

MARKETPLACE AT MERCED

851 W OLIVE AVE

MERCED, CA

FOR LEASE

975 SF - 3,321 SF 2ND GENERATION

RESTAURANT SUITES

ETHAN CONRAD

PROPERTIES INC.



PROPOSED NEW LED PYLON SIGN

LEASES SIGNED!



NOW OPEN!

BOOT BARN



NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000

www.ethanconradprop.com

PROPERTY DETAILS:

Servicing a large geographic section of California’s Central Valley, Marketplace at Merced is undergoing a major redevelopment to ensure its long term dominance in the market. The 53-acre shopping destination will move towards becoming more entertainment and service-driven which will result in more foot traffic and repeat customers.

Located in the rapidly growing Central region of California, the city of Merced is projected to experience significant population growth. California’s population is estimated to grow by over 10M people by 2030, San Joaquin Valley is expected to see a significant portion of this growth.

Major surrounding national tenants include: Target, JCPenney, Kohl’s, Michael’s and more. Vallarta Supermarkets, Crunch Fitness, and Raising Cane’s leases signed! Boot Barn and Shoe Palace now open!

In close proximity to Merced College and surrounded by dense residential population.



LEASE RATES:

Available upon request.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	18,409	97,602	114,508
2025 Average HH Income:	\$81,234	\$91,314	\$93,619
Traffic Count @	W Olive Ave: ±25,000 VPD		
	R Street: ±15,000 VPD		
	M Street: ±17,000 VPD		

In 2023 Merced Mall had 3.66 million visitors per year.

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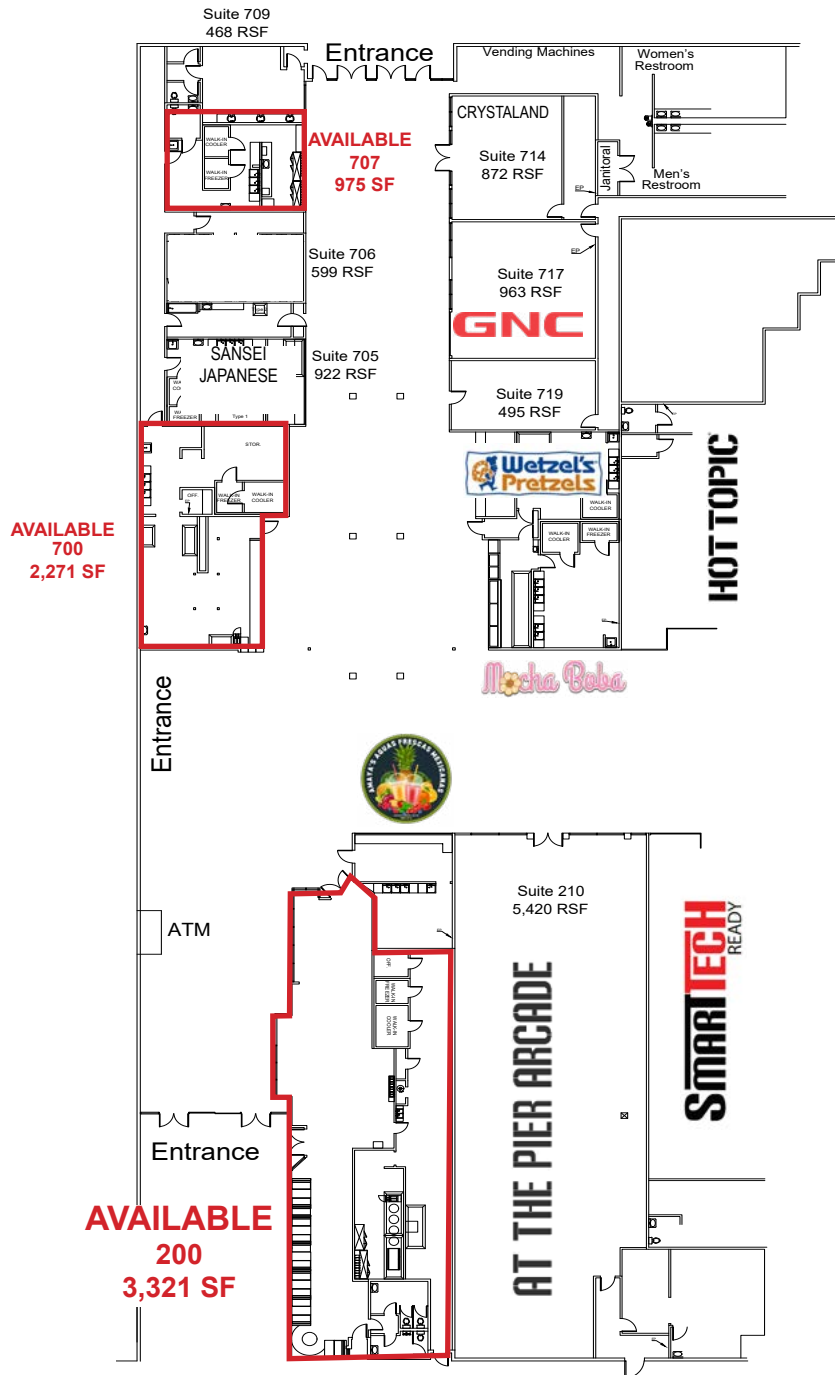
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR LEASE

MARKETPLACE AT MERCED | RESTAURANT

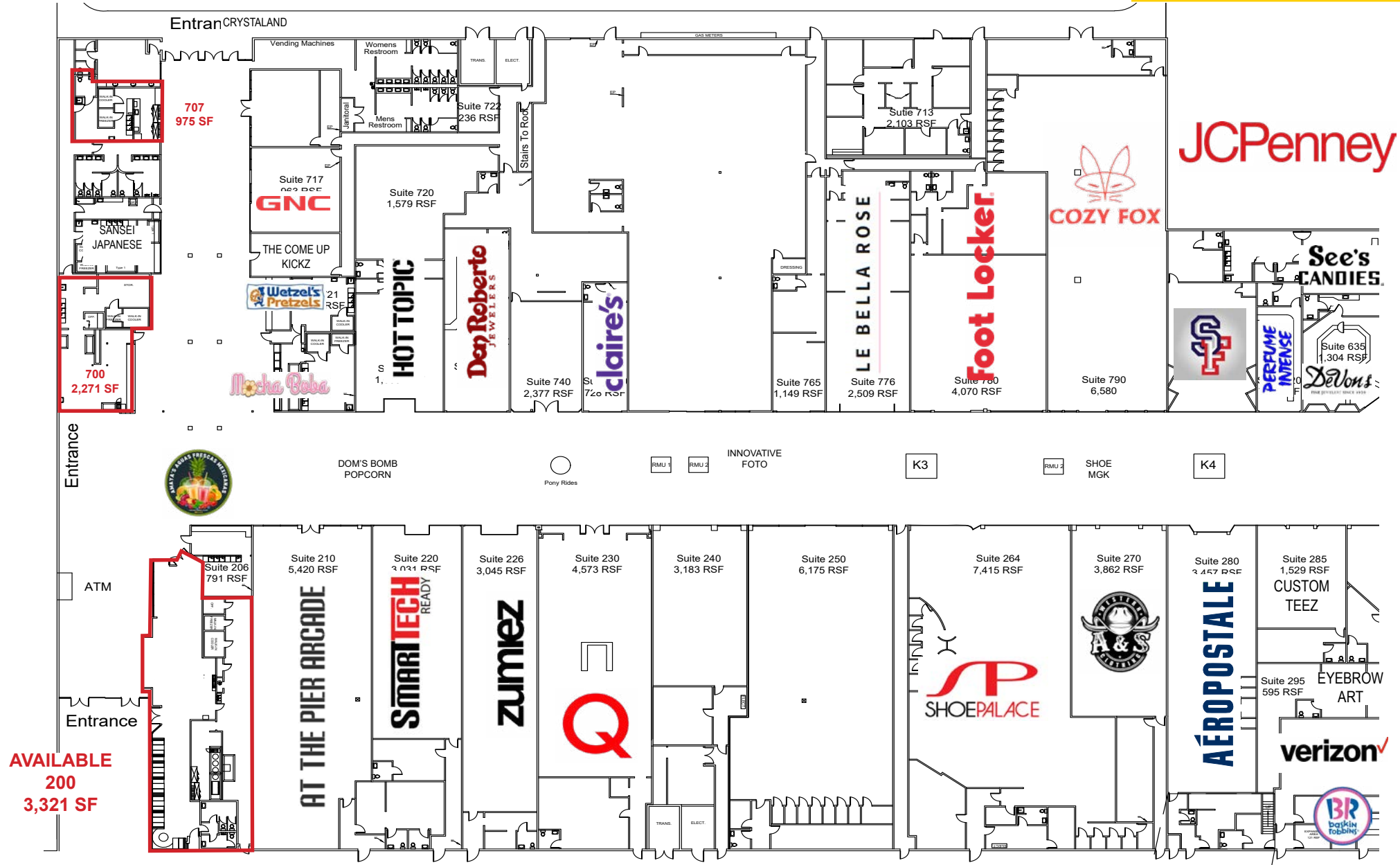
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2nd Generation Restaurant Suites			
Location	Suite	SF	Space
Food Court	700	2,271	2nd gen kitchen
Food Court	707	975	Former Subway
Exterior Restaurant	200	3,321	2nd gen kitchen/35ft of frontage



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SITE PLAN



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