

GATEWAY MARKETPLACE

A REGIONAL LIFESTYLE SHOPPING CENTER
MERCED, CALIFORNIA

WELCOME!

TSC TRACTOR
SUPPLY CO



RETAIL
OPPORTUNITIES
AVAILABLE
NOW!

JR. ANCHOR
PADS
BTS
GROUND LEASE
OPPORTUNITIES

NEWMARK



CALIFORNIA GOLD
DEVELOPMENT CORPORATION

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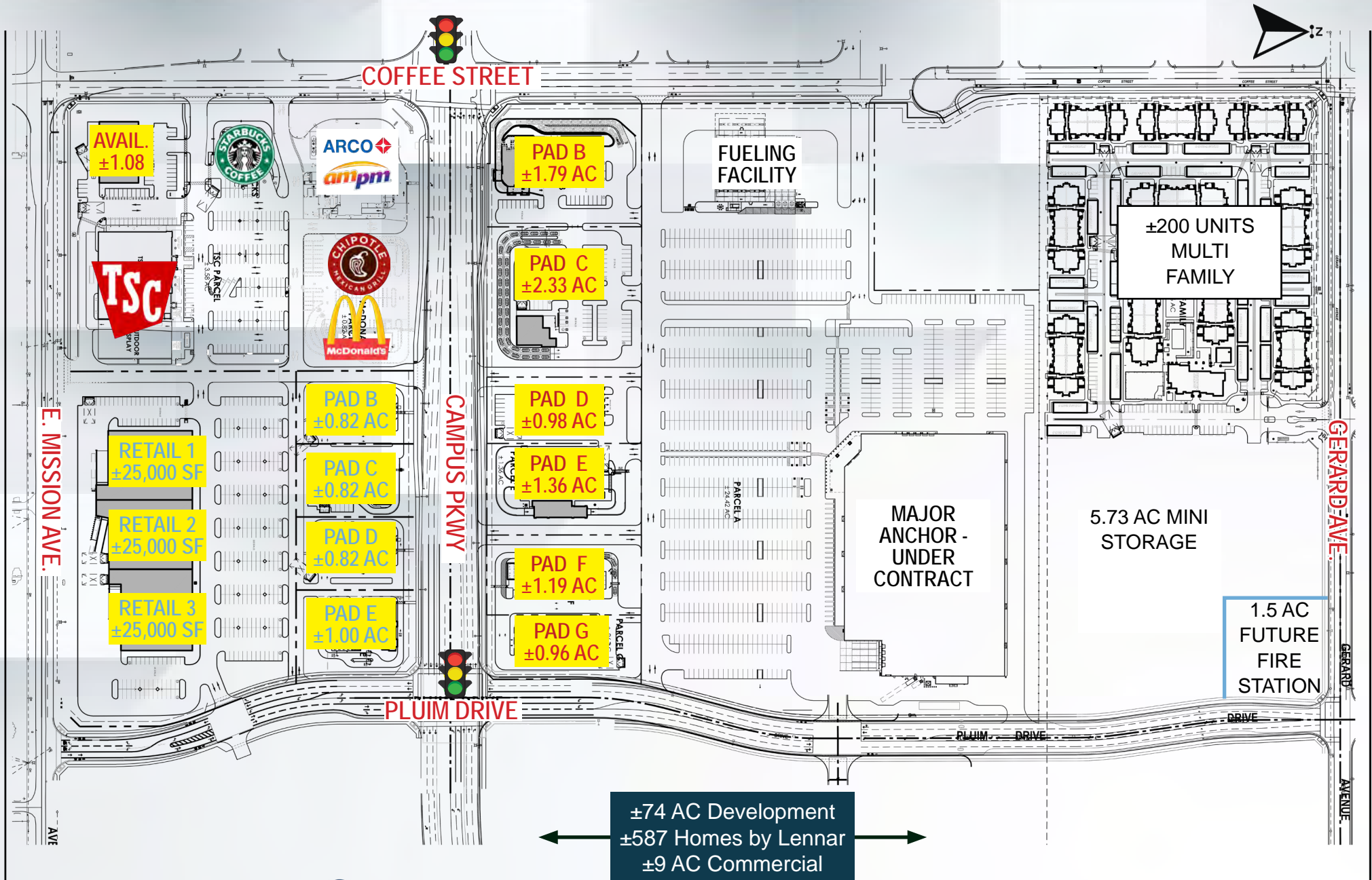
Location Aerial

- ▮ Within the ±70 acre Merced Gateway mixed use Master Plan
- ▮ ±70 acre planned mixed use development
- ▮ Positioned at the Highway 99 / Campus Parkway Interchange
- ▮ ±200 planned apartment units
- ▮ Extremely underserved retail trade area
- ▮ Strong trade area demographics
- ▮ ±2,200 planned and new residential units in proximity
- ▮ Located on Campus Parkway, providing direct access to UC Merced from Hwy 99

City of Merced presentation here:



MASTER Site Plan



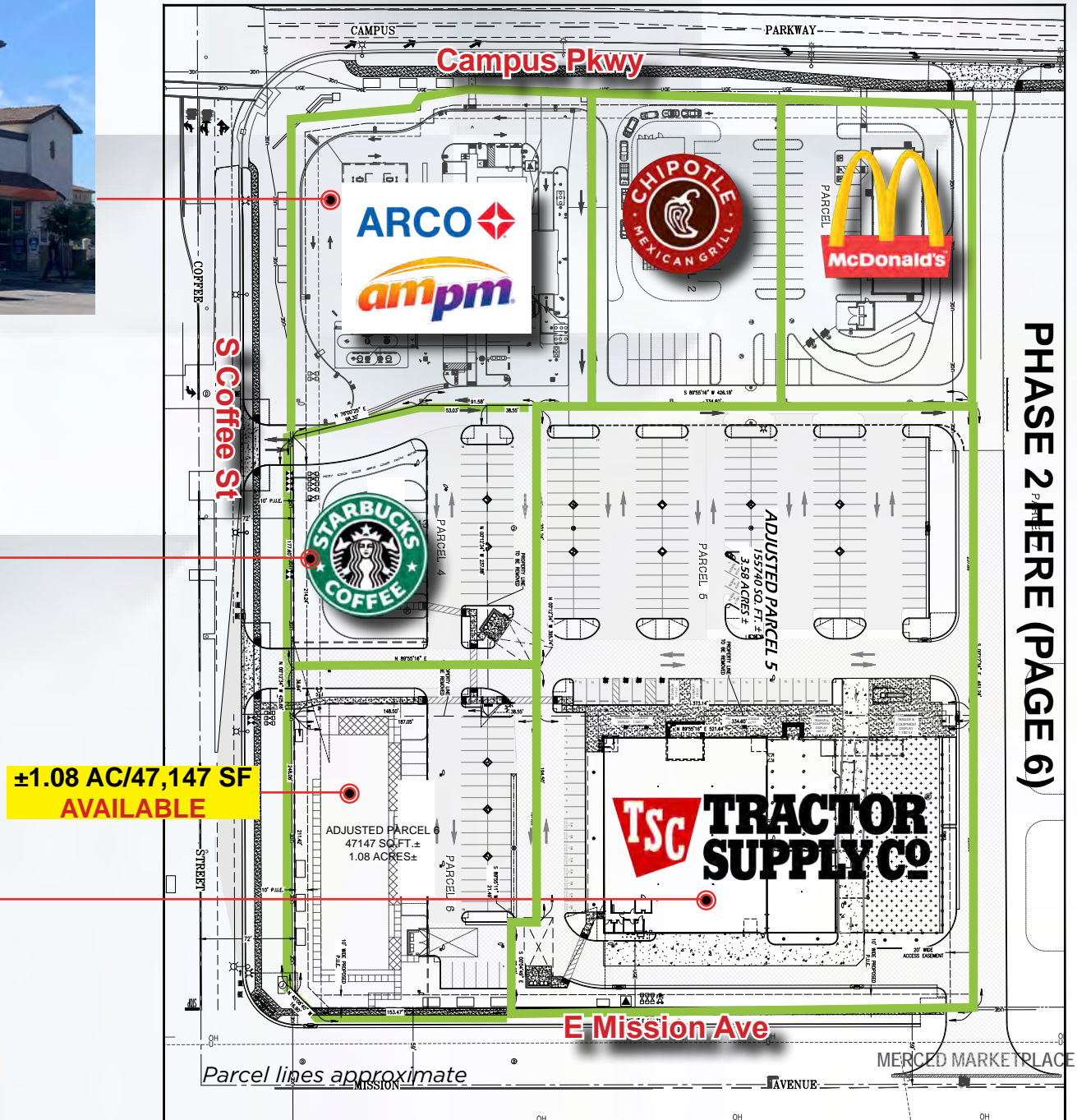
Phase 1 - Site Plan



PHASE 3 HERE (PAGE 7)

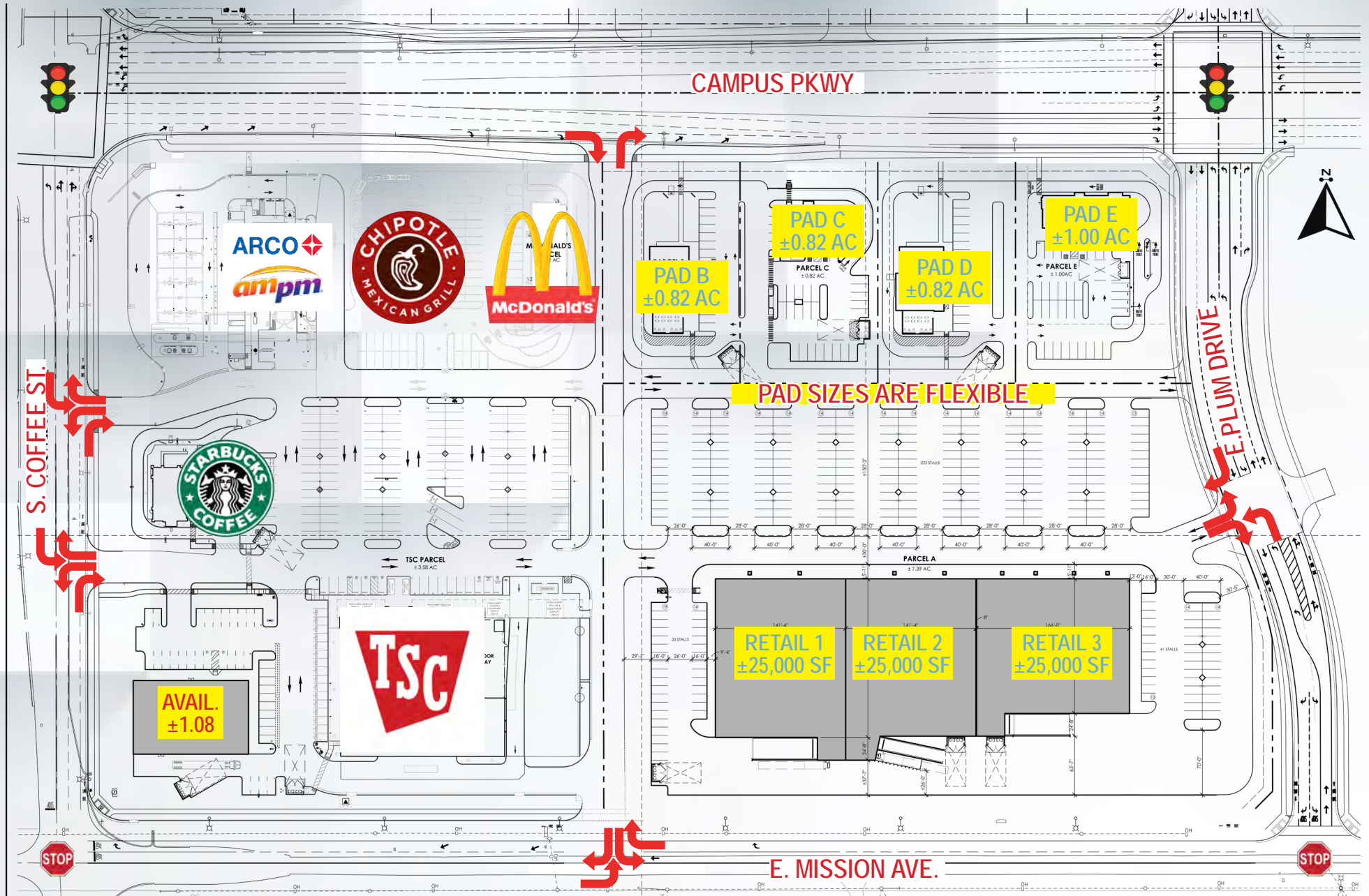


W:\land projects\18040 Merced Gateway\18040_01 P.A. - Tractor Supply\18040_01 Overlay EIR\Bldg. 3\102021 140222 PM

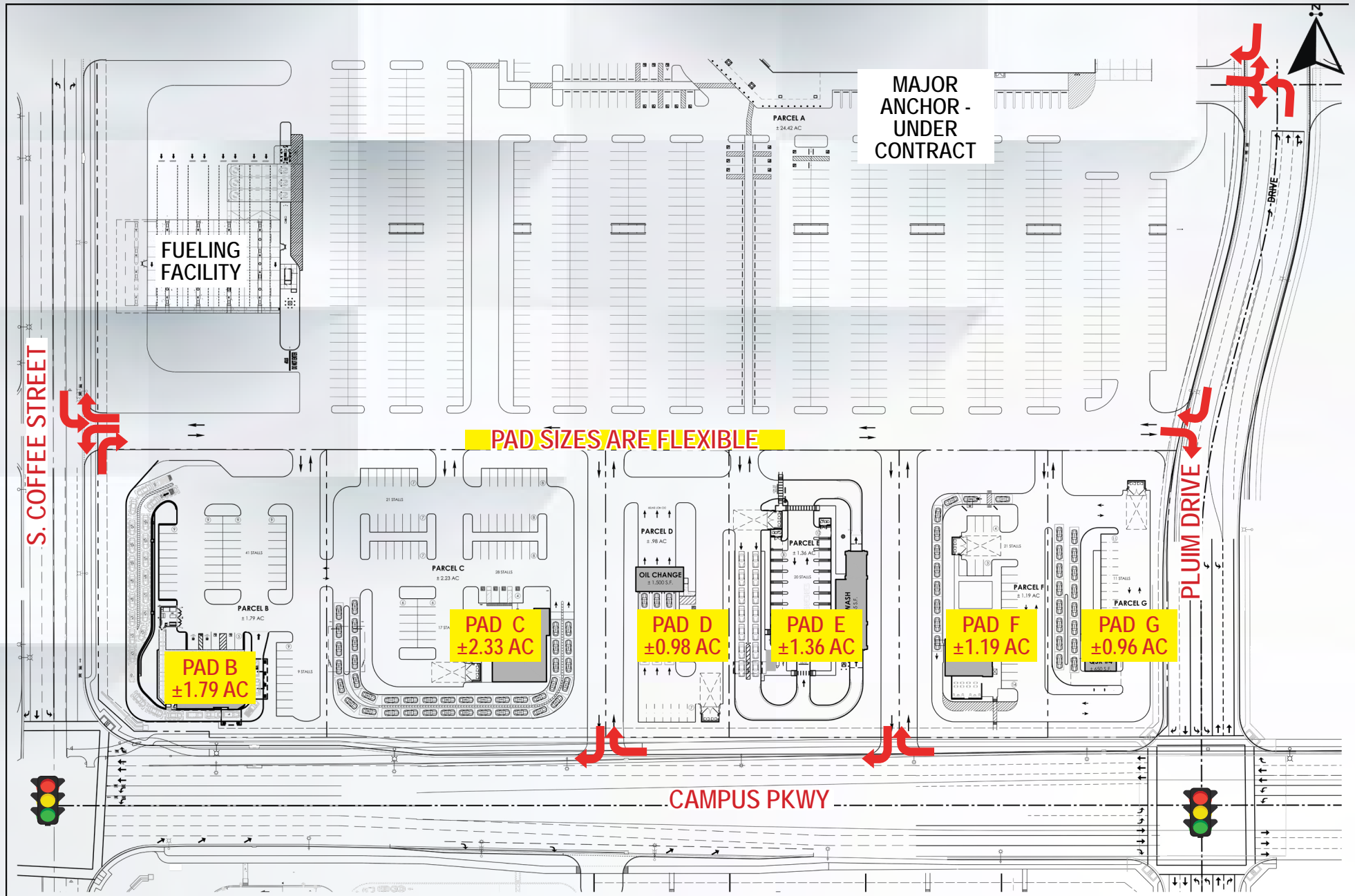


PHASE 2 HERE (PAGE 6)

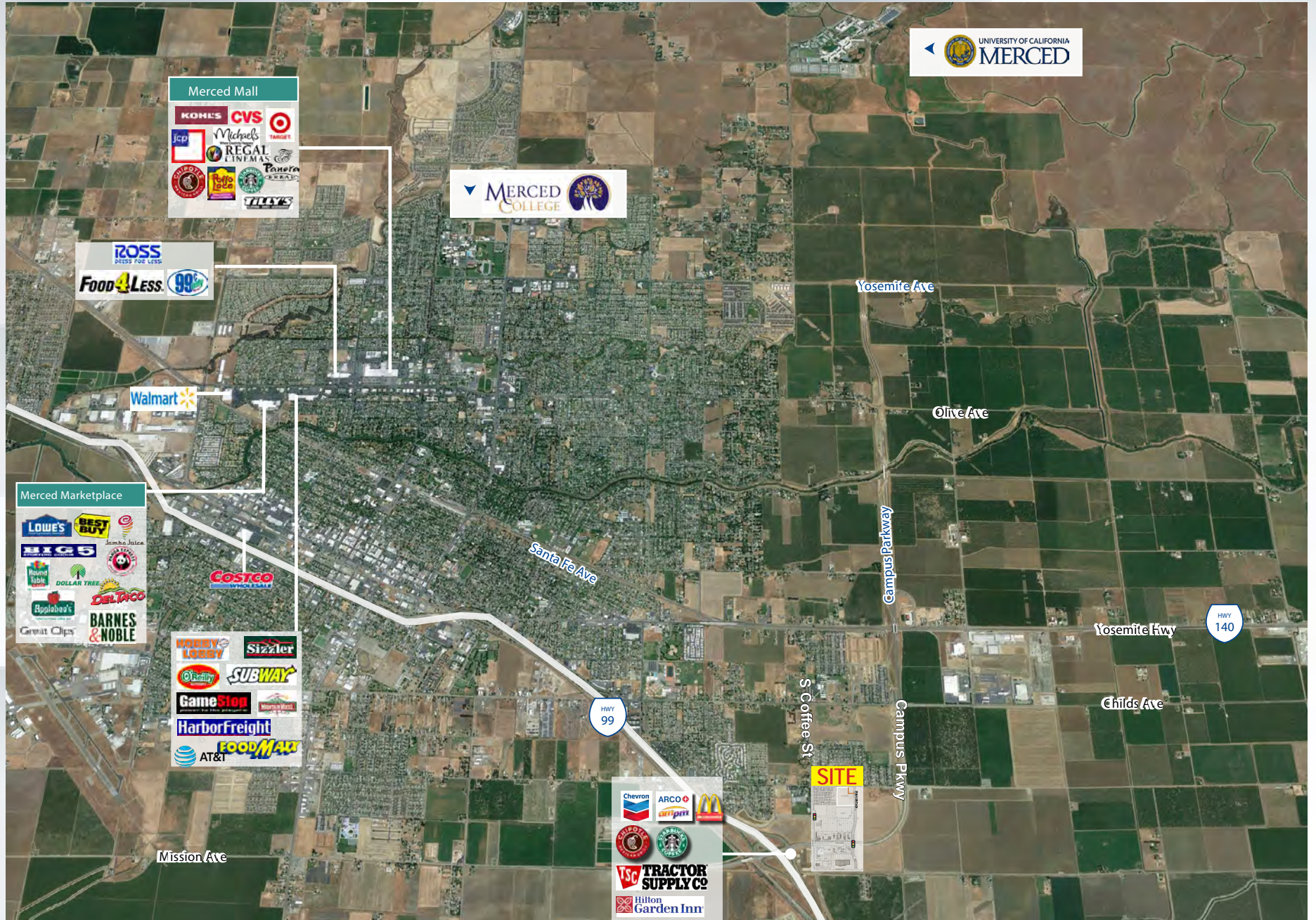
PHASE 2 Site Plan - Jr. Anchor/Retail Pads



PHASE 3 Site Plan - Retail Pads

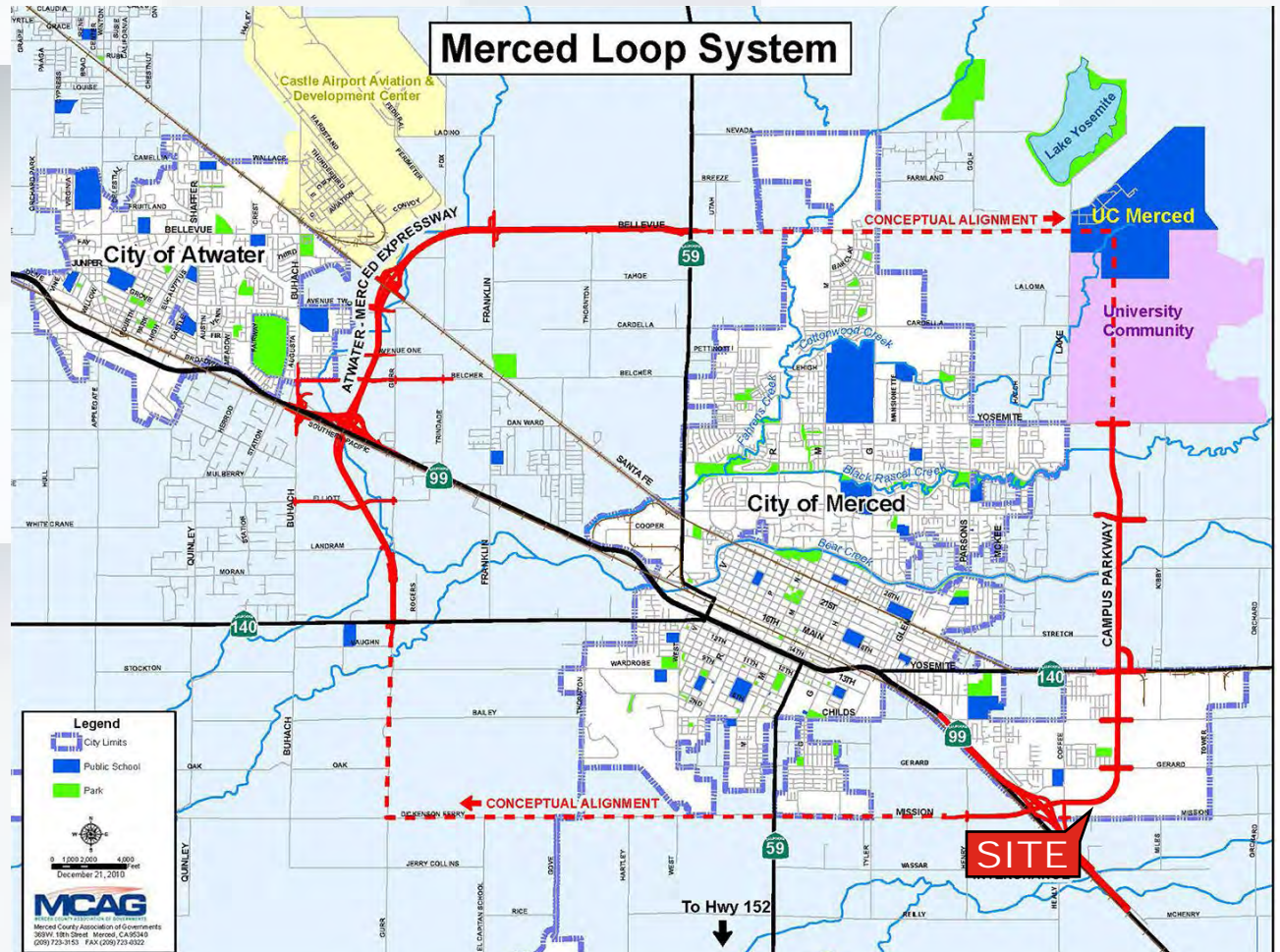


Retail Competition



Campus Pkwy/Merced Loop System

The overall Campus Parkway project includes the construction of a four-lane expressway from Highway 99, connecting to Highway 140, and extending to Yosemite Avenue. Segment I from Highway 99 to Childs Avenue is complete. Segment II is also complete and extends the expressway to Highway 140. Segment III is complete and extends the expressway to Yosemite Avenue. \$100 million was secured through the Senate Bill 1 Transportation Package to fund Segments II and III of the Campus Parkway project. Campus Parkway completes the southeastern portion of the “Merced Loop System,” which will circle the City of Merced and connects surrounding communities, including the City of Atwater (denoted in red on map).



Vicinity Map

Local Demographics

POPULATION (2025)

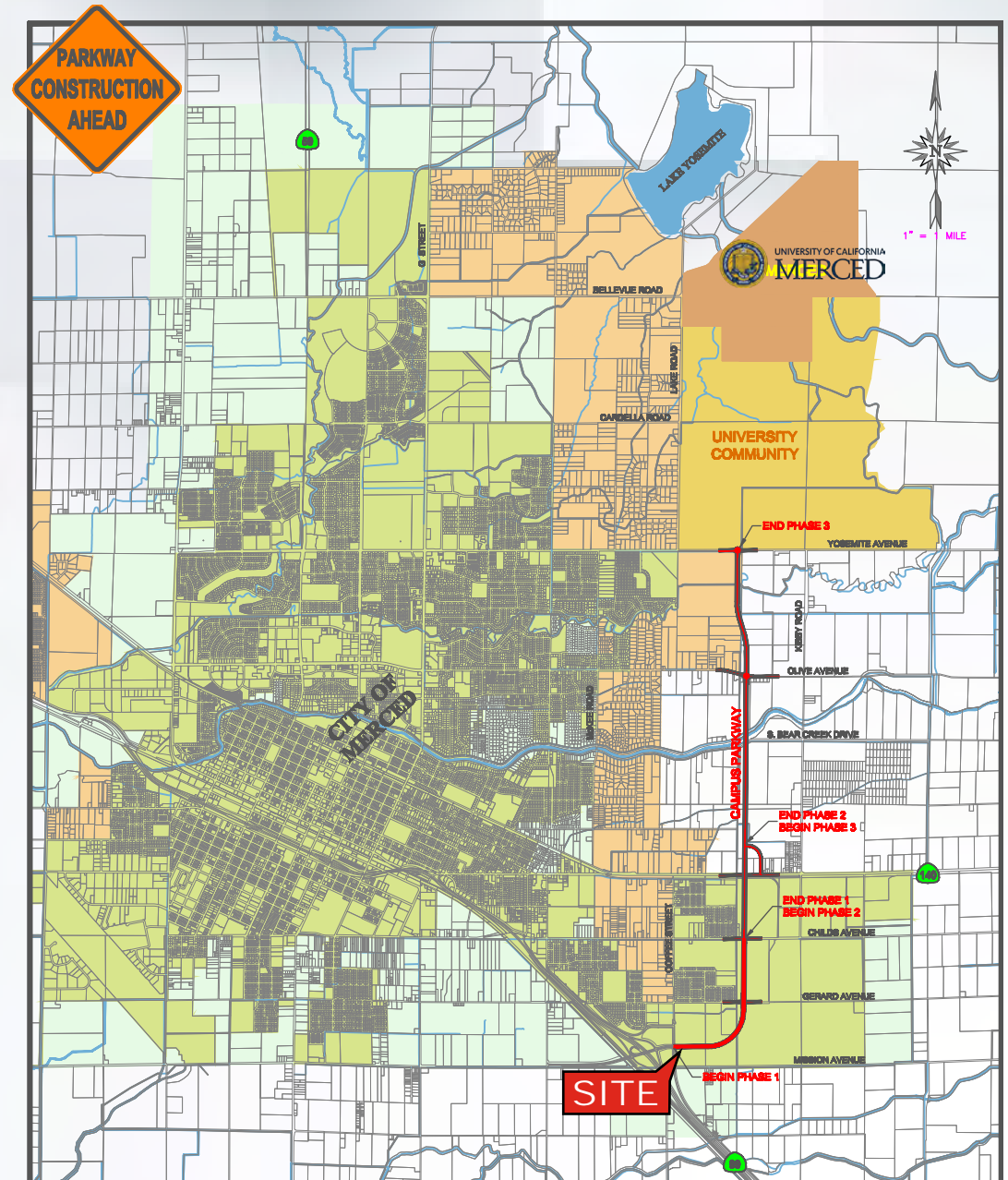
1 Mile:	3,897
3 Mile:	30,041
5 Mile:	86,759
10 Mile:	128,044

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$81,833
3 Mile:	\$77,108
5 Mile:	\$76,570
10 Mile:	\$81,117

DRIVE TIMES POPULATION

5 Minute:	23,169
10 Minute:	89,389
15 Minute:	111,452
30 Minute:	217,514



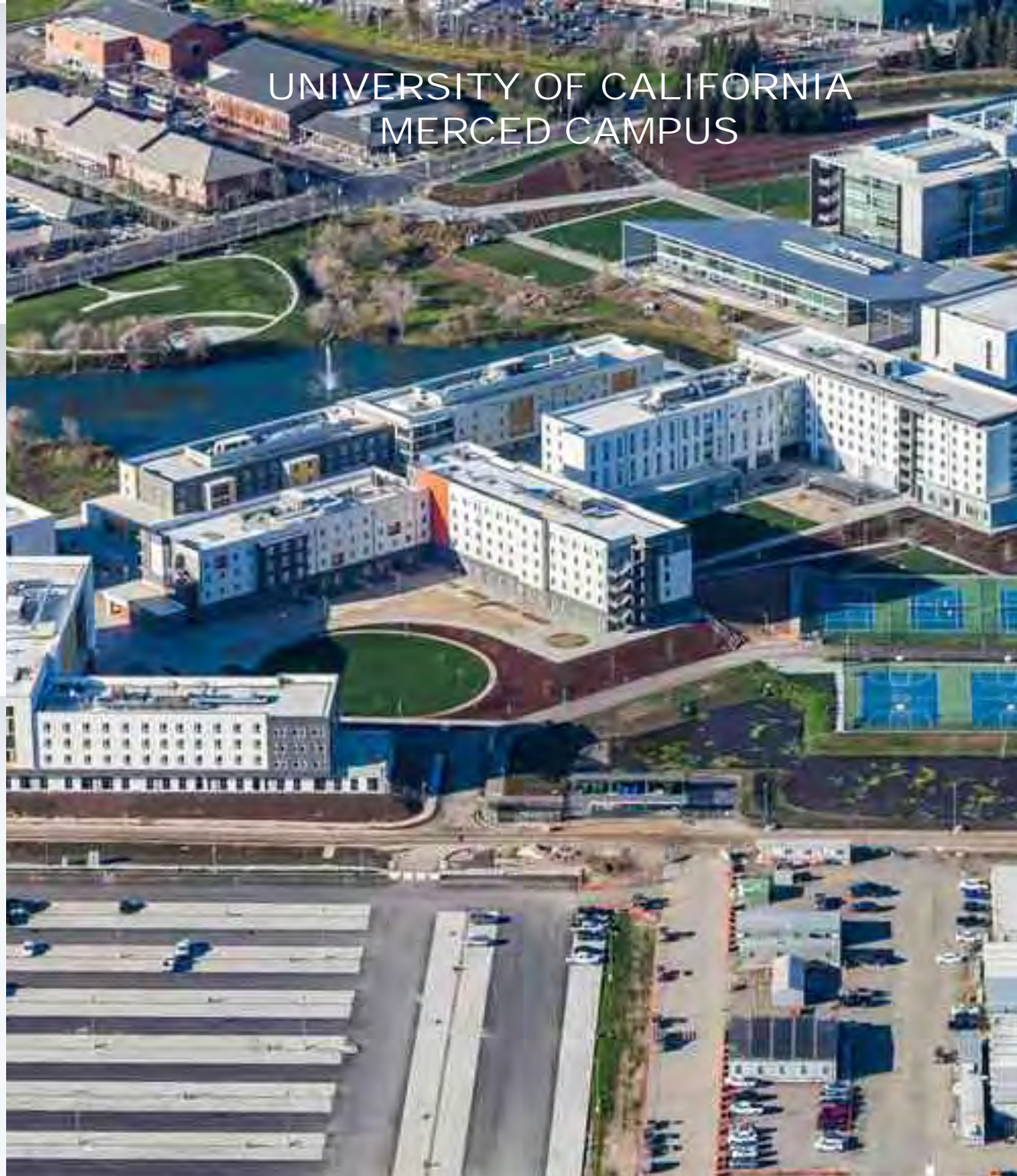
UC Merced

The University of California Merced campus (8,700 students and grad students) opened in 2005 providing educational and economic opportunities, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the region. Annual events and festivals bring regional and even national recognition.

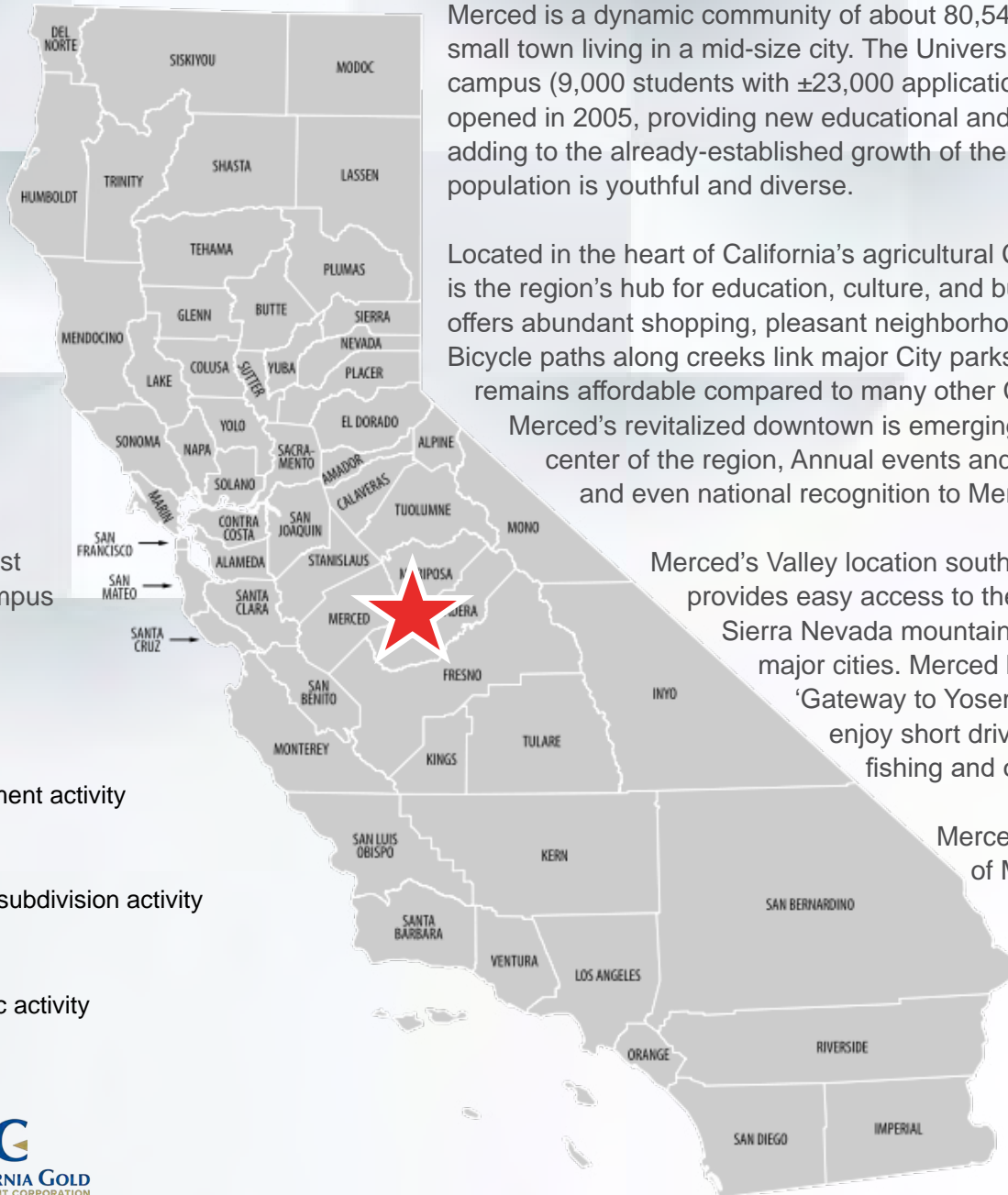
Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains, national parks, and major cities. Merced has historically been the "Gateway to Yosemite"; and residents also enjoy short drives to skiing, beaches, fishing, and other outdoor attractions.

Merced is also the county seat of Merced County, which is home to approximately 270,000 residents.



UNIVERSITY OF CALIFORNIA MERCED CAMPUS

Merced Area Profile



Merced is a dynamic community of about 80,542 people, with friendly small town living in a mid-size city. The University of California Merced campus (9,000 students with ±23,000 applications for 2023 enrollment), opened in 2005, providing new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse.

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PROJECT LOCATION:

Northeast Quadrant and Southeast Quadrant of Highway 99 and Campus Parkway in Merced, CA.

 [Click here to view development activity](#)

 [Click here to view tentative subdivision activity](#)

 [Click here to view economic activity](#)



Ken Noack, Jr.

Senior Managing Director

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YEARS OF EXPERIENCE

47

AREAS OF SPECIALTY

Land
Retail
Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

Location	Value
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid world traveler, having visited 90 countries and counting. He is also passionate about skiing, cycling, and mountaineering, with achievements including climbing 40 major peaks worldwide, such as Mt. Aconcagua in Argentina, the highest peak in the Western Hemisphere; Mt. Kilimanjaro in Africa; the Matterhorn; and Mt. Blanc in Europe. Additionally, he is a retired soccer player and pilot. Mr. Noack has twice completed the challenging Markleyville Death Ride, one of the world's toughest cycling marathons, in 1992 and 2008.

“There is no limit to what you can accomplish if you don’t care who gets the credit”

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