



**851 W OLIVE AVE  
MERCED, CA**

**FOR LEASE  
468 SF - 17,065 SF RETAIL SUITES**

**ETHAN CONRAD  
PROPERTIES INC.**

**LEASES SIGNED!**



**NOW OPEN!**




**NOW BEING REMODELED**

FOR MORE INFORMATION CONTACT:

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DRE: #02123466  
joey@ethanconradprop.com

**916.779.1000**

**MARKETPLACE AT MERCED INFORMATION:**

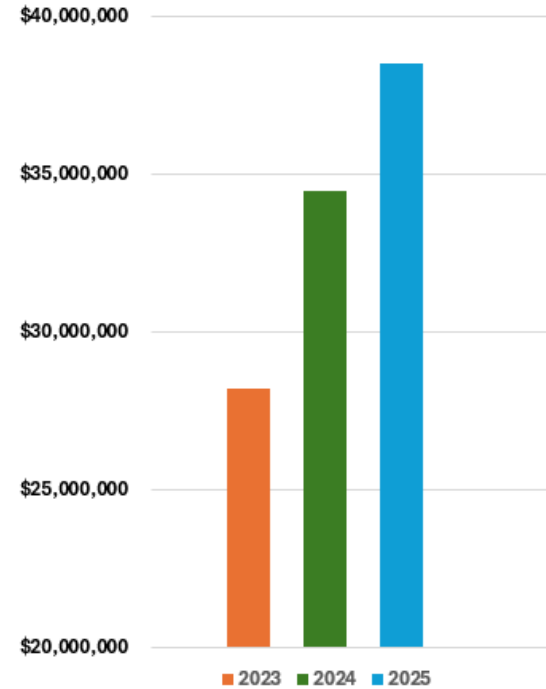
Servicing a large geographic section of California’s Central Valley, Marketplace at Merced is undergoing a major redevelopment to ensure its long term dominance in the market. The 53-acre shopping destination will move towards becoming more entertainment and service-driven which will result in more foot traffic and repeat customers. In 2023 Merced Mall had 3.66 million visitors per year.

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.

Marketplace at Merced  
Tenant Sales Information  
& 2025 Forecast



The increase in tenant sales between 2023 & 2025 is 37%.  
The tenant sales for the 'inline' suites are currently \$419 PSF.

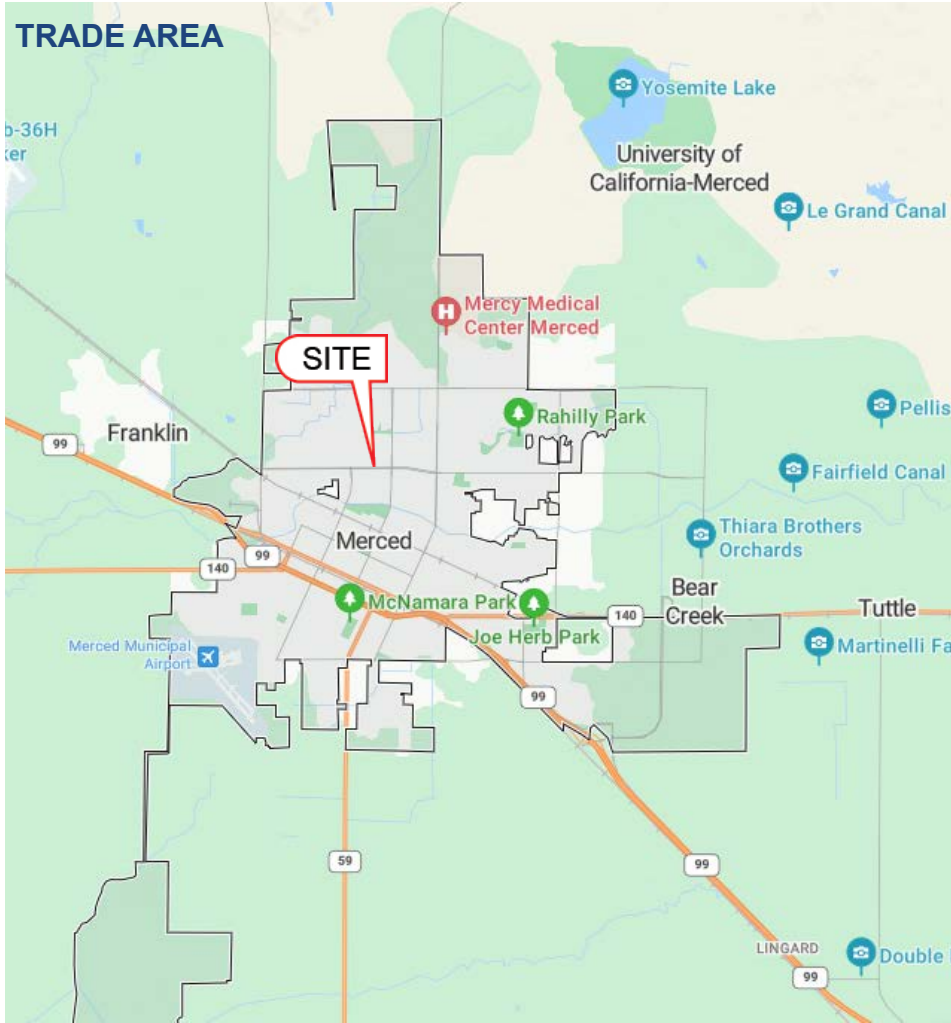


**LEASE RATES:** Available upon request.  
**KIOSKS AVAILABLE**

**FOOD COURT BROCHURE**  
**FOOR COURT SUITES: 200, 206, 700, 707, & 710**

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



	1 Mile	5 Mile	10 Mile
2025 Population	18,464	114,508	174,612
2030 Projected Population	20,061	126,975	189,803

Population by Race/Ethnicity

	1 Mile	5 Mile	10 Mile
White	7,220	39,561	62,482
Black	1,297	5,667	7,519
Hispanic	9,139	63,946	101,716
Asian	1,762	13,150	16,142
Other			



	1 Mile	5 Mile	10 Mile
2025 Households	6,868	35,230	53,052
2030 Projected Households	7,485	39,016	57,656



	1 Mile	5 Mile	10 Mile
2025 Avg Housefold Income	\$81,207	\$93,619	\$97,172



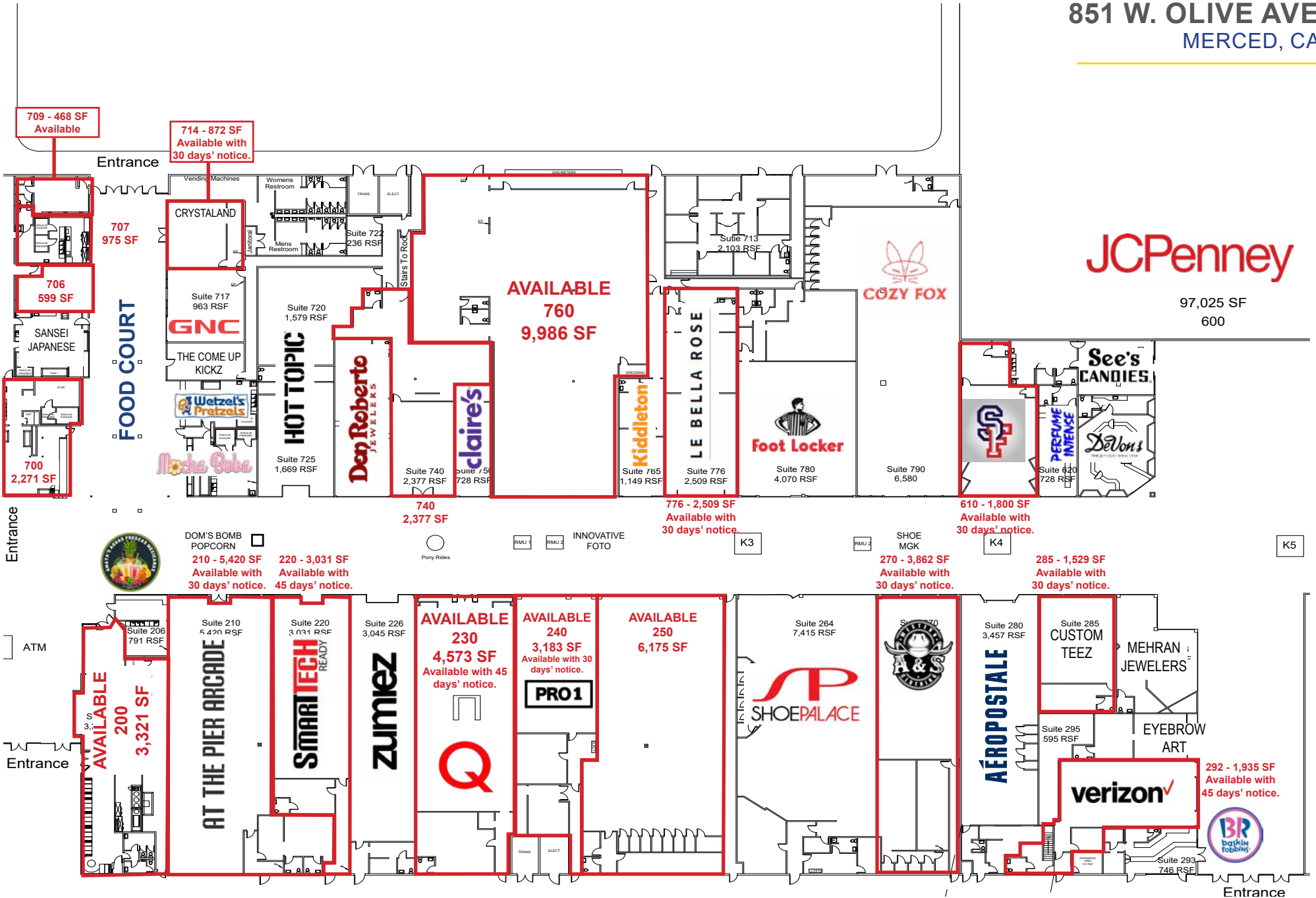
	1 Mile	5 Mile	10 Mile
2025 Median Home Value	\$425,563	\$472,929	\$479,704

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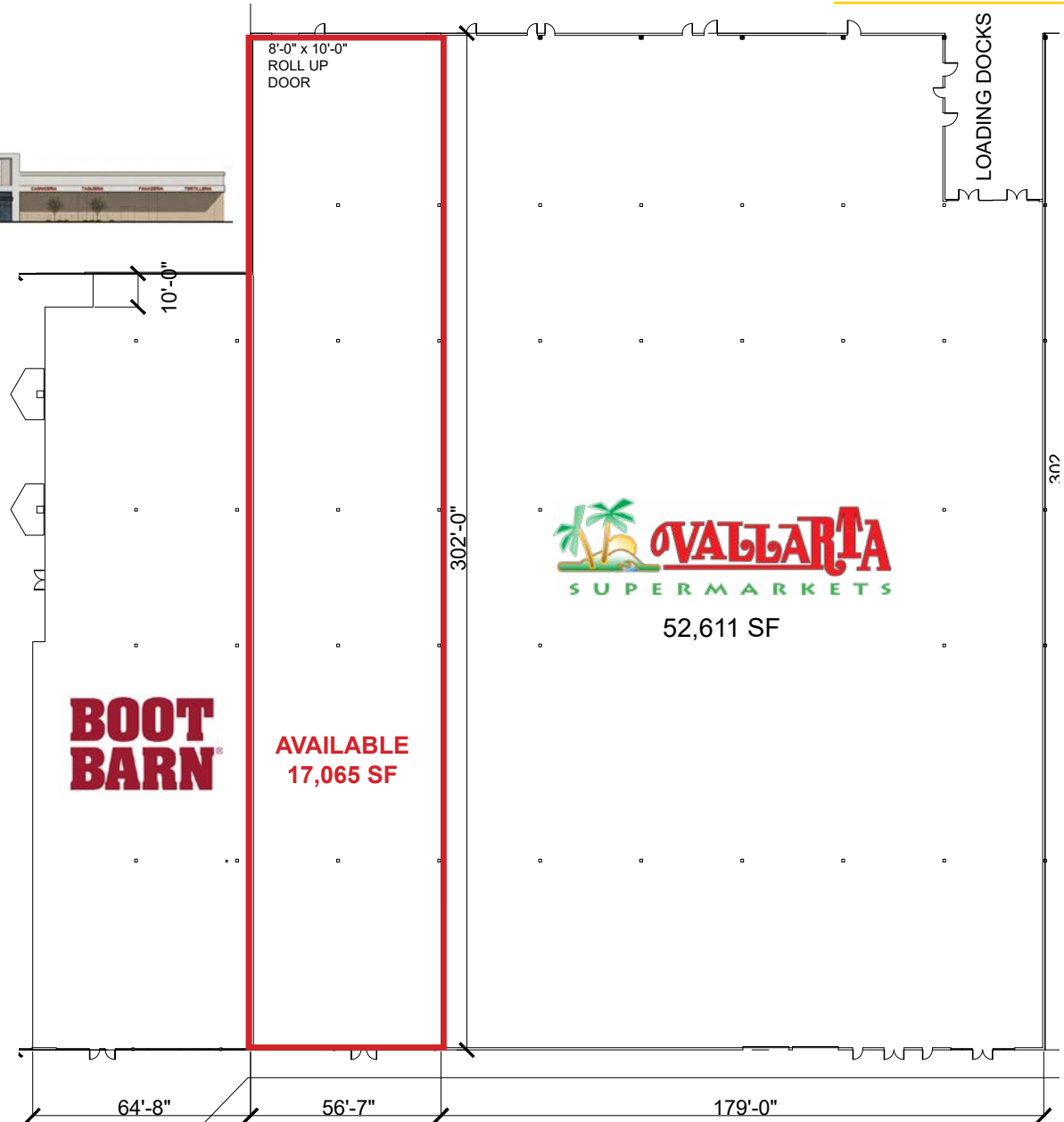


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POTENTIAL  
FACADE RENDERING



NEW DIGITAL  
LED PYLON SIGN

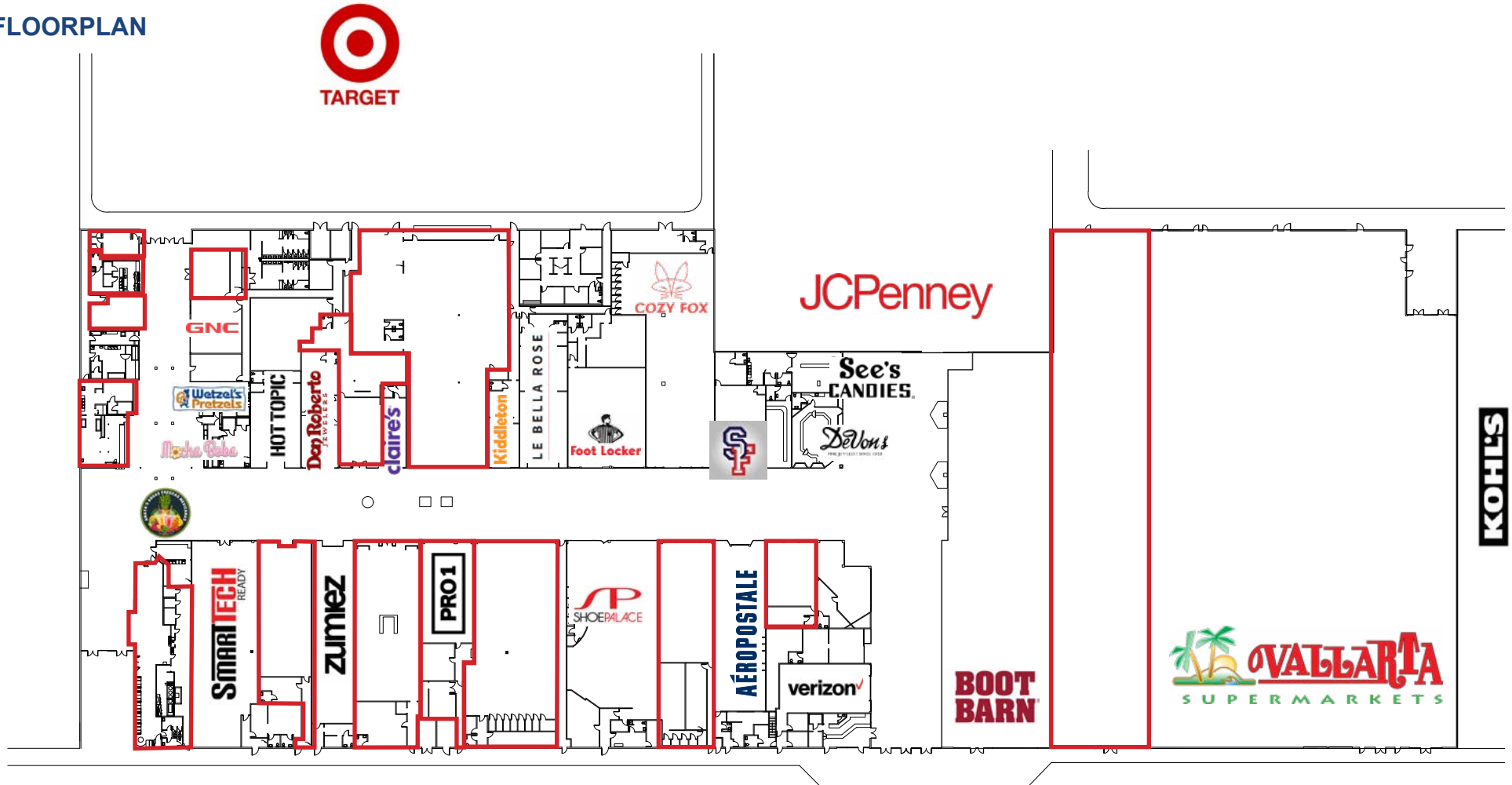


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FLOORPLAN



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SITE PLAN



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