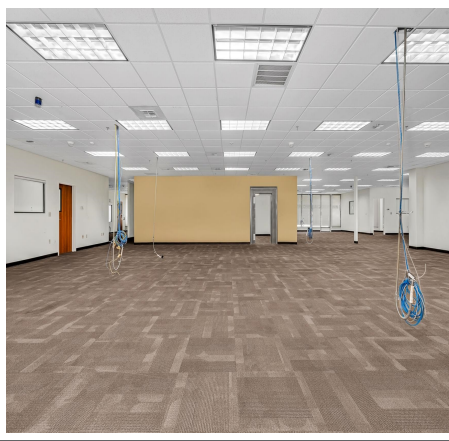


600 W. Olive



PRIME REAL ESTATE LEASING OPPORTUNITY

600 W. Olive Avenue
Merced, CA 95348

Erik Ekizian
Commercial Realtor
(209) 261-8459
ekizian@everythingbhgre.com
Lic: 02146494



THE SPACE

Location	600 W. Olive Avenue, Merced, CA, 95348
COUNTY	Merced
APN	007-320-016-000
Cross Street	M Street
Square Feet	12964
Annual Rent PSF	\$256,687.20
Lease Type	Modified Gross

Notes Min-Max \$/SF/YR \$19.80-\$24.00

HIGHLIGHTS

- Class A Commercial Building
- Dedicated IT Room with Cooling
- Space can be Sub-Divided
- Prime Corner Lot with high visibility



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,671	94,683	107,953



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$68,728	\$88,191	\$90,301



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,742	30,236	33,458

PROPERTY FEATURES

BUILDING SF	12,964
LAND SF	40,572
LAND ACRES	0.931
YEAR BUILT	1991
YEAR RENOVATED	2006
ZONING TYPE	C-G
BUILDING CLASS	A
TOPOGRAPHY	flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	58
PARKING RATIO	4.47
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

SOUTH	AAA Insurance
EAST	Professional Offices

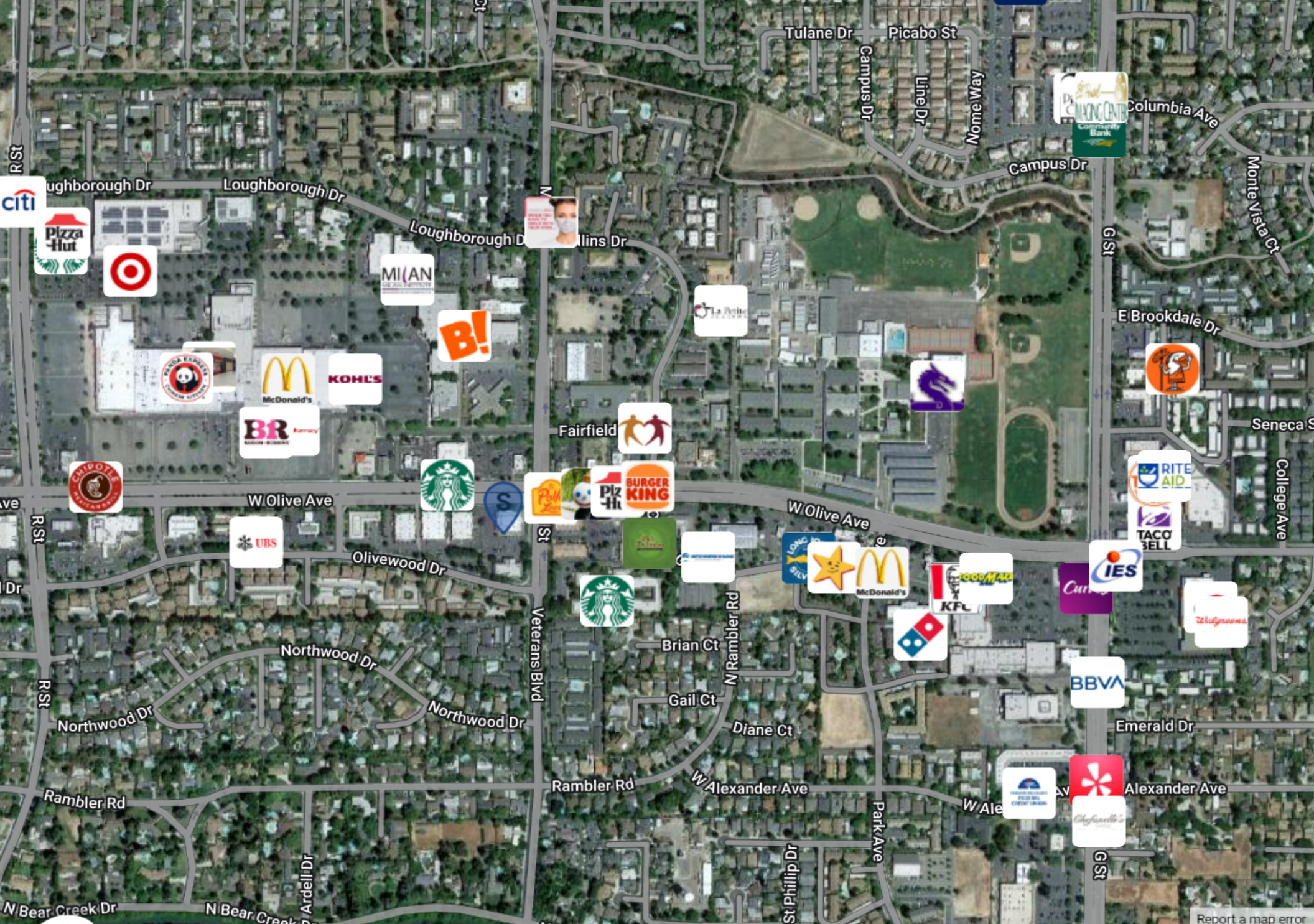
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

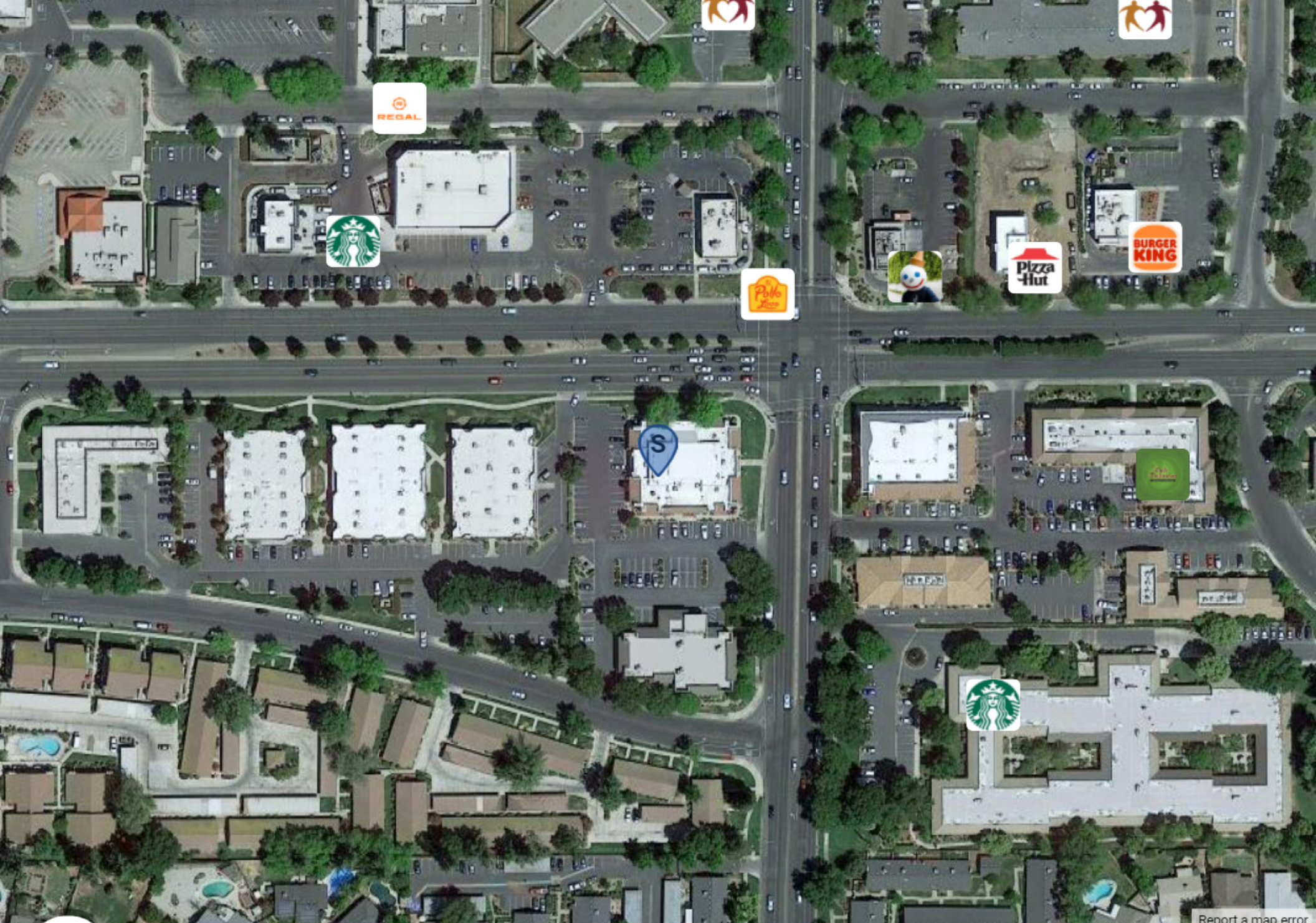


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Better Homes and Gardens-Everything RE
2853 G St, Merced, CA 95340



Report a map error



[Report a map error](#)

—NOTE—
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

POR. SW 1/4 SEC. 18, T.7S., R.14E., M.D.B. & M.

Tax Rate Area 5-05

7-32

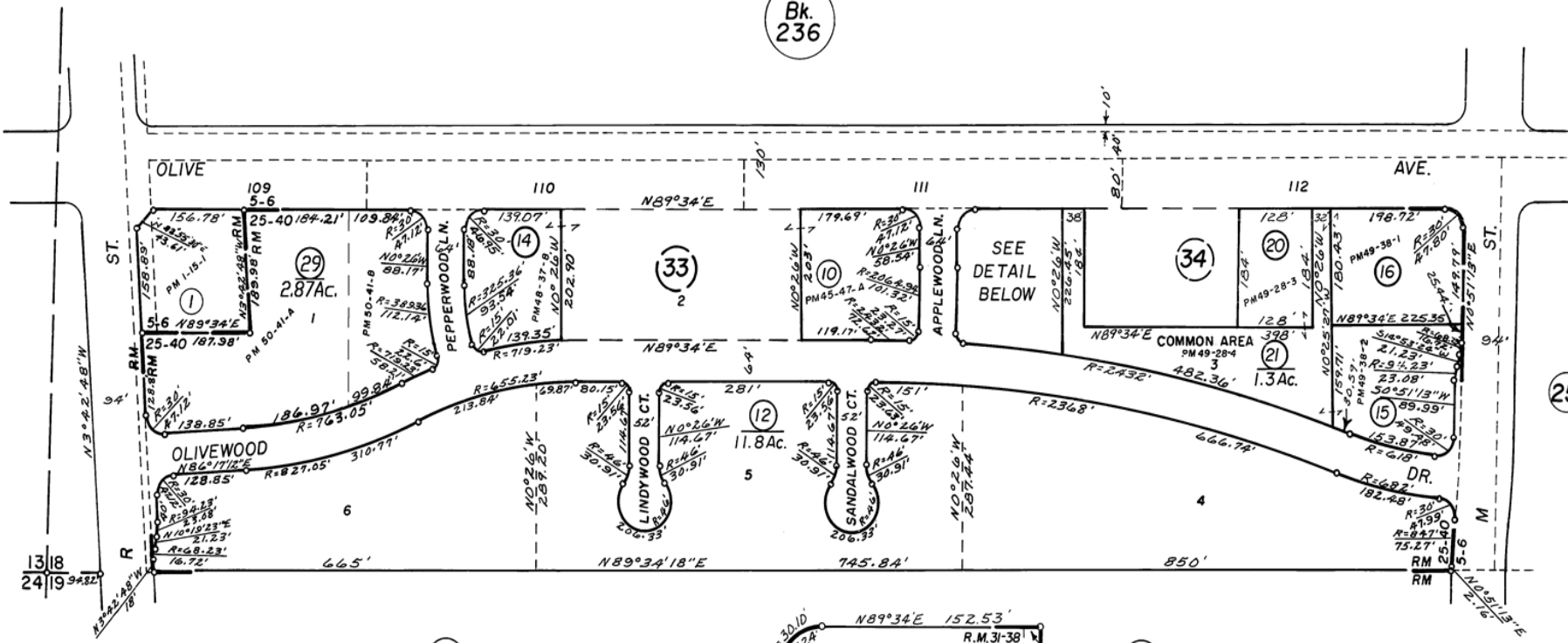


NOTE

Parcels 1 thru 4 of P.M. Vol. 49, Pg. 28
 is a planned development and parcel
 4 is a common area appurtenant to
 parcels 1 thru 3. C.C.R. Rec. Vol. 2386,
 Pg. 729 O.R.

Bk. 236

Bk. 58



26

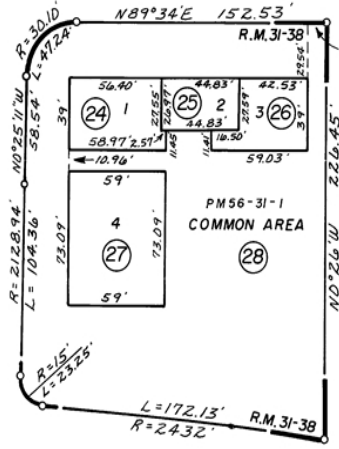
27

NOTE

The assessor's parcel number identifying a condominium ownership accounts for all elements of said ownership including the respective interest in the common area.

NOTE — Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

DETAIL
 1" = 80'



DRAWN 9-79
 REVISED 9-83
 10-84
 10-86
 12-28-04

Crocker Col., R.M. Vol. 5, Pg. 6
 Olivewood I, R.M. Vol. 25, Pg. 40
 Applewood Medical Center, R.M. Vol. 31, Pg. 38 (Condominium)

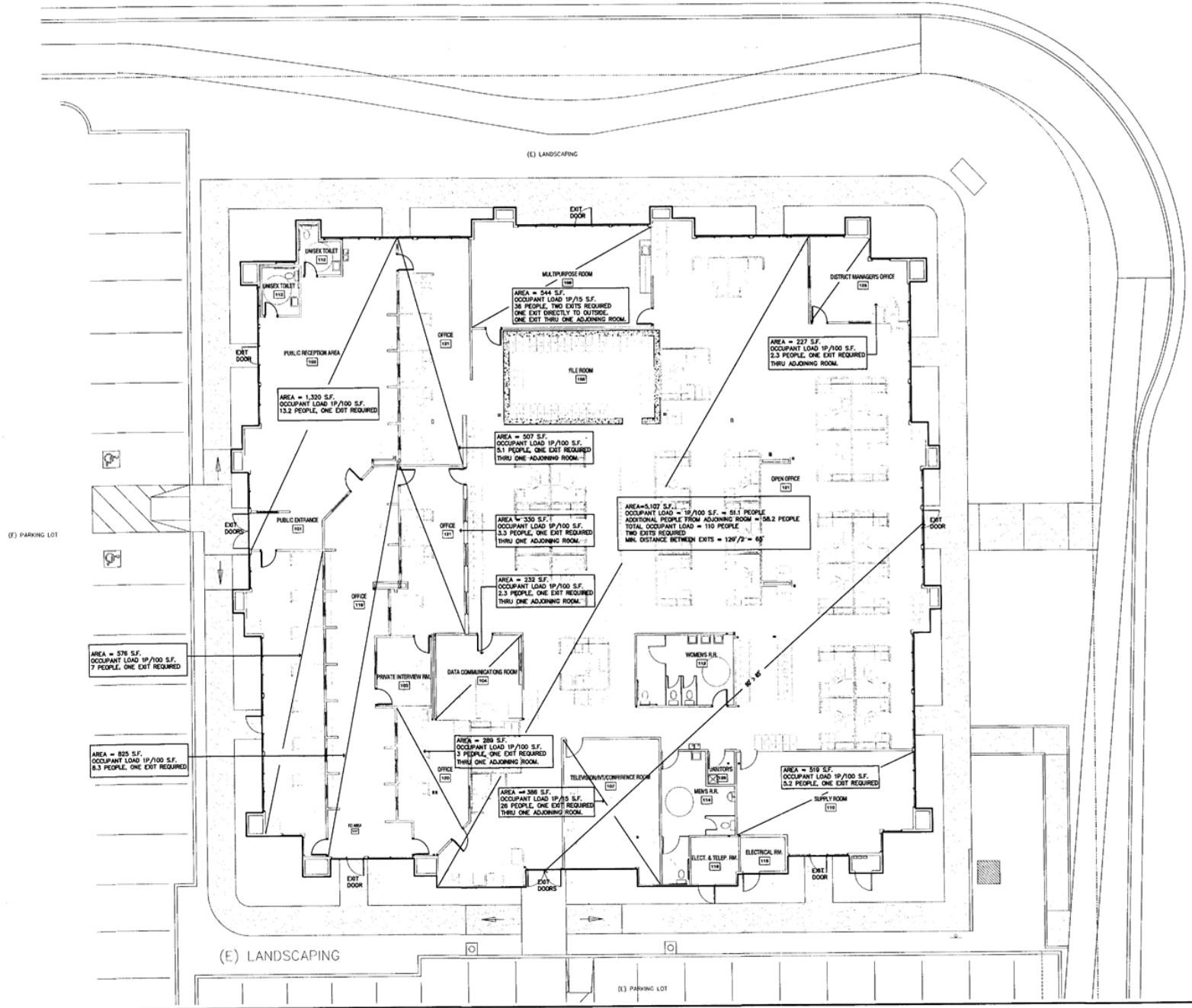
Assessor's Map Bk. 7 - Pg. 32
 County of Merced, Calif.
 1979



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Parcel Map | 600 W. Olive



(F) PARKING LOT

(E) LANDSCAPING

(E) PARKING LOT

"M" STREET

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 TEL: (209) 337-7478 • FAX: (209) 378-2254
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 CARLOS M. VIEIRA



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Revisions:

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**SOCIAL SECURITY
 TENANT IMPROVEMENT
 600 W OLIVE AVE
 MERCED, CA 95348
 EXITING PLAN**

Date: 05-20-06
 Drawn By:
 Project No:

Sheet No:
A-5
 of



EXITING PLAN
 SCALE
 1/8" = 1'

OLIVE AVENUE

(E) PARKING LOT

(E) LANDSCAPING

EXISTING FLOOR PLAN

EXISTING STOREFRONT TYPICAL

EXISTING EXTERIOR WALL TYPICAL

EXISTING INTERIOR WALLS TYPICAL

EXISTING CEILING BEAMS TYPICAL SEE STRUCTURAL PLANS BY OTHERS

(E) LANDSCAPING

(E) PARKING LOT

"M" STREET

EXISTING FLOOR PLAN



SCALE
1/8" = 1'

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**SOCIAL SECURITY
 TENANT IMPROVEMENT
 600 W OLIVE AVE
 MERCED, CA 95348
 EXISTING FLOOR PLAN**

Date: 05-20-06
 Drawn By:
 Project No:
 Sheet No:

A-2

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Exclusively Marketed by:



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