

MERCED MALL • JOIN TARGET, KOHLS, JC PENNEY, BIG LOTS, MICHAEL'S & CVS PHARMACY PRIME PAD SPACE AVAILABLE FOR LEASE

NEC Olive & R Street • Merced, CA 95348



FOR INFORMATION, CONTACT:

LEWIS SMITH, SR. V.P.

+1 (559) 447-6235

lsmith@retailcalifornia.com

CA DRE # 01214178

NICK FRECHOU, SR. V.P.

+1 (559) 447-6266

nick@retailcalifornia.com

CA DRE # 01887999

RETAIL CALIFORNIA CRE

A Division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2025 Retail California. All rights reserved.

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

PRIME PAD SPACE AVAILABLE FOR LEASE

NEC Olive & R Street • Merced, CA 95348

Property Description:

Last pad available at the Merced Mall, NEC Olive Ave & R St., Merced, CA 95348

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, Five Below, Aeropostale, Tilly's, Zumiez, The Children's Place, Bath & Body Works, Claire's, Foot Locker, Verizon, UA Theatres 7, and T-Mobile. Restaurants include Starbucks, Panera Bread, Chipotle Mexican Grill, Yogolicious, El Pollo Loco, and Baskin Robbins.

Available Space:

Freestanding Pad Available

Lease Rate: Please contact agent for more information.

2024 Demographics:

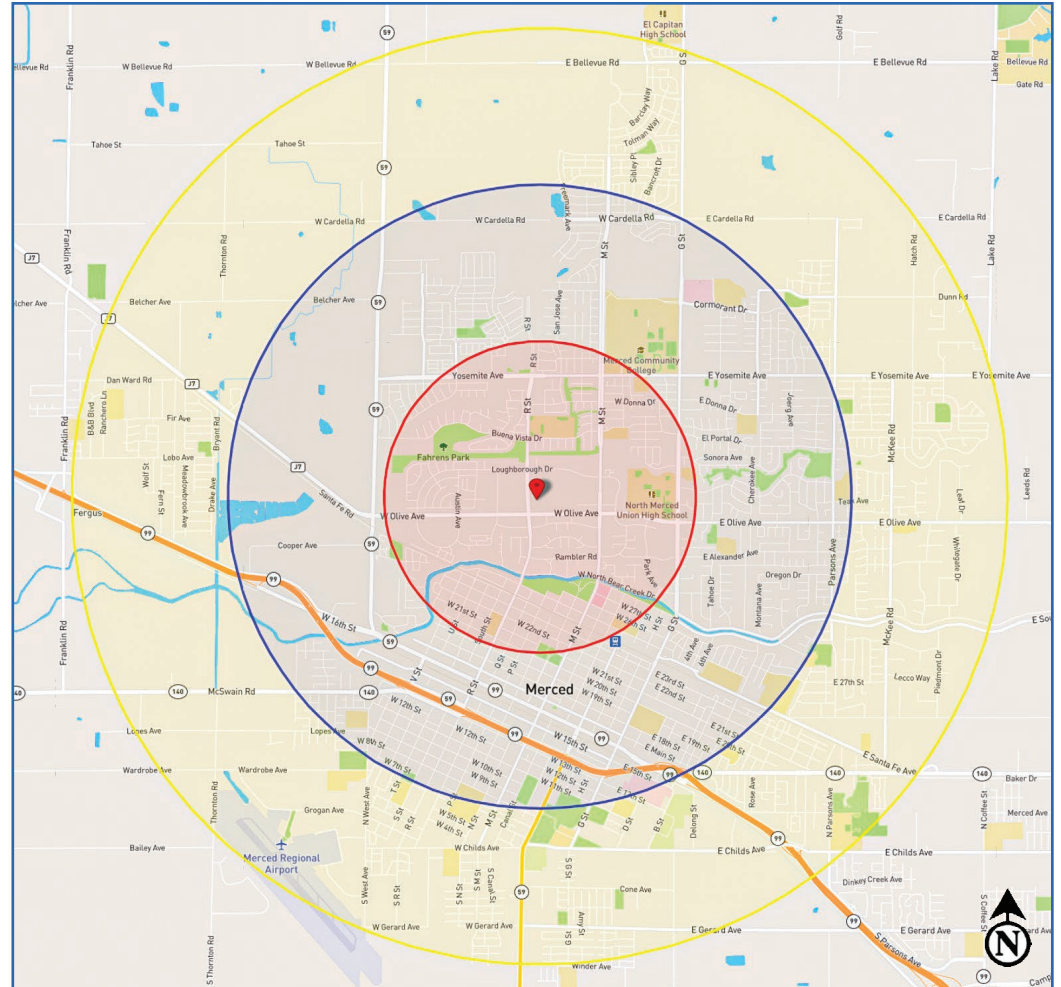
	1 Mile	2 Miles	3 Miles
Total Population:	18,732	59,558	100,429
Total Households:	6,837	19,366	30,427
Avg HH Income:	\$63,810	\$73,718	\$75,596
Total Daytime Pop:	23,815	71,006	109,858

Source: Claritas, LLC

2024 Traffic Counts:

Olive Avenue (E/W):	48,083 ADT
R Street (N/S):	24,288 ADT
Total Traffic Exposure:	72,371 Average Daily Traffic

Source: Kalibrate TrafficMetrix



FOR INFORMATION, CONTACT:

LEWIS SMITH, SR. V.P.

+1 (559) 447-6235

lsmith@retailcalifornia.com

CA DRE # 01214178

NICK FRECHOU, SR. V.P.

+1 (559) 447-6266

nick@retailcalifornia.com

CA DRE # 01887999

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



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

PRIME PAD SPACE AVAILABLE FOR LEASE

NEC Olive & R Street • Merced, CA 95348



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2025 Retail California. All rights reserved.

