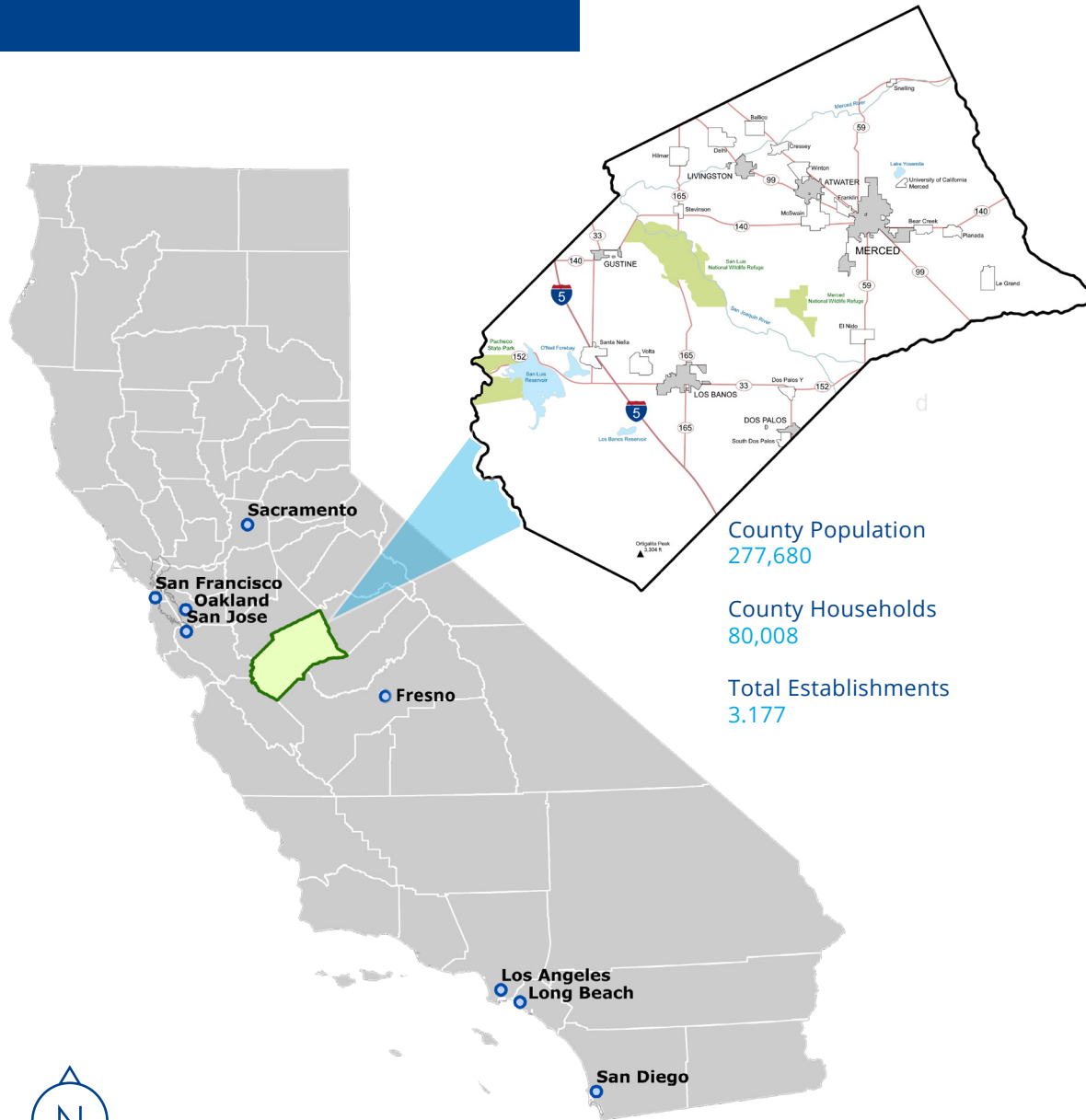
2022
population
86,616



2022 Average
Household Income
\$75,193

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

Merced County



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 through 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.

