# 1635 R STREET

MERCED, CALIFORNIA

## ±4,994 SF FREE STANDING RETAIL AVAILABLE

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# PROPERY OVERVIEW

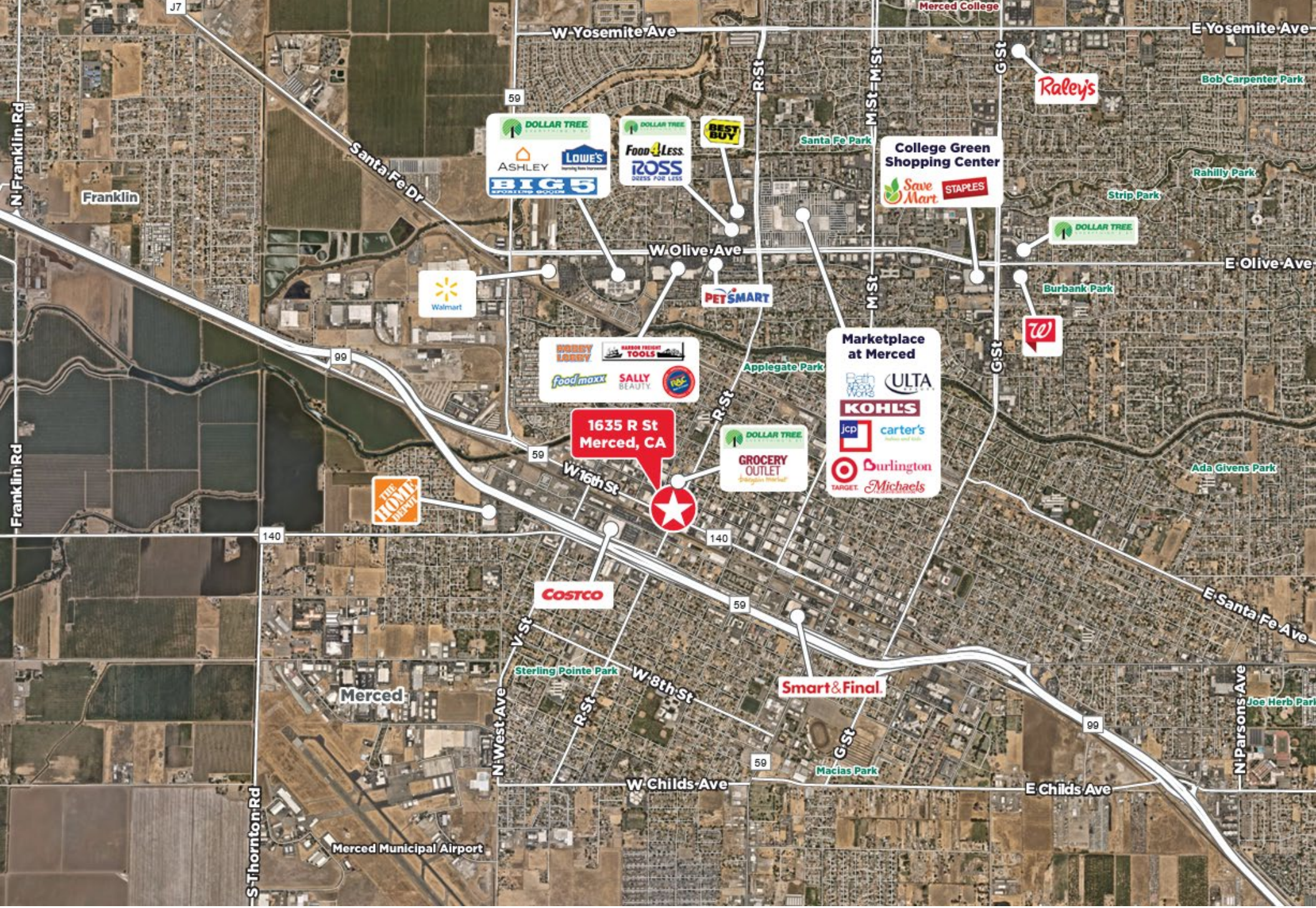
| Property Overview | |
|---|---|
| ADDRESS | 1635 R Street<br>Merced, California |
| COUNTY | Merced County |
| RSF | 4,994 |
| APN | 031-112-015 |
| YEAR BUILT | 1988 |
| STORIES | 1 |
| ASKING LEASE RATE | Inquire with broker |
| FIRE EXTINGUISHER | 3 |

Positioned within a major, established shopping center along one of Merced's primary retail corridors, 1635 R Street offers an exceptional opportunity to lease a 4,994 square foot freestanding single-tenant retail building with excellent visibility, access, and surrounding synergy.

The building features a highly functional rectangular footprint (approximately 55' wide by 100' deep) with 12' clear ceiling heights, making it suitable for a wide range of retail, service, medical, or food concepts. The space is currently open and flexible, allowing for efficient customization by incoming tenants.

Located in a dense and diverse trade area, the site benefits from strong consumer demand, substantial daytime and residential population, and proximity to key commercial drivers throughout Merced. The surrounding neighborhood includes a large and growing Hispanic/Latino population, contributing to a dynamic and multicultural customer base.

With its freestanding identity, efficient size, and location within a high-performing shopping center, 1635 R Street represents one of the most versatile retail leasing opportunities currently available in Merced. The site offers long-term value driven by strong demographics, limited freestanding supply, and continued commercial growth throughout the corridor.

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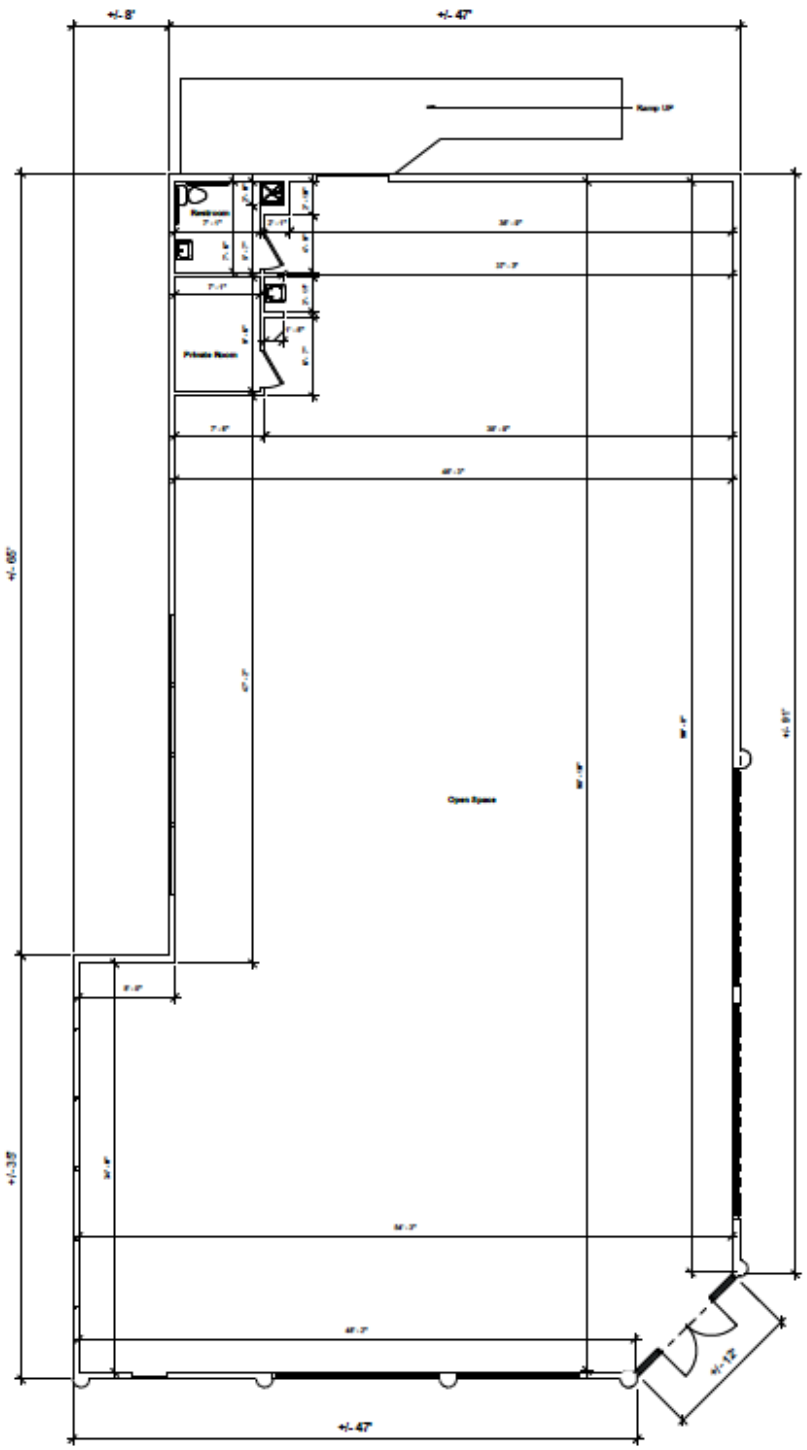
REAR




FRONT

# Unit # 1635
# Ground Floor
# +/- 4,994 SF

Square footage shown was measured on-site and adheres to BOMA standard

**Width**
**+/- 55'**

**Depth**
**+/- 100'**

**Revisions**

**Floor Plan**
Prepared 02/18/2026
Unit # 1635

## SPACE OVERVIEW

- 4,994 SQ. FT.
- Space Depth 100’0”
- Wall Thickness 0’8”
- Height Floor to Ceiling
  - Front 12’6” & Back 14’5”
- Height Floor to Bottom of Deck
  - Front 17’9” & Back 17’7”
- Height Floor to Bottom of Joist
  - Front 15’3” & Back 15’1”
- Clear Height 12’0”

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# SITE PLAN & NEIGHBORING TENANTS

1635 R Street offers a highly visible retail opportunity positioned within an established, high-traffic shopping center along one of Merced's primary commercial corridors.

The property sits on a prominent retail pad with strong frontage, convenient access, and excellent exposure to daily traffic along R Street and nearby West 16th Street.

The surrounding trade area is characterized by dense retail synergy, strong daily-needs traffic, and a diverse customer base, making the site well-suited for a wide range of retail, service, and quick-service users.

### Nearby & Surrounding Retail Tenants

- Starbucks
- Dollar General
- Grocery Outlet
- Pep Boys
- Factory 2-U
- Cardenas
- Auto Zone
- Lowes, Target, Best Buy and more

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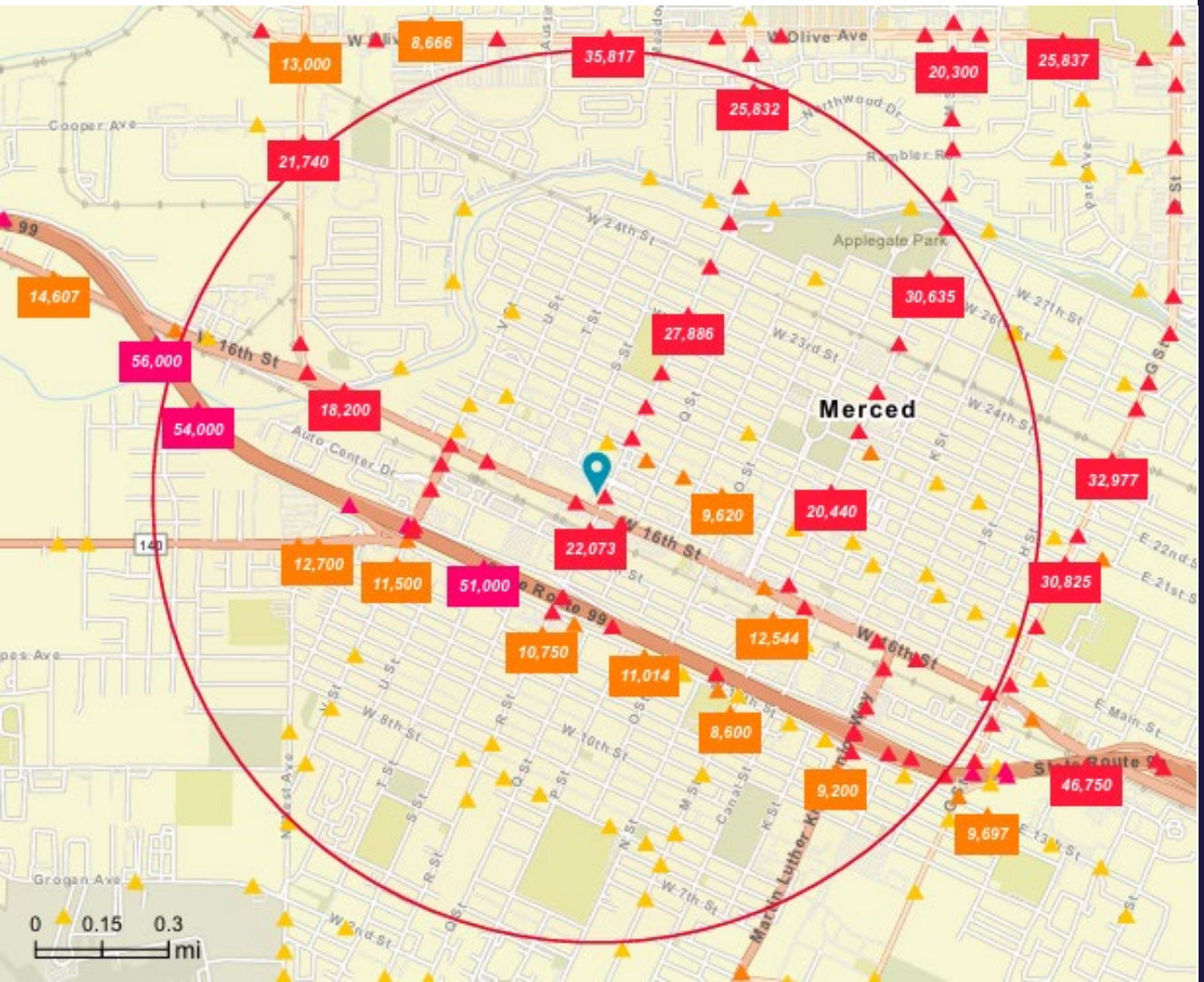
# TRAFFIC COUNTS & DEMOGRAPHICS




113,243

5-MILE POPULATION

$1,029,808,569

5-MILE CONSUMER SPENDING

$83,334

**5-MILE AVERAGE HH INCOME**

31.3

5-MILE MEDIAN AGE

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