



OFFERING MEMORANDUM · RELAUNCH SEPTEMBER 1, 2026

Own Half a Downtown Block

Three contiguous C-O parcels on M Street · ±22,500 SF · Merced, California

\$649,000 all three parcels

Also available individually · \$375,000 | \$175,000 | \$175,000

BHGRE EVERYTHING REAL ESTATE · DRE #02092689



A half-block assemblage, now priced two ways

First time on the market in over half a century.

Three contiguous parcels totaling ±22,500 square feet (0.52 acre) on M Street, one of Merced’s primary north-south arterials, two blocks from the Merced County Courthouse and Merced Police Department and minutes from Downtown Merced.

All three parcels are zoned C-O (Office Commercial) and sit inside a federally designated Opportunity Zone. The package is offered at \$649,000 — \$76,000 below the sum of the individual parcel prices — rewarding a buyer who takes the entire block while allowing owner-users and smaller investors to acquire a single parcel.

- **Priced two ways** Package at \$649,000, or any single parcel on its own
- **Hard corner** Signage and frontage on M Street at W 25th
- **Shovel-ready piece** 543 W 25th is vacant — no demolition, no relocation

FAST FACTS

Package price	\$649,000
Land area	±22,500 SF / 0.52 AC
Price per land SF	\$28.84
Parcels	3 contiguous
Zoning	C-O (Office Commercial)
Opportunity Zone	Yes
2025 property taxes	±\$6,160 combined
County	Merced

PRICING

Buy the block, or buy the piece that fits

Effective with the September 1, 2026 relaunch.

2510 M STREET

APN 030-101-012-000

\$375,000

Corner commercial parcel

900± SF building, built 1957

7,500 SF lot · \$50.00 / land SF

557 W 25TH STREET

APN 030-101-011-000

\$175,000

House with apartment

594± SF, built 1935

7,500 SF lot · \$23.33 / land SF

543 W 25TH STREET

APN 030-101-010-000

\$175,000

Vacant lot, ready to build

No demolition required

7,500 SF lot · \$23.33 / land SF

~~\$725,000~~ sum of individual prices

\$649,000 package price

\$76,000 block discount (10.5%)

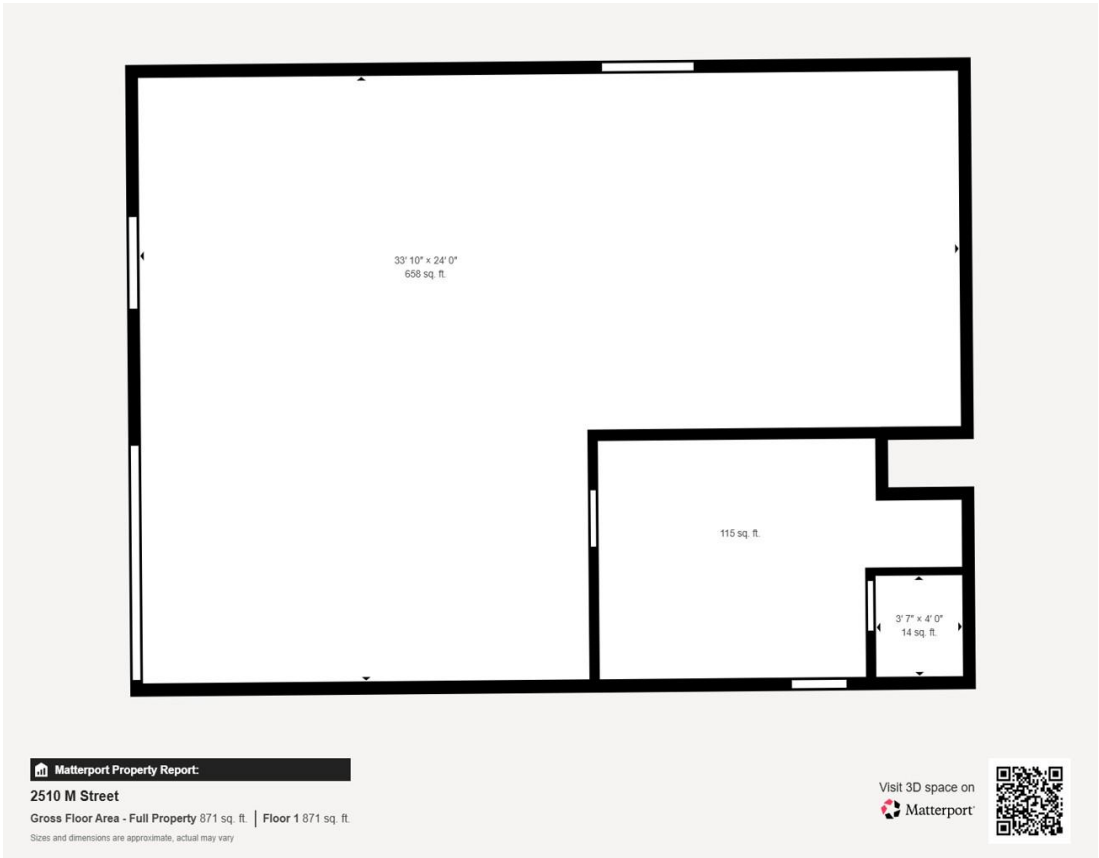
150 feet of M Street frontage, three ways to buy it



PARCEL 1 · \$375,000

2510 M Street — the corner commercial building

APN 030-101-012-000 · 900± SF on a 7,500 SF corner lot



AT A GLANCE

Building	900± SF, single story
Year built	1957
Lot	7,500 SF corner
Zoning	C-O (Office Commercial)
Frontage	M Street + W 25th Street
HVAC	Central heat and air
Access	Roll-up door + street entry

The most visible parcel of the three: a hard corner with signage exposure on M Street and a small building that can be occupied, leased, or scraped. Priced at \$50.00 per land SF, it carries the corner premium the other two parcels do not.

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PARCELS 2 & 3 · \$175,000 EACH

557 and 543 W 25th Street

Income today, development tomorrow — or parking for the corner.



557 W 25TH STREET

APN 030-101-011-000

House with a separate apartment on a 7,500 SF lot, built 1935, 594± SF of recorded living area with 1 bed and 1 bath in the primary unit.

Zoned C-O, so the residential use continues as a legal nonconforming income stream while a buyer plans a commercial reuse of the block.

543 W 25TH STREET

APN 030-101-010-000

7,500 SF vacant commercial lot — no structure to demolish, no tenant to relocate, no abatement to price into a bid.

The cleanest path to a build for a franchise pad, professional office, or parking to serve the corner. With the former MFA building now on the market nearby, this is the parcel timed to catch that interest.

What C-O lets a buyer build

Merced Municipal Code Ch. 20.10 — verify all uses with City Planning.

PERMITTED BY RIGHT

- Medical and dental offices and clinics
- Professional and business offices
- Government offices
- Instructional services
- Regional and back-office operations
- Accessory retail and dining serving on-site users

Height limit 40 ft · 10 ft exterior setback · 5 ft interior (20 ft abutting residential)

AVAILABLE WITH A CONDITIONAL USE PERMIT

- Restaurants, including drive-through concepts
- Hotels and hospitality
- Child care and early education
- Personal and financial services

OPPORTUNITY ZONE

All three parcels sit within a federally designated Opportunity Zone. A buyer rolling capital gains into the site can defer tax on those gains and, after a ten-year hold, exclude appreciation on the new investment. Buyers should confirm current program rules with their tax advisor.

LOCATION

Two blocks from the county seat

Merced County Courthouse

2 blocks

Merced Police Department

2 blocks

Downtown Merced / Main Street

0.5 mile

Mercy Medical Center

2.5 miles

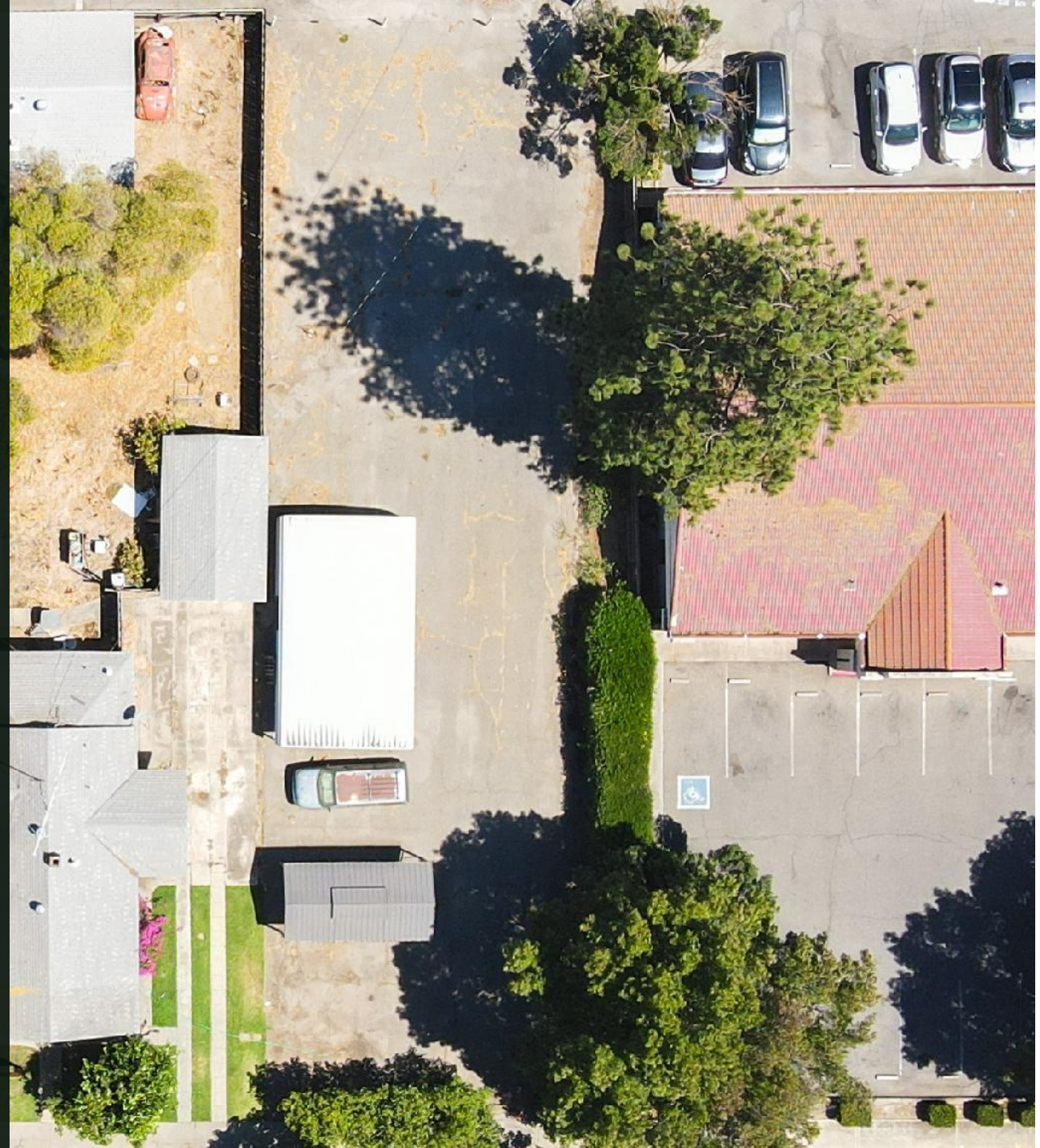
UC Merced

7 miles

Merced Amtrak & future HSR station

1 mile

Walk Score 85 — most errands in this neighborhood are completed on foot, a rarity in the Central Valley and a meaningful driver of walk-in traffic for a service or medical user.



A small city with unusually large tailwinds

9,647

UC Merced enrollment, fall 2026 — an all-time high, up nearly 8% in one year with 3,157 new students

\$2.4B

High-speed rail civil works contract advanced for the Merced–Madera extension, with major construction slated for 2027–2030

0.52 AC

of C-O land inside an Opportunity Zone, two blocks from the county seat — the scarce half of this equation

DOWNTOWN INVESTMENT ALREADY DELIVERED

El Capitan Hotel restoration · Mainzer Theater · Tioga Hotel residential conversion · Bob Hart Square expansion · Regal IMAX · The Marketplace at Merced redevelopment of the former mall

Four buyers, four different reasons to move

The individual pricing exists so all four can compete for the same block.

1 The owner-user

Buys 2510 M Street at \$375,000, occupies the corner building, and puts a sign on the busiest frontage they will ever afford at this price.

2 The franchise developer

Assembles all three at \$649,000, scrapes the block, and delivers a built-to-suit pad — dental, urgent care, or a drive-through concept if the City permits it.

3 The Opportunity Zone investor

Rolls capital gains into the assemblage, builds, and holds ten years for the appreciation exclusion.

4 The neighbor or land banker

Takes 543 W 25th Street at \$175,000 for parking, expansion, or to control the corner across from their own holdings.

The questions every caller asks

Can the parcels be purchased separately?

Yes. Each is priced individually — \$375,000, \$175,000 and \$175,000 — and can be bought on its own. The \$649,000 package price applies only when all three sell together.

What is the zoning?

All three parcels are zoned C-O, Office Commercial, under the Merced Municipal Code. Medical, dental and professional office uses are permitted by right; restaurants and hotels require a conditional use permit.

Is the property in an Opportunity Zone?

Yes. All three parcels sit within a federally designated Opportunity Zone.

How large is the combined site?

±22,500 square feet, or approximately 0.52 acre, across three contiguous 7,500 SF parcels.

Is the property occupied?

557 W 25th Street contains a house with a separate apartment. 2510 M Street is a small commercial building. 543 W 25th Street is vacant land.

MAKE AN OFFER

2510 M Street 557 & 543 W 25th Street

\$649,000 for all three · \$375,000 | \$175,000 | \$175,000 individually

Offers on the AIR CRE Standard Offer, Agreement and Escrow Instructions form. Seller reserves the right to accept, reject or counter any offer. All information herein is from sources deemed reliable but is not guaranteed; buyer to verify zoning, permitted uses, square footage, and all development feasibility with the City of Merced.

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