

FOR LEASE / PAD SALES/ BTS/ GROUND LEASE

Gateway Marketplace A Regional Lifestyle Shopping Experience

Merced, California

**RETAIL
OPPORTUNITY!**



±19.5 Acres of Multi-Family Residential (±496 Units) and ±50.5 Acres of Commerical Uses



HIGHLIGHTS:

- ◆ Within the ±70 acre Merced Gateway mixed use Master Plan
- ◆ Positioned at the Highway 99 / Campus Parkway Interchange
- ◆ 496 Planned apartment units
- ◆ Extremely underserved retail trade area
- ◆ Strong Trade Area Demographics
- ◆ 3200 Planned and new residential units in proximity
- ◆ Located on Campus Parkway, providing direct access to UC Merced from Highway 99 (2022)



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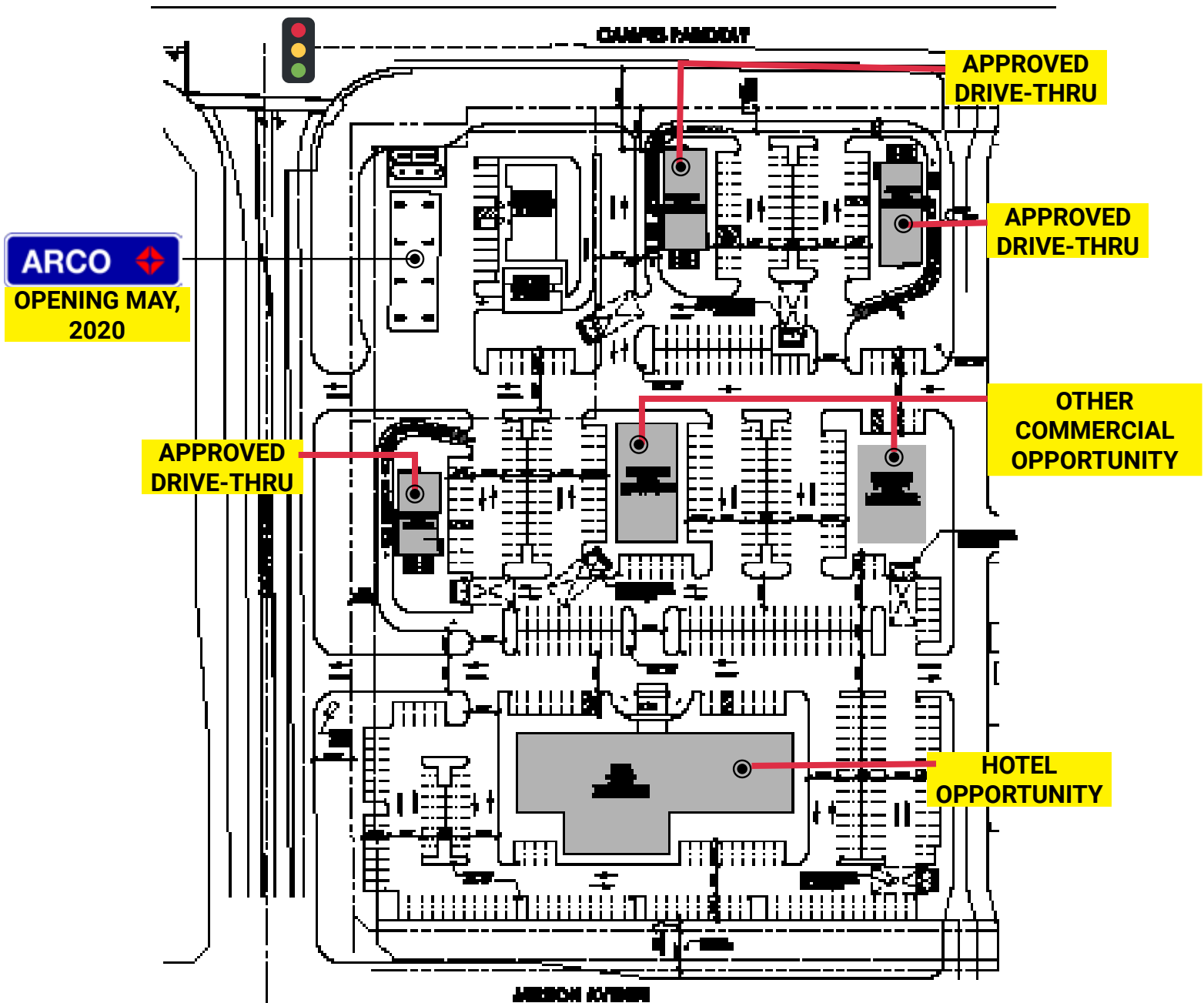
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Merced Gateway Phase I



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Proposed
Freeway
Pylon Sign



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Property Facts and Figures

Located in California's rapidly-growing Central Valley, the City of Merced is poised for significant population growth. It is expected that over 10 million people will be added to California by 2030, with a significant portion of this growth occurring in the San Joaquin Valley. Anticipating this growth, the City of Merced envisions a growing community that preserves much of its small town feel. The Merced Gateway project is an integral part of this expansion as it will capitalize on the newly constructed Campus Parkway, a 4-lane expressway that will connect south and north Merced through the project. The project will be comprised of roughly 8.4 acres of high-density residential and 68.6 acres of regional commercial uses. An on- and off-ramp to Highway 99 is located approximately 500 feet west of the site, allowing for quick regional access. The newly constructed Campus Parkway bisects the site.

LOCATION

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

PROPERTY FEATURES

- ◆ Strategic location at the Highway 99 and Campus Parkway interchange in Merced
- ◆ 77-acre Planned Mixed Use Development
- ◆ Campus Parkway provides the primary link to the UC-Merced campus and the growing University Community (planned for 30,000 residents), creating an additional north-south arterial within the rapidly growing Merced region.
- ◆ Located in an extremely under-served retail market

POPULATION (2017)

1 Mile:	4,551
3 Mile:	28,530
5 Mile:	83,593
10 Mile:	123,446
35 Mile:	539,829

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$54,010
3 Mile:	\$61,079
5 Mile:	\$60,399
10 Mile:	\$69,644
35 Mile:	\$71,321

DRIVE TIMES

5 Minute:	13,071
10 Minute:	87,017
15 Minute:	117,143
30 Minute:	217,514



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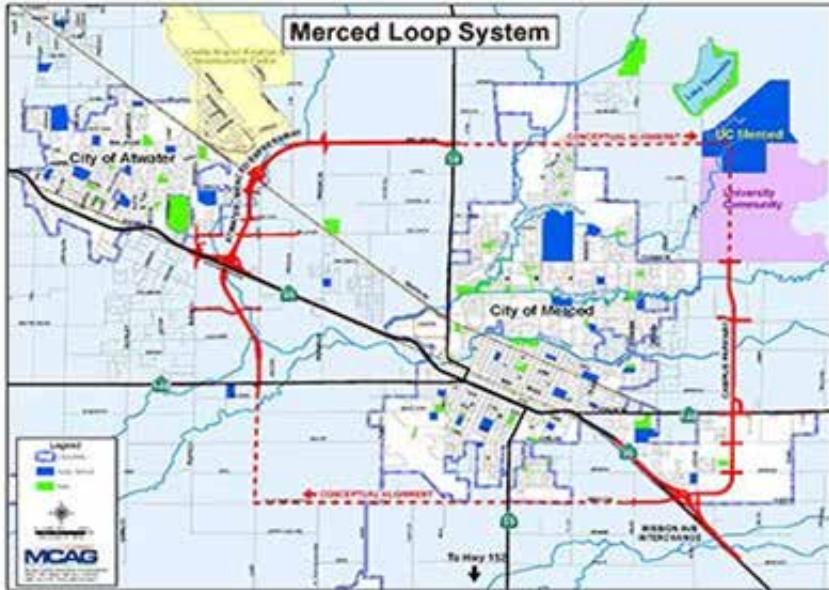
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Campus Parkway Segment II, looking north toward U.C. Merced on the horizon (January 2019)

Construction of Segment II of the Campus Parkway project remains ahead of track to be completed in February 2020.

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 will extend the expressway to Highway 140, and Segment III will extend it to Yosemite Avenue. \$100 million was secured through the Senate Bill 1 Transportation Package to fund both remaining segments of Campus Parkway.

Once finished, Campus Parkway will complete the south-eastern portion of the "Merced Loop System".



Campus Parkway Segment II, looking north from Childs Ave to Hwy 140 (May 15th, 2019)



Campus Parkway Segment II, spanning Hwy 140 (May 15th, 2019)



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Campus Parkway Segment III – Merced County update May15th, 2019:

Merced County Public Works will bid out phase III of Campus Parkway construction in June 2019. This will be the last remaining segment to complete the south-eastern portion of the “Merced Loop System” from Yosemite Avenue (UC Merced and North Merced demographic) to Hwy 99.

Campus Parkway Segment III bid is to open August of 2019 with construction starting September 2019. The Phase III segment construction is estimated to span two and half years with completion projected in Spring/Summer of 2022. If Phase III construction comes to fruition and no excessive wet seasonal holdups, completion of Campus Parkway will be one year ahead of Senate Bill 1 Transportation Package funding set to expire in June 2023.

Merced County Agency of Governments (MCAG) has estimated traffic counts on Campus Parkway once completed to be 17,000 vehicles per day at Hwy99/Campus-Mission interchange that bi-sects Merced Gateway project. Traffic counts on Hwy 99 northbound/southbound is projected at 52,000 vehicles per day. Merced Gateway will have direct exposure to a total of 69,000 vehicles per day in 2022 and MCAG projected by 2035 that traffic counts will reach 97,000 vehicles per day exposure at Merced Gateway Marketplace.



Merced Gateway Marketplace entry monuments will be placed on south and north corner entries at Campus Parkway and Coffee Ave intersection.



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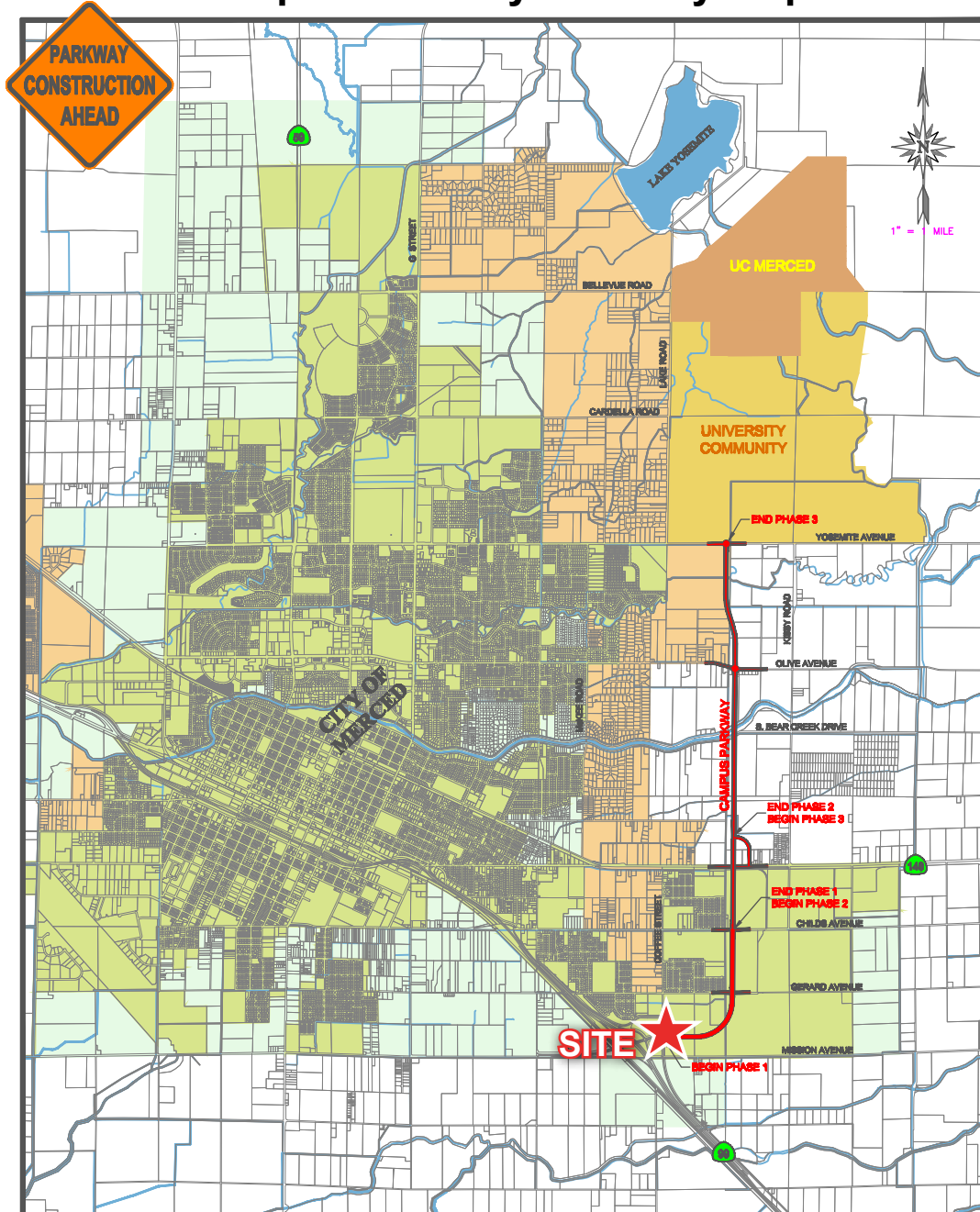
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Campus Parkway - Vicinity Map



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City of Merced - Subdivision Activity Map (±3,200 Units)



Source: City of Merced

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Atwater & Merced - Major Retail Competition



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Area Profile - Merced

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 (7,375 students and growing), 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.

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 to Merced.

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.



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