

FOR LEASE > RETAIL IN-LINE SPACE

1105 W. Main Street

MERCED, CALIFORNIA



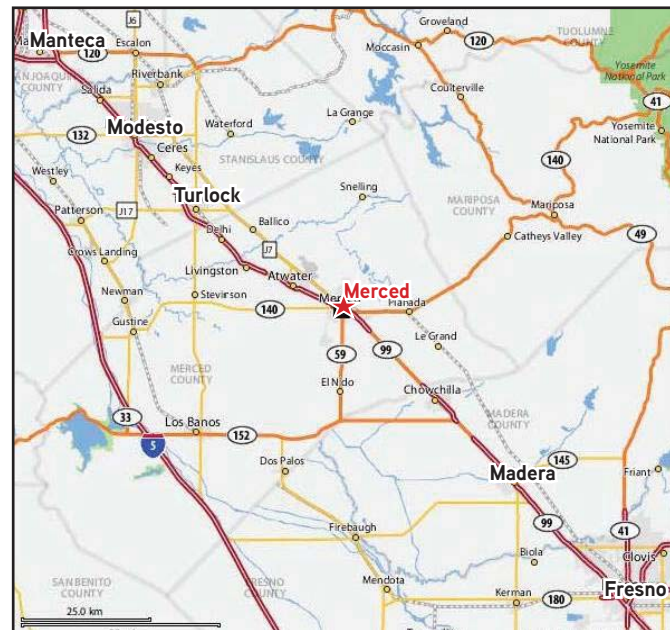
Street Signage

Other Neighboring Businesses



Property Features

- > 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-Ancor.



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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)

| Customer Demographics: | Total Population | Avg. HH Income | Daytime Population |
|------------------------|---------------------|-------------------|-----------------------|
| 1 Mile: | 20,531 | \$33,695 | 14,101 |
| 2 Miles: | 56,644 | \$42,702 | 28,513 |
| 3 Miles: | 83,915 | \$53,119 | 32,929 |
| 4 Miles: | 91,643 | \$55,091 | 34,186 |
| 5 Miles: | 94,926 | \$55,984 | 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

