

FOR LEASE > RETAIL IN-LINE SPACE

1105 W. Main Street

MERCED, CALIFORNIA



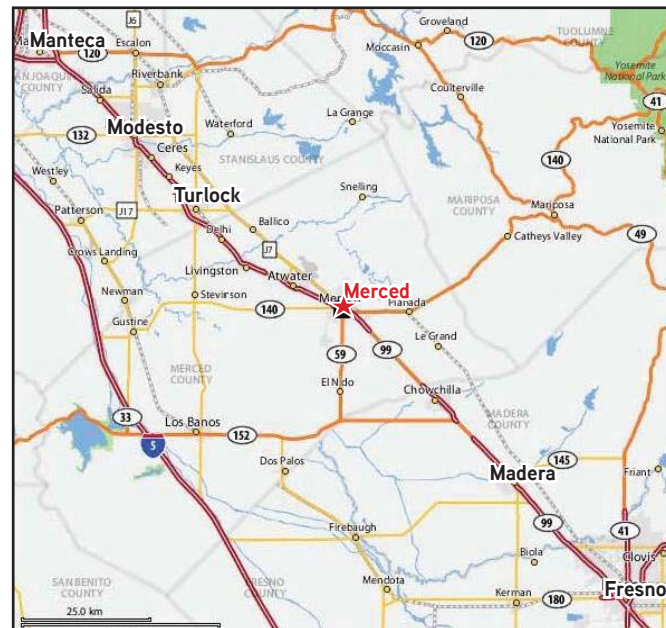
Street Signage

Other Neighboring Businesses



Property Features

- > 2,000 to 4,000 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: 2,000 to 4,000 SF Available between Metro PCS and Dollar Tree.

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

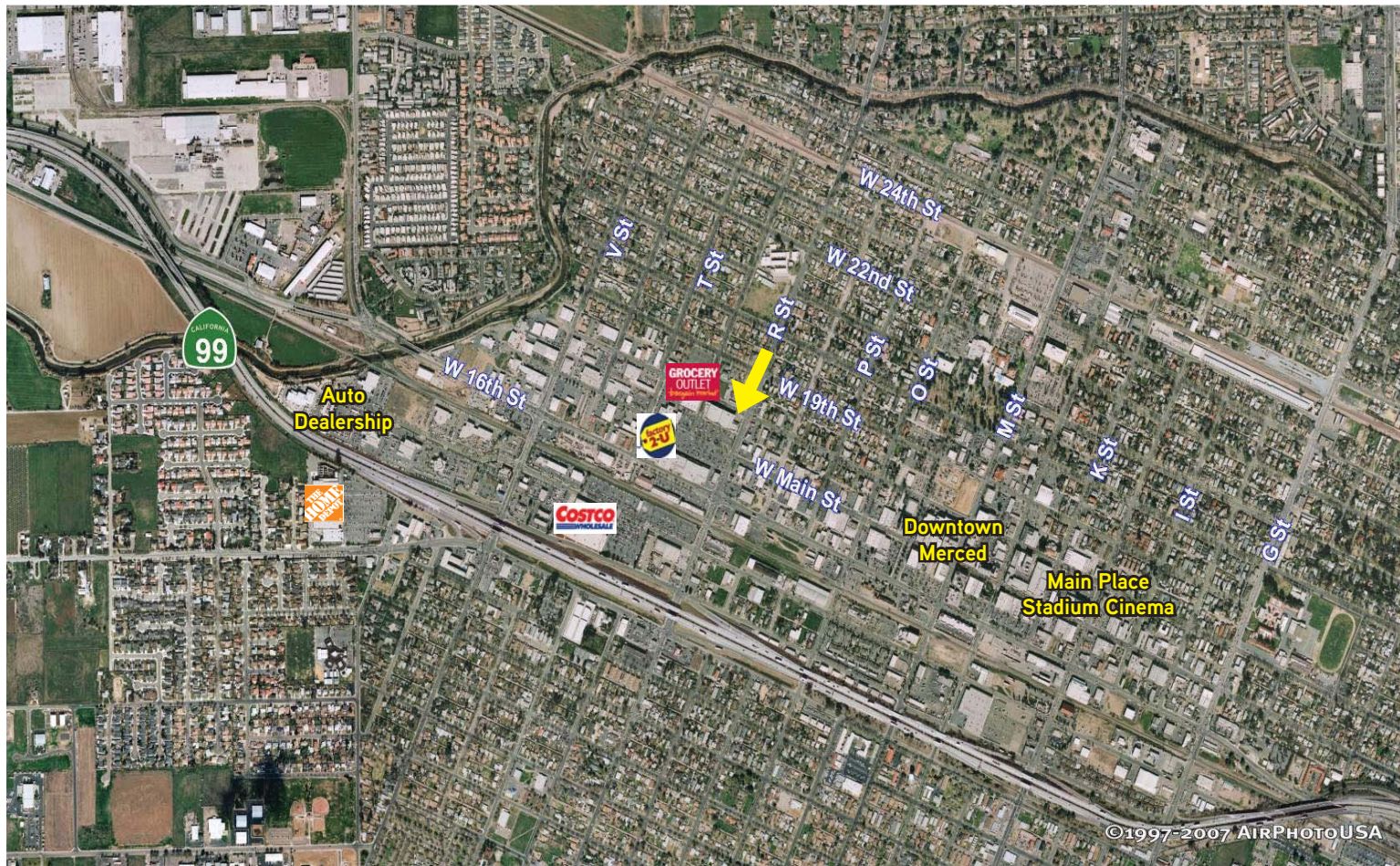
Available: Approximately 60 days from lease execution.

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



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