

# MARKETPLACE AT MERCED

663 FAIRFIELD DR  
MERCED, CA

FOR LEASE  
3,267 SF RETAIL SUITE

# ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Anchored by Michaels
- Adjacent to the Marketplace at Merced
- Abundant parking
- Close proximity to Hwy 99
- Prominent signage opportunity on the Marketplace at Merced pylon on W. Olive Ave
- First time on the market in 5+ years



**PROPERTY DETAILS:**

The Marketplace at Merced is undergoing a major redevelopment and part of the major retail corridor in Merced.

Diverse mix of national tenants in the surrounding area, including: JCPenney, Boot Barn, Vallarta Market, Sephora, Target, Starbucks, dd's Discounts, CVS Pharmacy, Five Below, Kohl's, and many more.

Crunch Fitness lease signed!

**LEASE RATE:**

Suite 663: 3,267 SF \$4,868.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.32 PSF.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,989	96,869	111,382
2023 Average HH Income:	\$63,356	\$78,365	\$79,777
2023 Traffic Count @ W Olive St	33,034 & M St 10,802		

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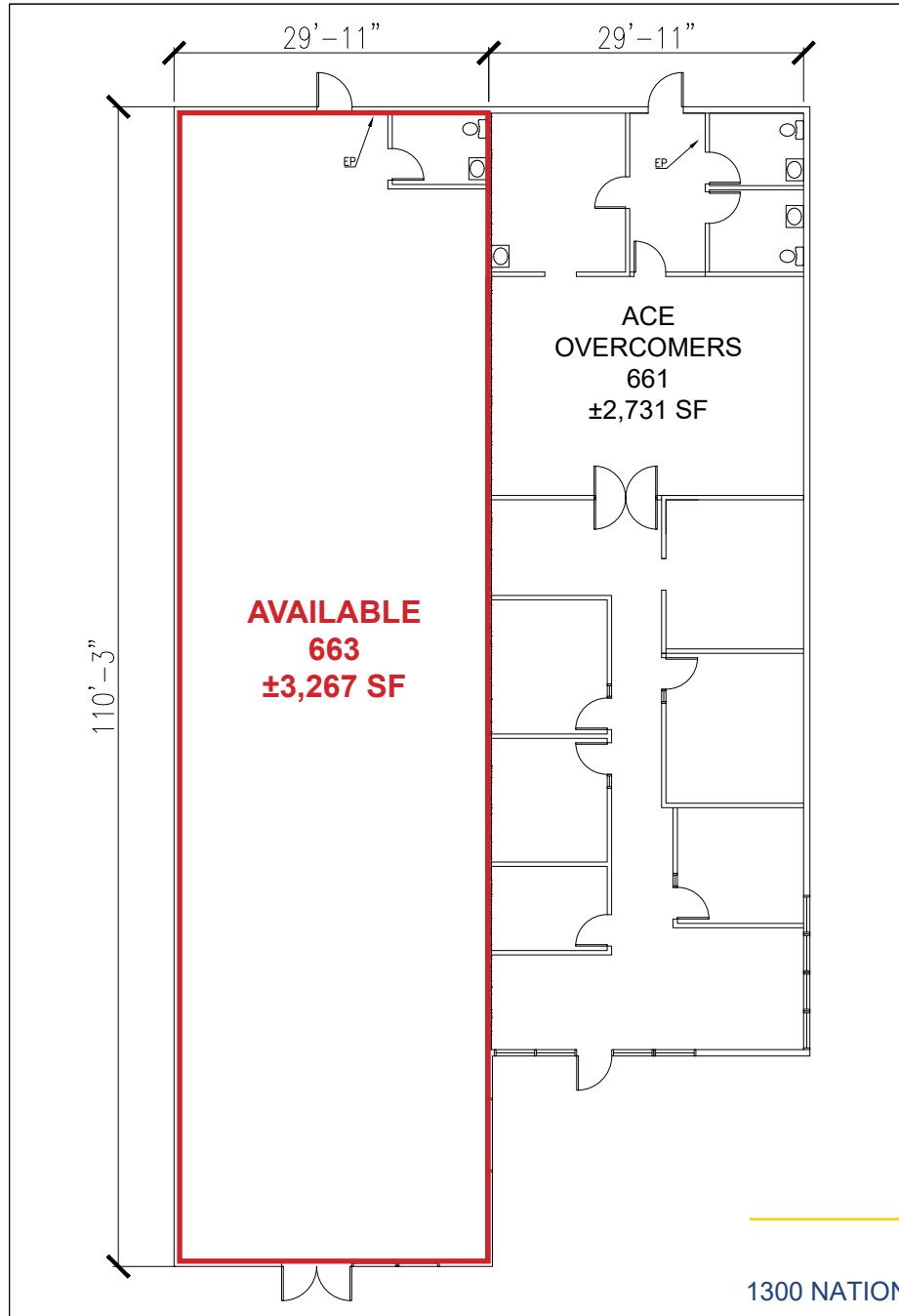
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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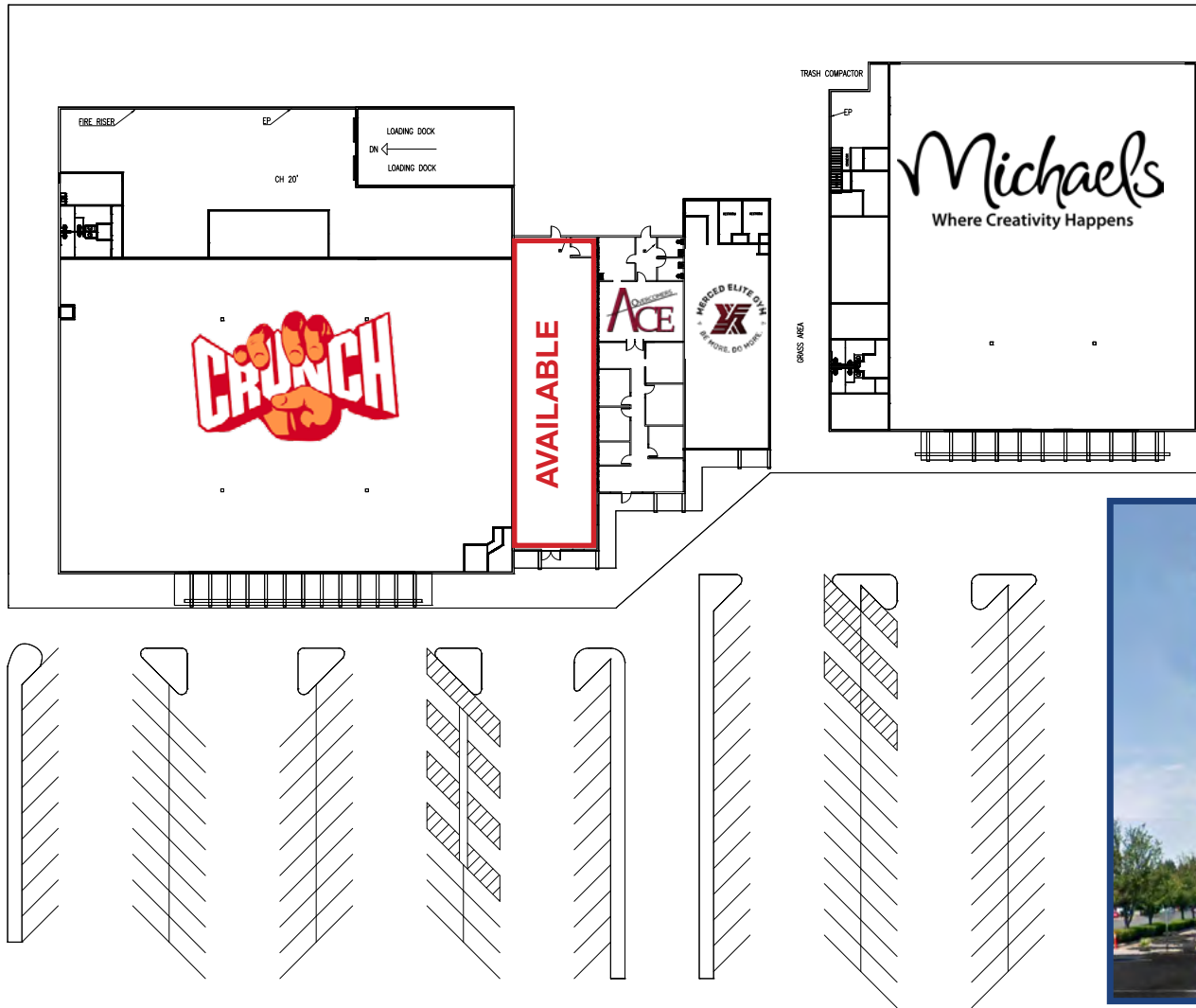
**FLOOR PLAN**



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SITE PLAN



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