

YOSEMITE NORTH SHOPPING CENTER

SEC G Street & East Yosemite Avenue
Merced, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER
(925) 588-2223

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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

YOSEMITE NORTH



Yosemite North is an 88,199 SF Raley's anchored shopping center located at the southeast corner of Yosemite Ave. (21,001 ADT) & G St. (9,317 ADT). In 2019 the center saw 1.7 million visits from 197,000 unique customers. Helping to drive the additional traffic are co-tenants Five Guys, Em-Tea, Me & Ed's Pizza, Wells Fargo, Jackson Hewitt, Verizon, Subway, Envy Fine Clothing, & El Asadero. Across the street is Merced College (14,775 students enrolled) & Yosemite North is the closest center to Mercy Medical Center (186 beds), El Capitan High School (1124 students), & UC Merced which enrolls over 7000 students and is rapidly expanding.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
13,980	46,023	72,116
POPULATION		



1-Mile	2-Mile	3-Mile
\$85,147	\$85,689	\$78,734
AVG. HH INCOME		



83,583
CITY OF MERCED POPULATION



279,610
MSA POPULATION

TRAFFIC COUNTS



30,318 ADT
INTERSECTION OF EAST
YOSEMITE AVE. & G STREET

PRESENTED BY:



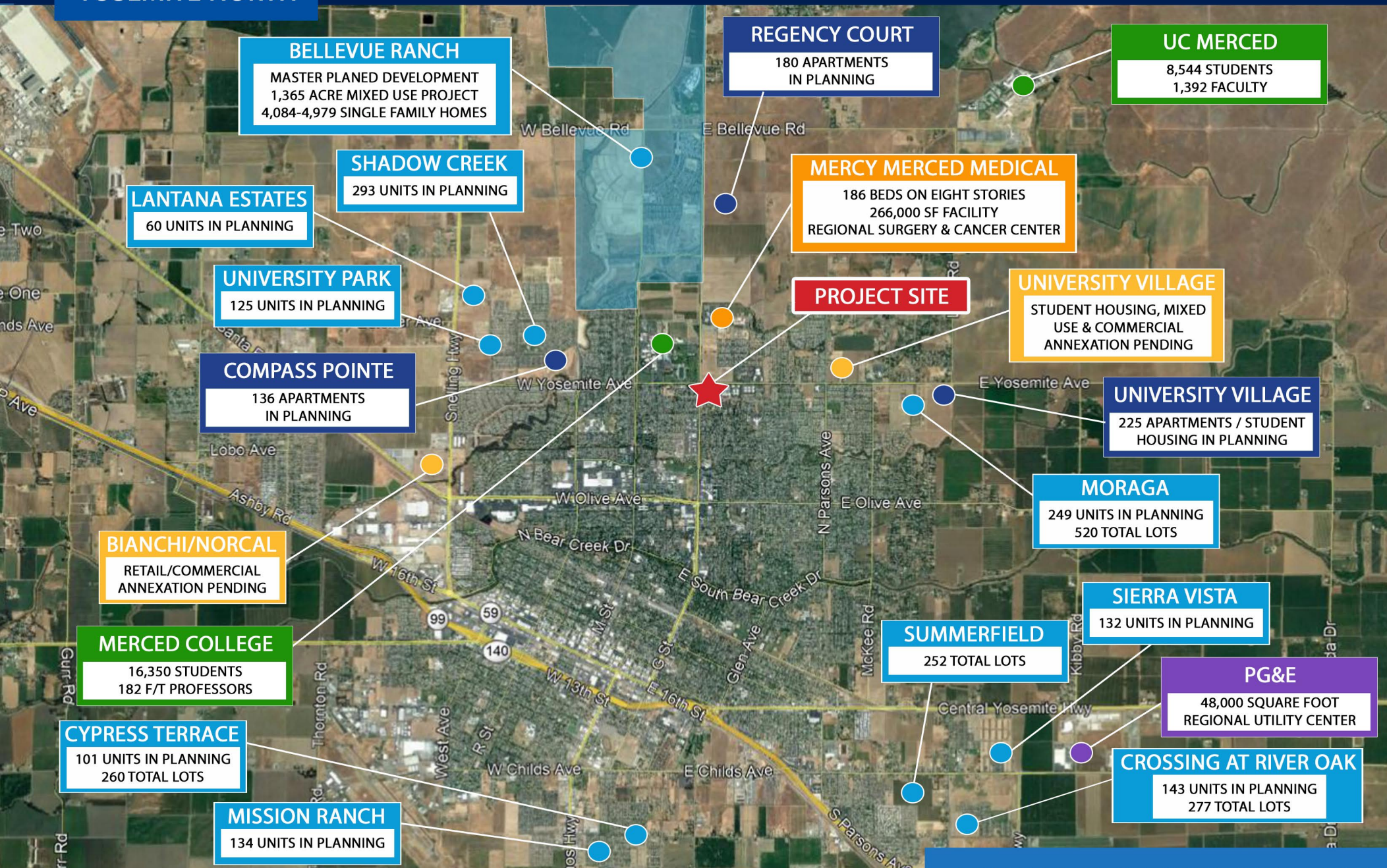
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YOSEMITE NORTH



HOUSING & EMPLOYMENT

YOSEMITE NORTH

15,505 ADT

YOSEMITE AVENUE

5,496 ADT

G STREET
9,317 ADT



INTERSECTION AERIAL

YOSEMITE NORTH

SHOPS 2

SUSHI CUISINE

WELLS FARGO

ROSE NAILS

EL ASADERO
TACO SHOP

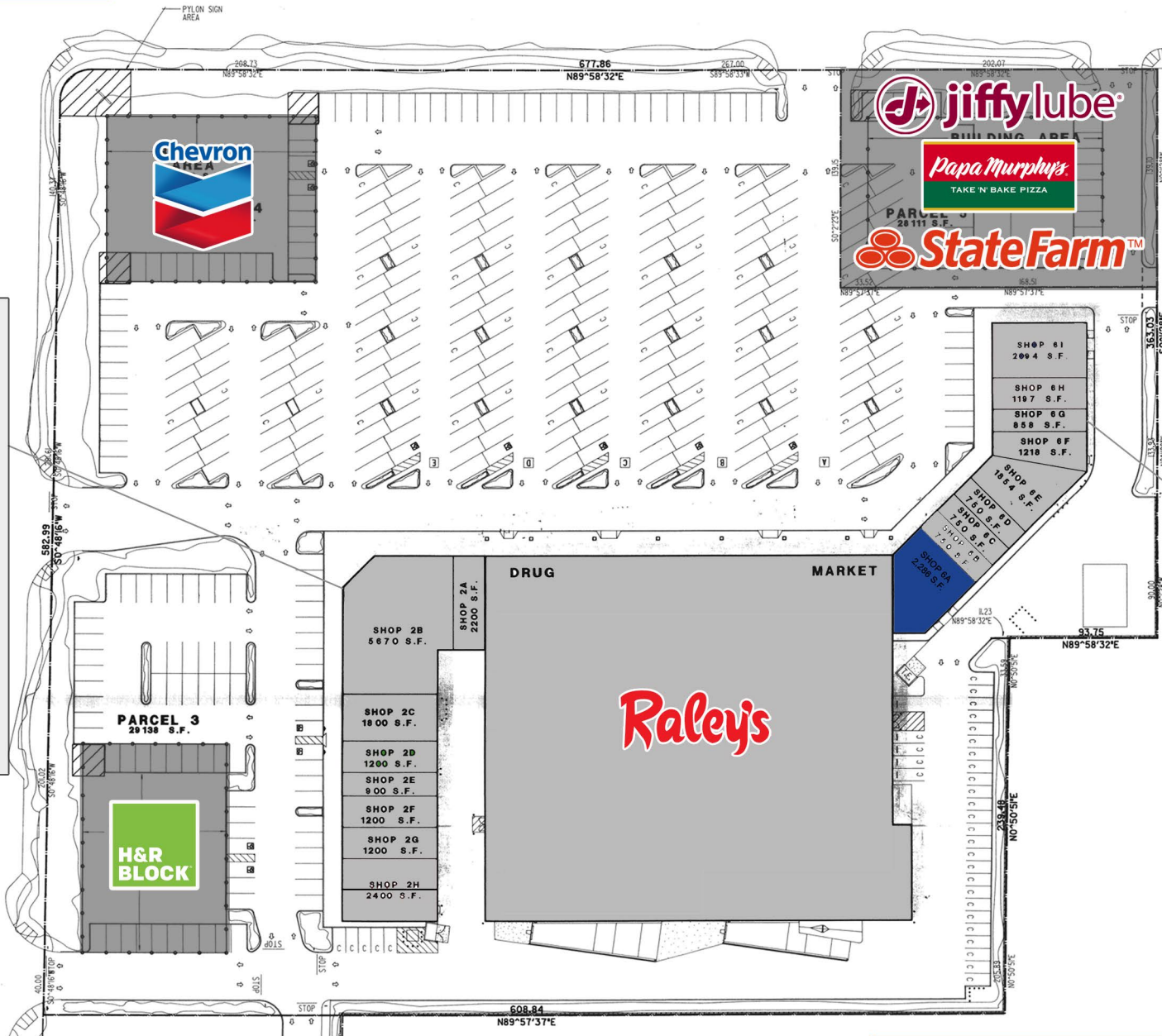
Jackson Hewitt
TAX SERVICE

CIGARETTES & CIGARS

Mc-n-Eddy
ORIGINAL *Mc-n-Eddy* PIZZA

Gold Star
Mortgage Financial Group

HOUA KHONG 2



SHOPS 6

2,286 SF AVAILABLE

FIVE GUYS
BURGERS and FRIES

EM-TEA

Great Clips

SUBWAY

Emu

verizon

REAL ESTATE

SITE PLAN

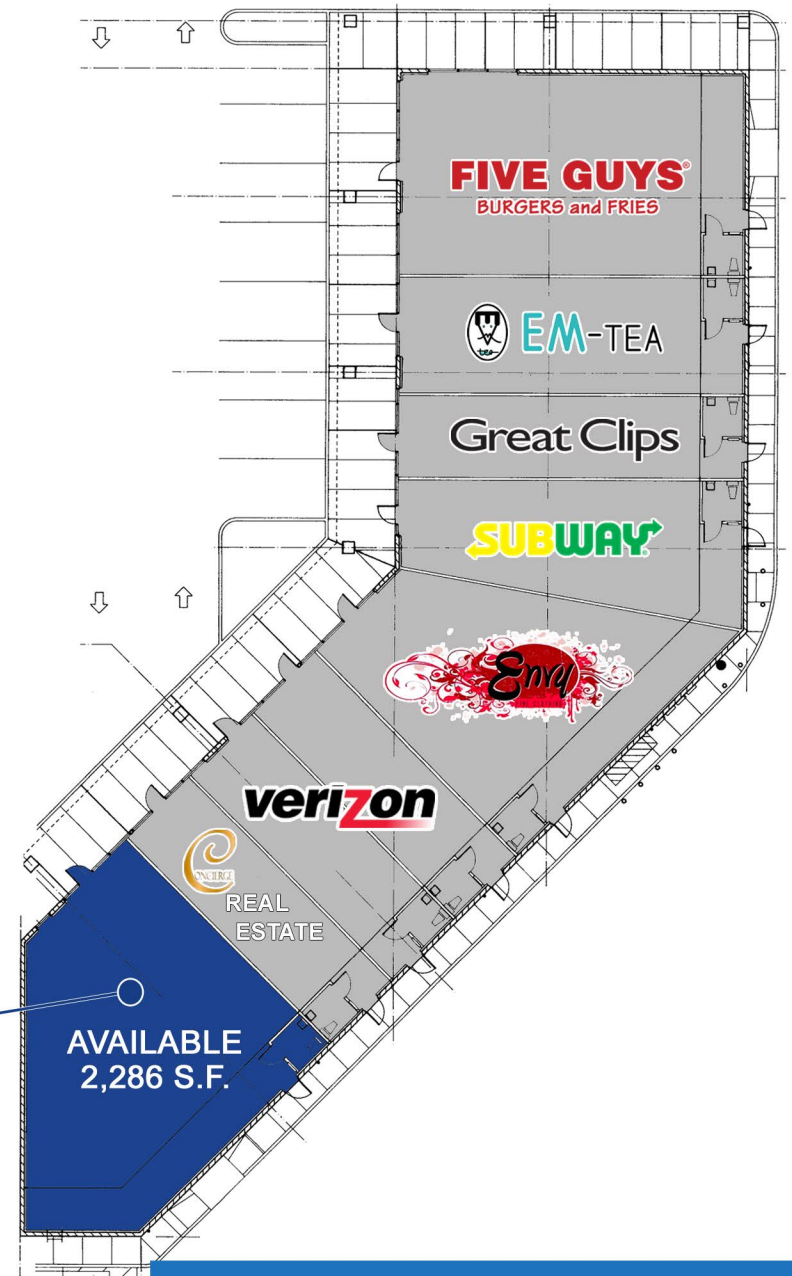
YOSEMITE NORTH

2,286 S.F. RESTAURANT SPACE AVAILABLE



EXISTING INTERIOR IMPROVEMENTS

High visibility restaurant space located directly next to Raley's.



FLOOR PLAN

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.3322/-120.4691

RS1

Yosemite North

Merced, CA

1 mi radius 2 mi radius 3 mi radius

POPULATION	2020 Estimated Population	13,980	46,023	72,116
	2025 Projected Population	14,857	49,234	77,261
	2010 Census Population	14,037	42,671	66,922
	2000 Census Population	11,510	33,915	57,534
	Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	1.1%	1.8%	1.3%
	2020 Median Age	30.9	31.7	31.1
HOUSEHOLDS	2020 Estimated Households	4,938	15,442	23,338
	2025 Projected Households	5,097	15,985	24,213
	2010 Census Households	5,032	14,581	22,132
	2000 Census Households	4,339	12,093	19,309
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	0.7%	1.4%	1.0%
RACE AND ETHNICITY	2020 Estimated White	58.1%	57.1%	53.7%
	2020 Estimated Black or African American	6.7%	6.4%	6.2%
	2020 Estimated Asian or Pacific Islander	12.3%	12.8%	11.1%
	2020 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.6%
	2020 Estimated Other Races	21.3%	22.3%	27.4%
	2020 Estimated Hispanic	40.5%	43.7%	50.1%
INCOME	2020 Estimated Average Household Income	\$85,147	\$85,689	\$78,734
	2020 Estimated Median Household Income	\$65,104	\$66,407	\$59,885
	2020 Estimated Per Capita Income	\$30,577	\$29,027	\$25,821
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	6.7%	7.0%	11.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.9%	7.5%	8.6%
	2020 Estimated High School Graduate	22.5%	23.3%	23.5%
	2020 Estimated Some College	25.6%	25.3%	24.8%
	2020 Estimated Associates Degree Only	12.4%	10.8%	10.2%
	2020 Estimated Bachelors Degree Only	15.1%	15.0%	12.7%
	2020 Estimated Graduate Degree	11.9%	11.2%	9.0%
BUSINESS	2020 Estimated Total Businesses	557	1,474	2,915
	2020 Estimated Total Employees	5,154	13,475	27,321
	2020 Estimated Employee Population per Business	9.2	9.1	9.4
	2020 Estimated Residential Population per Business	25.1	31.2	24.7

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