FOR LEASE > RETAIL IN-LINE SPACE 1105 W. Main Street



MERCED, CALIFORNIA

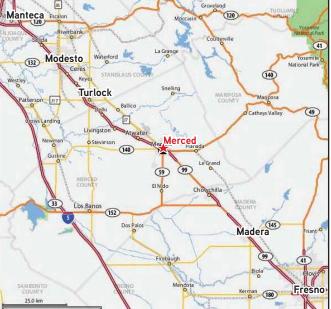


Other Neighboring Businesses



- > 2,400 SF Available.
- > Commercial Zoning.
- > Merced's Busy Downtown District.
- > Surrounded by National Retailers.
- > Excellent Parking & Traffic.
- > New UC Merced Campus!
- > Grocery Outlet Co-Anchor.

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COLLIERS INTERNATIONAL 7485 N. Palm Avenue, #110 Fresno, CA 93711 www.colliers.com/fresno

Property Profile

Location:	1105 \	W.	Main	St.,	Merced,	CA

Size:

2,400 SF Available Between Metro PCS and Dollar Tree.

Rent:

\$1.25 NNN (NNN less than \$0.17/sf)

2	<u>Po</u> Mile: Miles: Miles:	Total <u>opulation</u> 20,531 56,644 83,915 91,643	Avg. HH <u>Income</u> \$33,695 \$42,702 \$53,119 \$55,091	Daytime <u>Population</u> 14,101 28,513 32,929 34,186
		91,643 94,926	\$55,091 \$55,984	34,186 35,024

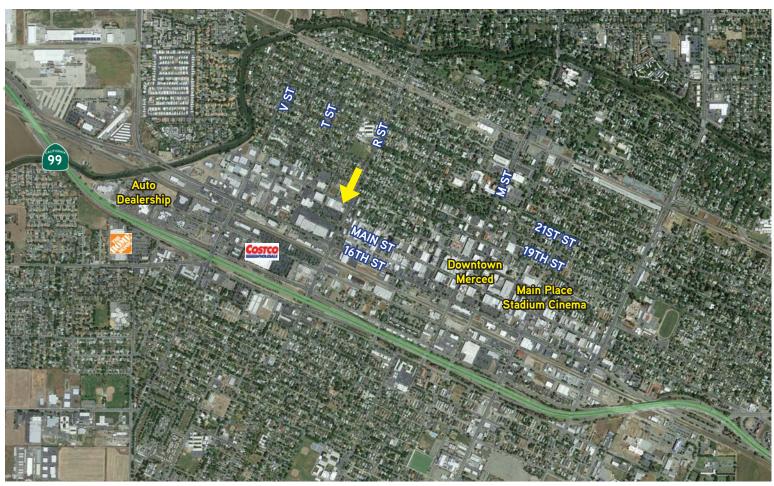
Customer Traffic: 23,304 cars per day

City of Merced Population:	75,445
Merced County Population:	253,766

Websites: www.cityofmerced.org www.usmerced.edu www.co.merced.ca.us







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