

COMMERCIAL FLEX SITE FOR LEASE OR SALE

1300 G STREET • MERCED, CA 95341 • NEC G & 13TH STREETS



- 18,295± SF Parcel with 7,165± SF Building
- Positioned next to Highway 99 On/Off Ramps
- Former Commercial Auto Body Repair Shop
- Flex Use, Auto, Storage, EV Charging, etc.
- 53,934 Average Daily Traffic Intersection
- \$79,471 Avg HH Income within 5 Miles



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com

FOR MORE INFORMATION, PLEASE CONTACT:

SHANE SOUSA, AGENT

+1 (559) 447-6221

shane@retailcalifornia.com

CA DRE # 02152527

NICK FRECHOU, SR. V.P.

+1 (559) 447-6266

nick@retailcalifornia.com

CA DRE # 01887999

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.

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Location Description:

The subject commercial flex building and land for lease/sale is adjacent to Highway 99 ramps at 1300 G Street in Merced, CA and located close to the Merced Fairgrounds.

Property Highlights:

The existing building is suitable for automotive and other commercial flex uses.

Building Size: 7,165± SF with 8 service bays and roll-up doors.

Lease Rate: Please contact agent(s) for more information.

Land Size: 18,295± SF

APN #: 035-020-026-000

Land Sale Price: \$899,000

2023 Demographics:

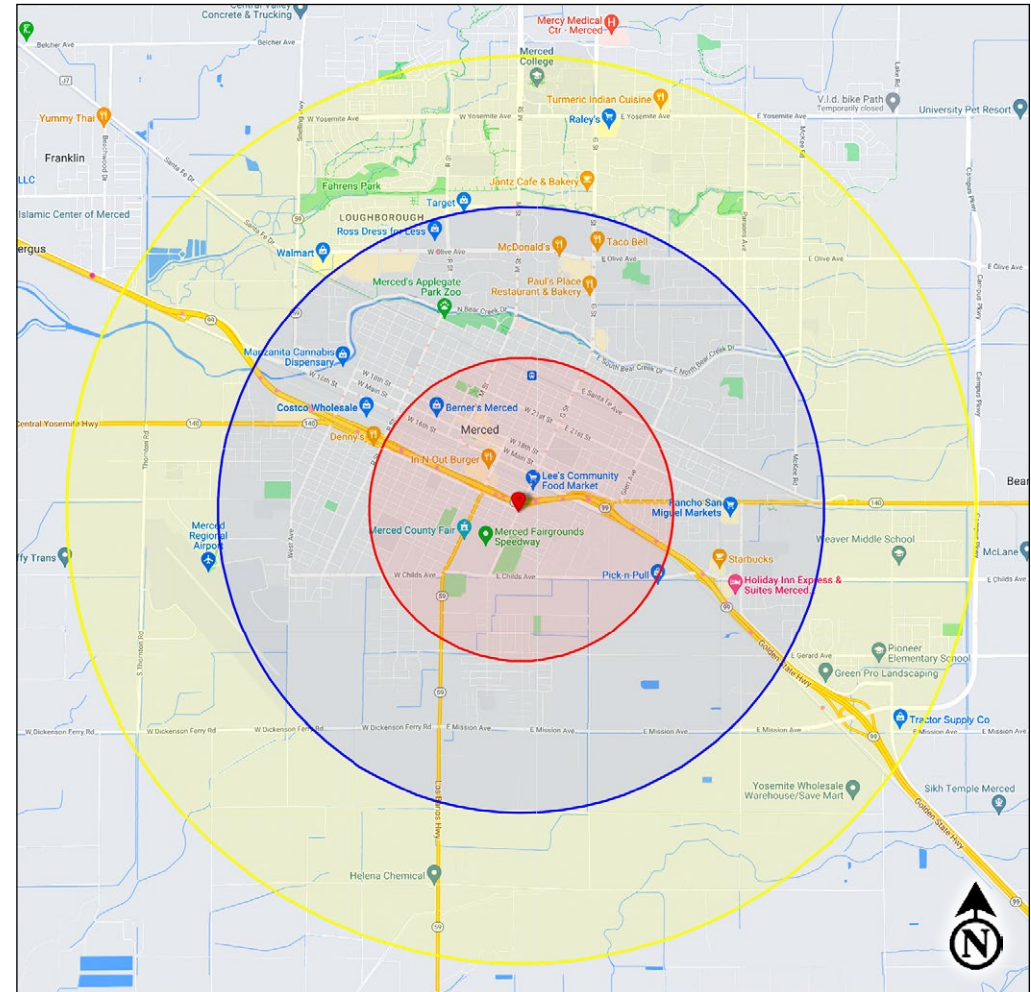
	1 Mile	2 Miles	3 Miles
Total Population:	17,014	53,319	81,346
Total Households:	4,818	16,414	25,552
Avg HH Income:	\$58,178	\$67,281	\$79,471
Total Daytime Pop:	20,943	59,179	87,705

Source: Claritas, LLC

2023 Traffic Counts:

G Street:	22,295 ADT
13th Street:	31,639 ADT
Total Traffic Exposure:	53,934 Average Daily Traffic

Source: Kalibrate TrafficMetrix



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—NOTE—
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
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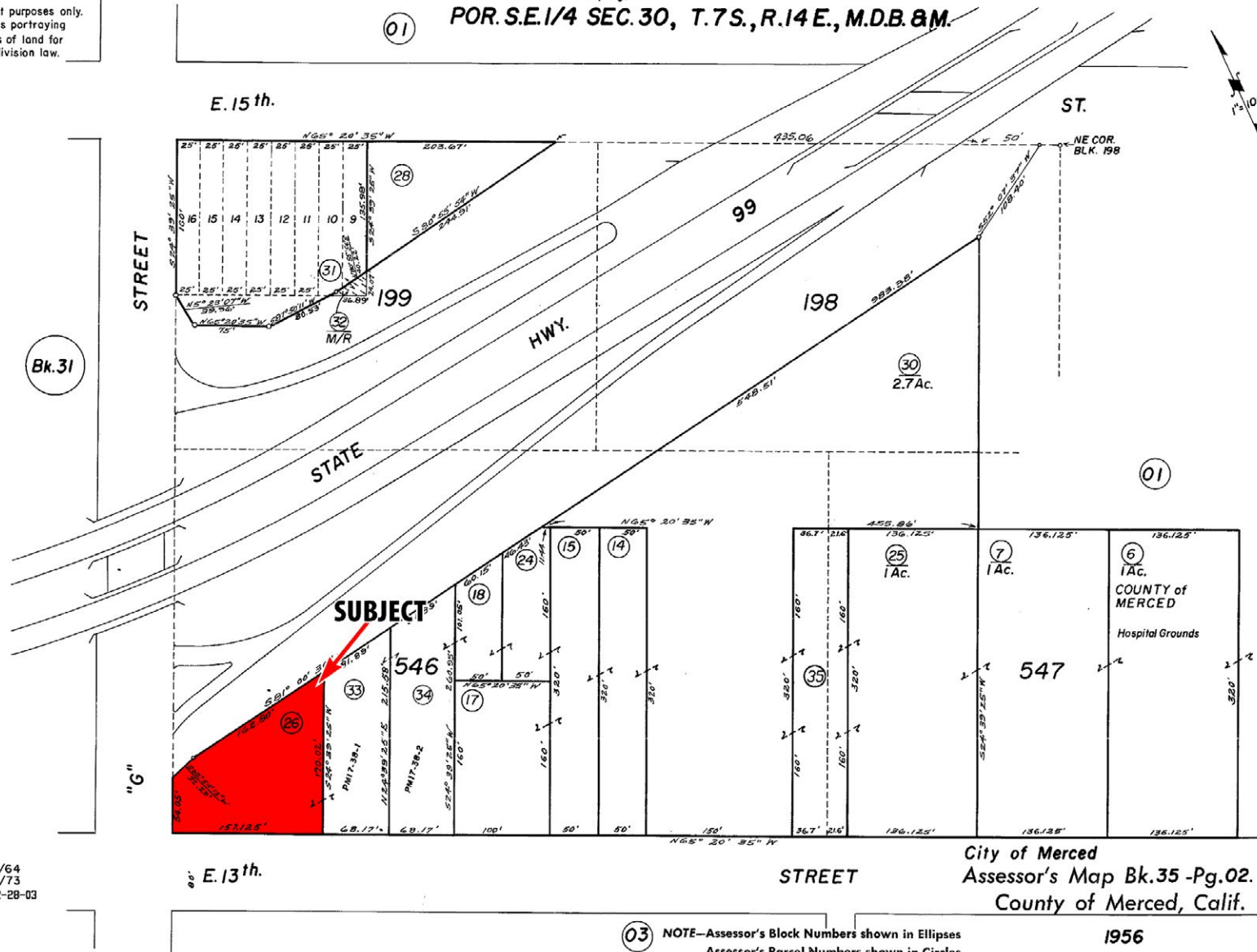
MAP OF THE CITY OF MERCED

R.M. Vol. 2, Pg. 59

POR. S.E. 1/4 SEC. 30, T. 7 S., R. 14 E., M.D.B. & M.

Tax Rate Area 5-136
5-11

35-02



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