

3155 R STREET | MERCED, CA

Newly Remodeled Building 2019

AVAILABLE
23,000 SF



NOW OPEN
SEPT. 2019

FOR LEASE

*± 23,000 SF | Single
or Multi-Tenant Retail
Anchor Space*

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IMMEDIATELY AVAILABLE

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PROPERTY SUMMARY

LOCATION

3155 R Street, Modesto CA 95348 – Is located on R Street directly across the street from Merced Mall. The 23,000 SF space is available as a Single or Multi-Tenant Retail space which can be further subdivided. **The remodel construction for the façade and pylon signage has been completed.**

Merced Mall is anchored by Target (which just completed its remodel to a “Super Target”), Khol’s, Sears, JCPenny, Ross, Michaels, United Artist Theaters, CVS, Big Lots, and more. Also new to the Mall is Burlington Coat Factory and DD’s Discount which are both to open in 2020. Directly next to the available vacant space at 3155 R Street is the newly opened Planet Fitness. Additional surrounding tenants include Starbucks, Joann’s, Ross, 99 Cents Only, and much more.

AVAILABLE SF / RENT: CONTACT BROKER

23,000 SF of Single Tenant or Multi-Tenant Retail/Office Space

STREET FRONTAGE, ZONING & ACCESS

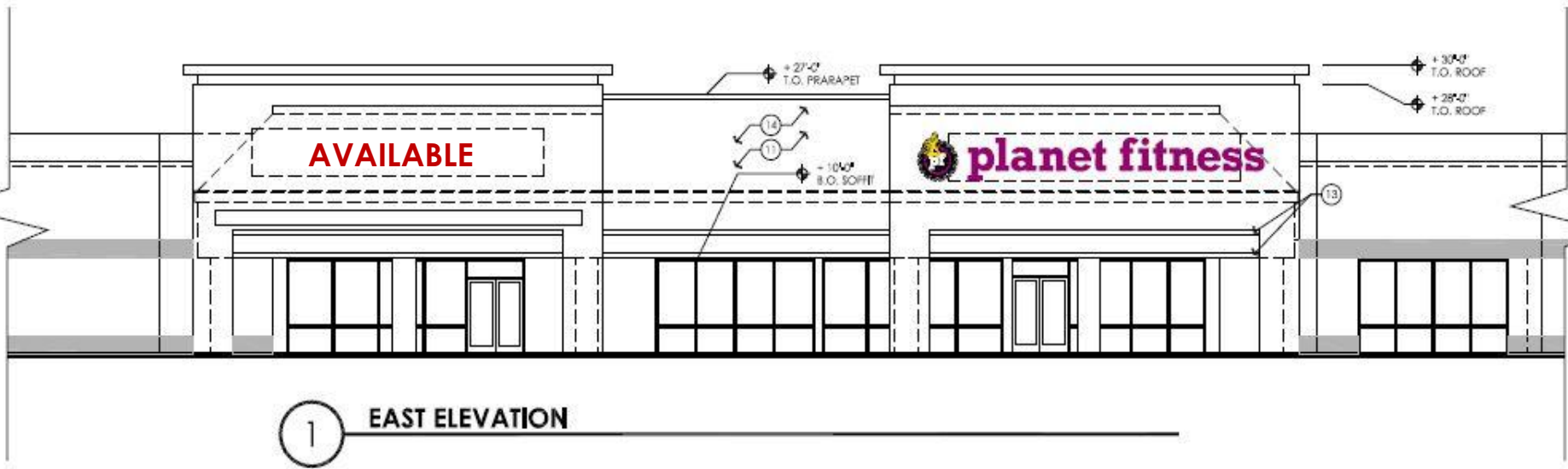
- High traffic counts of 12,000 along R Street and 27,000 along Olive Street
- Directly across the street from Merced Mall (Scheduled for a full remodel in 2020)
- Zoned P-D (Planned Development)

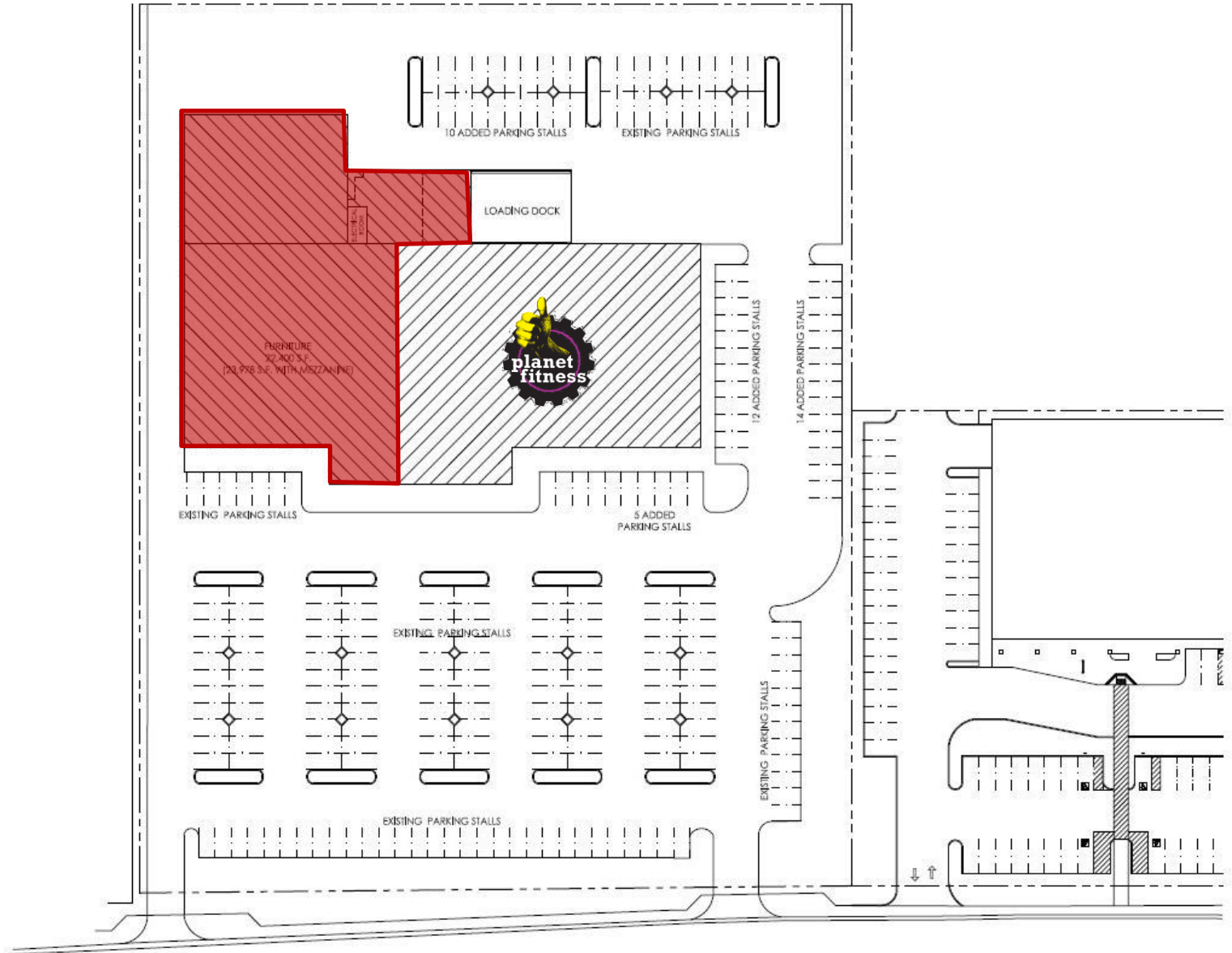
POTENTIAL USES PERMITTED

Grocery, Apparels, Shoes, Hardware, Furniture, Pet Supplies, Party Supplies, Sporting Goods, Flooring, Discounts, Fabric Stores, Paint, Home Improvement, Office products, Medical/Office, etc.



ELEVATION / RENDERINGS





R Street [± 12,000 ADT]

MARKET AERIAL



Loughborough Drive [± 7,300 ADT]

R Street [± 12,000 ADT]

W Olive Avenue [± 27,000 ADT]

SITE

KOHL'S **SEPHORA** **JCPenney**
TILLY'S **claire's** **Foot Locker**
PLACE **GNC** **Payless** **Tanora**
Bath&BodyWorks MEN'S WEARHOUSE
NEW YORK & COMPANY AÉROPOSTALE
See's CANDIES **VITAMIN WORLD**
REGIS SALONS **T-Mobile** **SUBWAY**
cricket metro PCS

Michael's **BIG LOTS** **UNITED ARTISTS**
CVS pharmacy **Post Office** **Starbucks**

Burger King **Jack In the Box** **Pizza Hut**
IHOP

McDonald's
LONG JOHN SILVER'S

7-Eleven **JOANN**
ROSS **SHOPS FOR LESS**

O'Reilly **AMBER'S TIRE** **Rainbow**
HOBBY LOBBY **food maxx**
SALLY BEAUTY **HARBOR FREIGHT TOOLS** **Stetson**
SUBWAY **MultiMark** **AT&T**
cricket metro PCS **Sprint**

BARNES & NOBLE **Party City** **Ashley**
Great Clips **LOWE'S** **DEL TACO**
Jamba Juice **Applebees** **Round Table** **BIG 5**

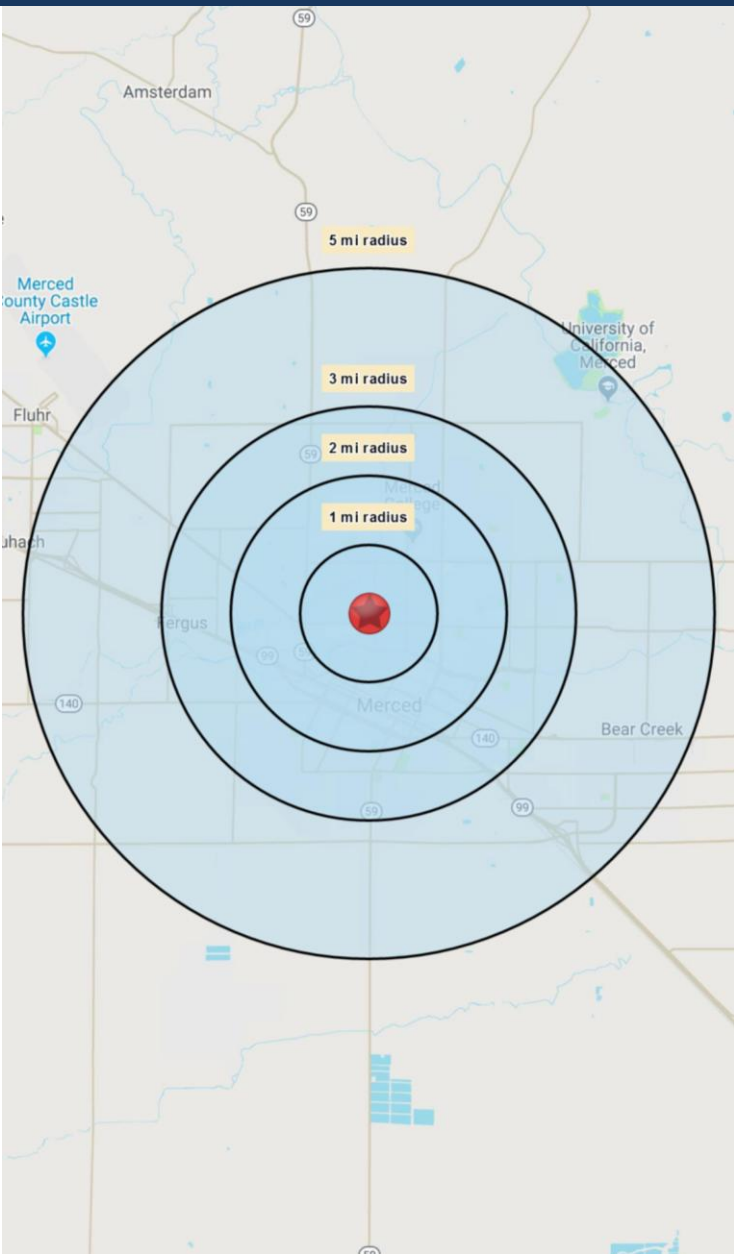
Walmart **SUPERCUTS**
McDonald's

AREA HIGHLIGHTS

- High daily traffic counts of on average of **12,000 ADT** along R Street and **27,000 ADT** along Olive Avenue
- Located in a retail hub area with a variety of tenants
- Other surrounding tenants include In-Shape, Joann's, Ross, JCPenney, Khols, Target, Tilly's, Aeropostale, Ashley Furniture, Party City, and more



DEMOGRAPHICS



POPULATION	1 Mi	2 Mi	3 Mi	5 Mi
<u>2019 Estimated Population</u>	<u>18,804</u>	<u>51,940</u>	<u>88,330</u>	<u>103,260</u>
<u>2024 Projected Population</u>	<u>20,190</u>	<u>55,684</u>	<u>94,759</u>	<u>110,759</u>
<u>2010 Census Population</u>	<u>17,897</u>	<u>49,613</u>	<u>83,706</u>	<u>97,031</u>
HOUSEHOLDS				
<u>2019 Estimated Households</u>	<u>6,977</u>	<u>17,877</u>	<u>28,241</u>	<u>32,257</u>
<u>2024 Projected Households</u>	<u>7,198</u>	<u>18,425</u>	<u>29,114</u>	<u>33,269</u>
<u>2010 Census Households</u>	<u>6,476</u>	<u>16,737</u>	<u>26,322</u>	<u>29,961</u>
AVERAGE HOUSEHOLD INCOME				
<u>2019 Est Avg HH Income</u>	<u>\$57,315</u>	<u>\$61,124</u>	<u>\$65,172</u>	<u>\$67,035</u>
<u>2019 Est Median HH Income</u>	<u>\$42,838</u>	<u>\$47,843</u>	<u>\$50,277</u>	<u>\$51,791</u>
DAYTIME DEMOGRAPHICS				
<u>2019 Est Total Businesses</u>	<u>786</u>	<u>2,312</u>	<u>3,110</u>	<u>3,306</u>
<u>2019 Est Total Employees</u>	<u>7,974</u>	<u>22,426</u>	<u>32,771</u>	<u>35,362</u>