

End Cap Space Available for Lease

SWC of R Street and Olive Avenue, Merced



Location: 2995 R Street, Suite 103
Merced, CA

Availability: ± 1,670 SF

Nearby Retailers: Food Maxx, Lowe's, Hobby Lobby, Target, Petsmart, Walmart, Ashley Furniture, Planet Fitness, Kohl's and many more.

Zoning: Commercial, City of Merced

Traffic Counts: Olive Avenue - ± 40,810 ADT
R Street - ± 24,840 ADT
Total: ± 65,690 ADT
Source: Regis Sites USA

Demographics:	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population	15,727	89,559	106,159
Avg HH Income	\$63,164	\$74,654	\$79,102

Property Features:

- Located in the heart of Merced's retail hub
- End cap with prominent visibility to R Street
- Retail / Professional space with abundant parking
- Subject space has high-quality office buildout
- Across from Merced Mall



COMMERCIAL | RETAIL ASSOCIATES

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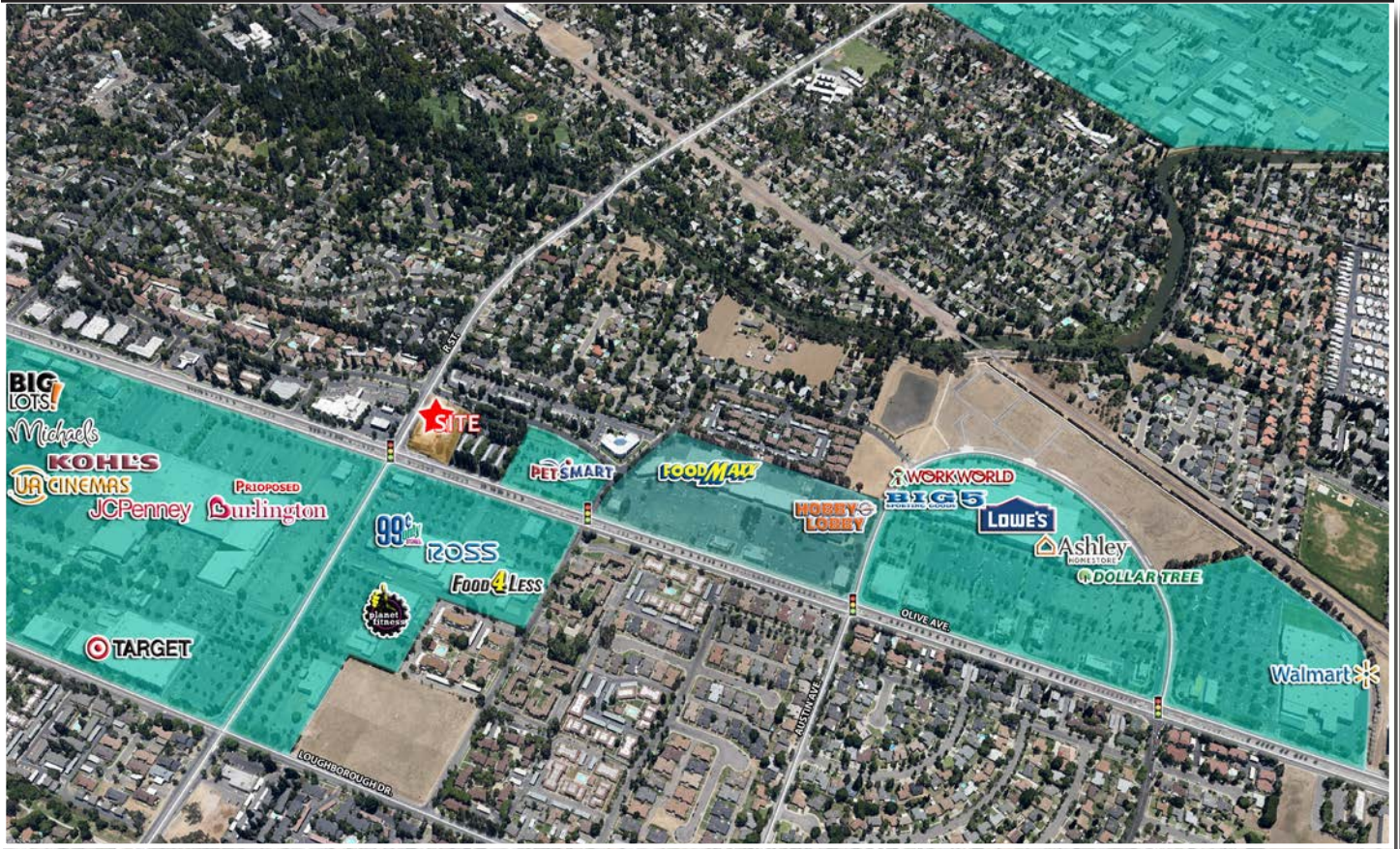
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Area Overview



Olive Avenue is the main retail corridor in Merced, California. The Site is surrounded by more than 70 retail stores, such as Wal-Mart, Target, Kohl's, Ashley Furniture, Food Maxx, Hobby Lobby, Lowe's, Dollar Tree, Big Lots, Planet Fitness, Burlington and many more.



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Site Plan



Floor Plan

