



BETTER HOMES AND GARDENS REAL ESTATE
EVERYTHING REAL ESTATE DRE #02092689

OFFERING MEMORANDUM



Prime two level retail commercial space
Right across the street from El Capitán Hotel
PARCEL 031-134-006-000
616 W Main Street
Merced CA 95340

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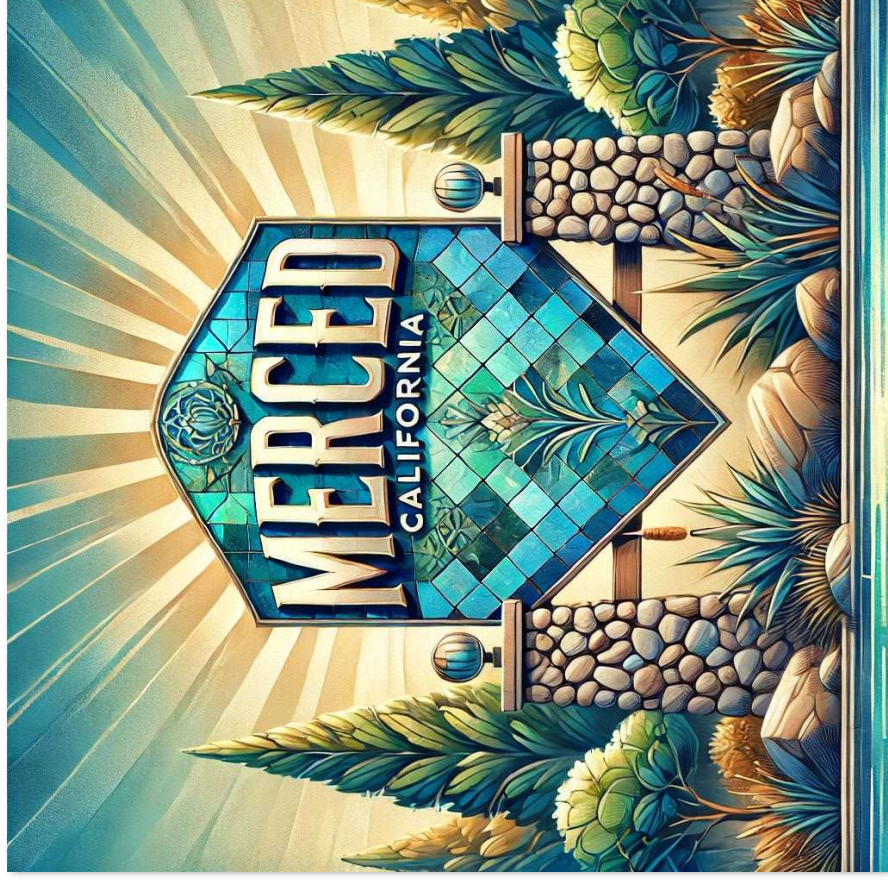
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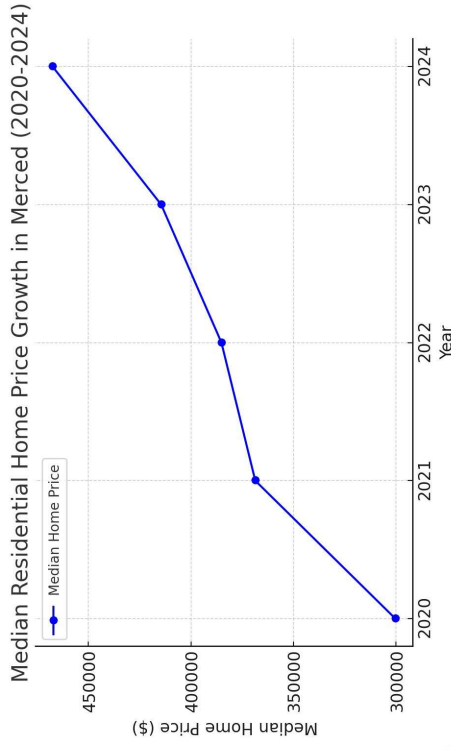
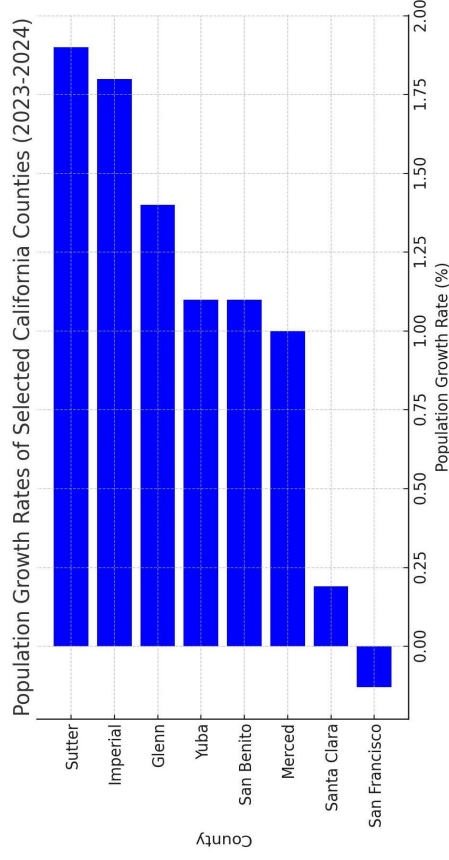


County & City Overview

Growth!



- Merced city's population reached 95,958 in 2024, reflecting a 10.43% increase since the 2020 census, with an average annual growth rate of 2.42%. Year over Year 2023-2024 Merced County ranks among one of the fastest growing counties in California.
- Merced has kept pace with some of the fastest appreciating real estate markets in California over the past 4 years with a 55.7% climb in the median home price.
- In 2023, Merced's median household income was \$65,044, up from \$52,305 in 2020, indicating a 24.4% increase
- UC Merced aims to increase its enrollment to 15,000 full-time students by 2030 from the current 9,100 enrolled. This growth reflects the university's commitment to expanding educational opportunities and accommodating a larger student body.



County & City Overview

Scheduled Development

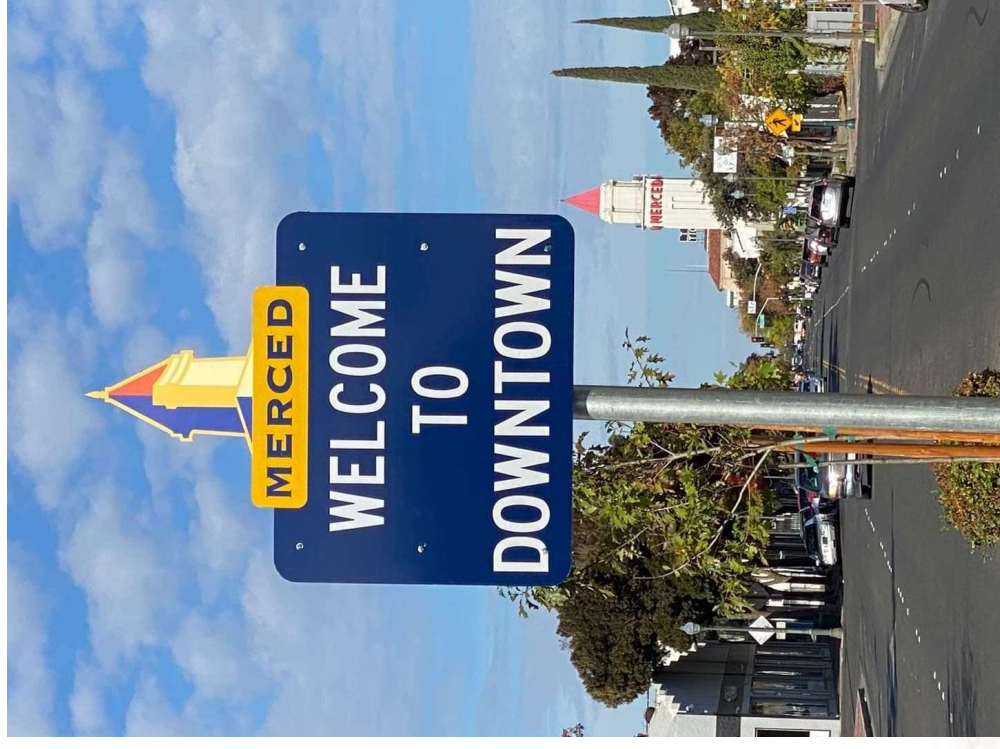


Merced's Ambitious Growth Projects (Next 10 Years)

- **Merced Vision 2030 General Plan**
A long-term blueprint guiding the city's growth, focusing on land use, housing, transportation, and community development. The plan aims to transform Merced into a more sustainable and economically vibrant urban center.
- **University Community Plan**
A large-scale development near UC Merced that includes 3,800 new homes and apartments. This project will create a college-town atmosphere with expanded housing, retail, and community spaces.
- **California High-Speed Rail Project**
Merced will host a key high-speed rail station, improving connectivity across California. The project is expected to drive economic growth, increase tourism, and boost real estate demand.
- **Merced Mall Redevelopment**
The Merced Mall, recently acquired by Ethan Conrad Properties for \$22.5 million, is being rebranded as The Marketplace at Merced, with plans for a modernized, service-driven shopping experience. Additionally, the former Sears building is being redeveloped to house Burlington, Ulta, Five Below, Petco, and Mattress Firm, revitalizing the retail hub.

Downtown Revival

- **Bob Hart Square Expansion:** This downtown revitalization project introduces a new outdoor plaza with a stage and distinctive arch. Construction is ongoing, with completion expected soon.
- **El Capitan Hotel Restoration:** A historic 33-room hotel transformed into a modern 100-room boutique featuring a courtyard, meeting rooms, a restaurant, and retail spaces, blending historic charm with contemporary amenities.
- **Tioga Hotel Renovation:** Originally a luxury hotel built in 1928, it has been converted into residential units, including studios and two-bedroom apartments, preserving its historic significance while providing modern housing.
- **Mainzer Theater Revitalization:** Built in 1937, the theater has been renovated to include a performance space, showroom and restaurant, enhancing downtown Merced's cultural and entertainment scene.
- **The Regal Hollywood Cinema,** located at 403 W. Main Street in Merced, introduced an IMAX theater on July 4, 2024, enhancing the city's entertainment offerings.



Listing Info



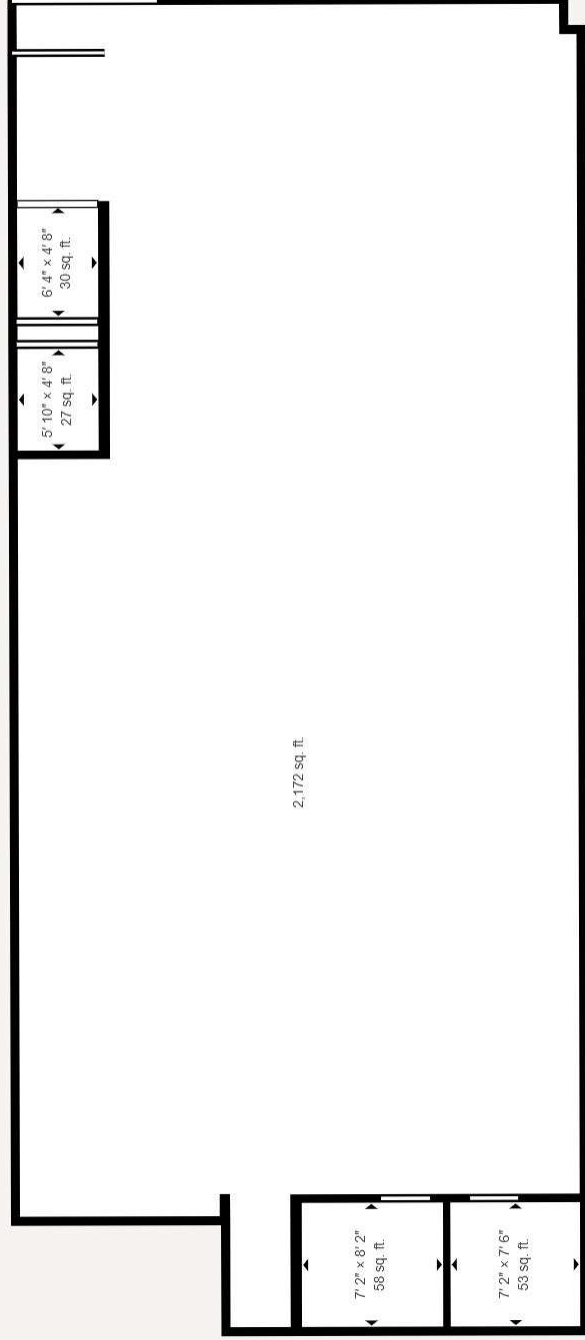
616 West Main Street offers a premier leasing opportunity in the heart of Downtown Merced. This ±3,806 sq. ft. space presents a rare chance for a high-end business to establish itself in an evolving market. The property is ideally positioned for a synergistic tenant to complement the upscale experience provided by the El Capitan Hotel across the street. It is also next door to the newest expansion of UC Merced's professional development center. Offered at \$24.00 a SQ FT a Year with Tenant Improvements and launch incentives negotiable. Don't miss the opportunity to position your business at the ground floor of Merced's Downtown Revival.



Surrounding Businesses



Floor Plan Level 1



Matterport Property Report

616 West Main Street

Indoor Scanned Area - Full Property 3,806 sq. ft. | Floor 1 2,344 sq. ft.

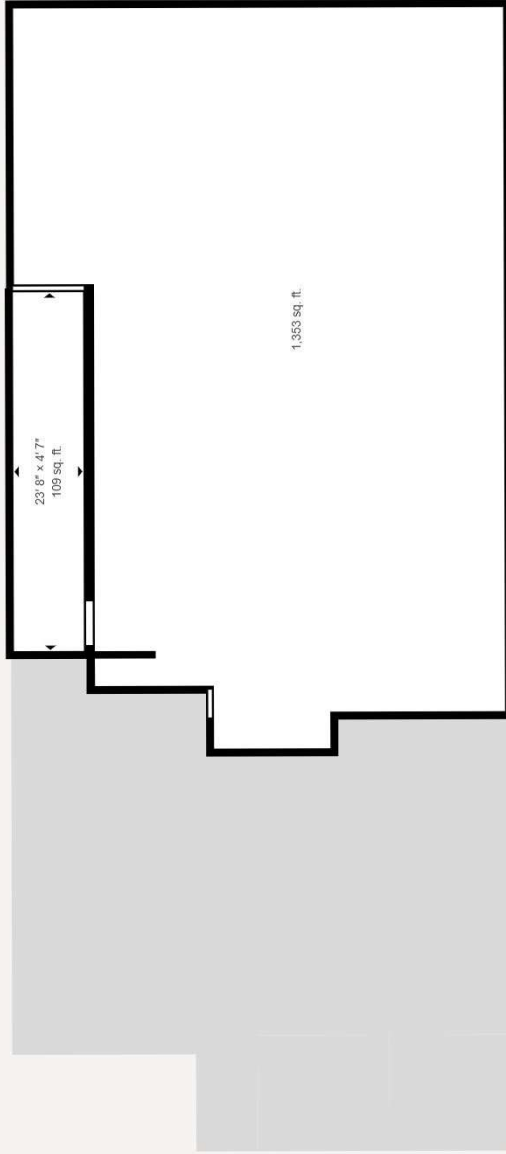
Sizes and dimensions are approximate, actual may vary



Visit 3D space on



Floor Plan Level 2



 Matterport Property Report

616 West Main Street

Indoor Scanned Area - Full Property 3,806 sq. ft. | Floor 2 1,462 sq. ft.

Sizes and dimensions are approximate, actual may vary.



Visit 3D space on

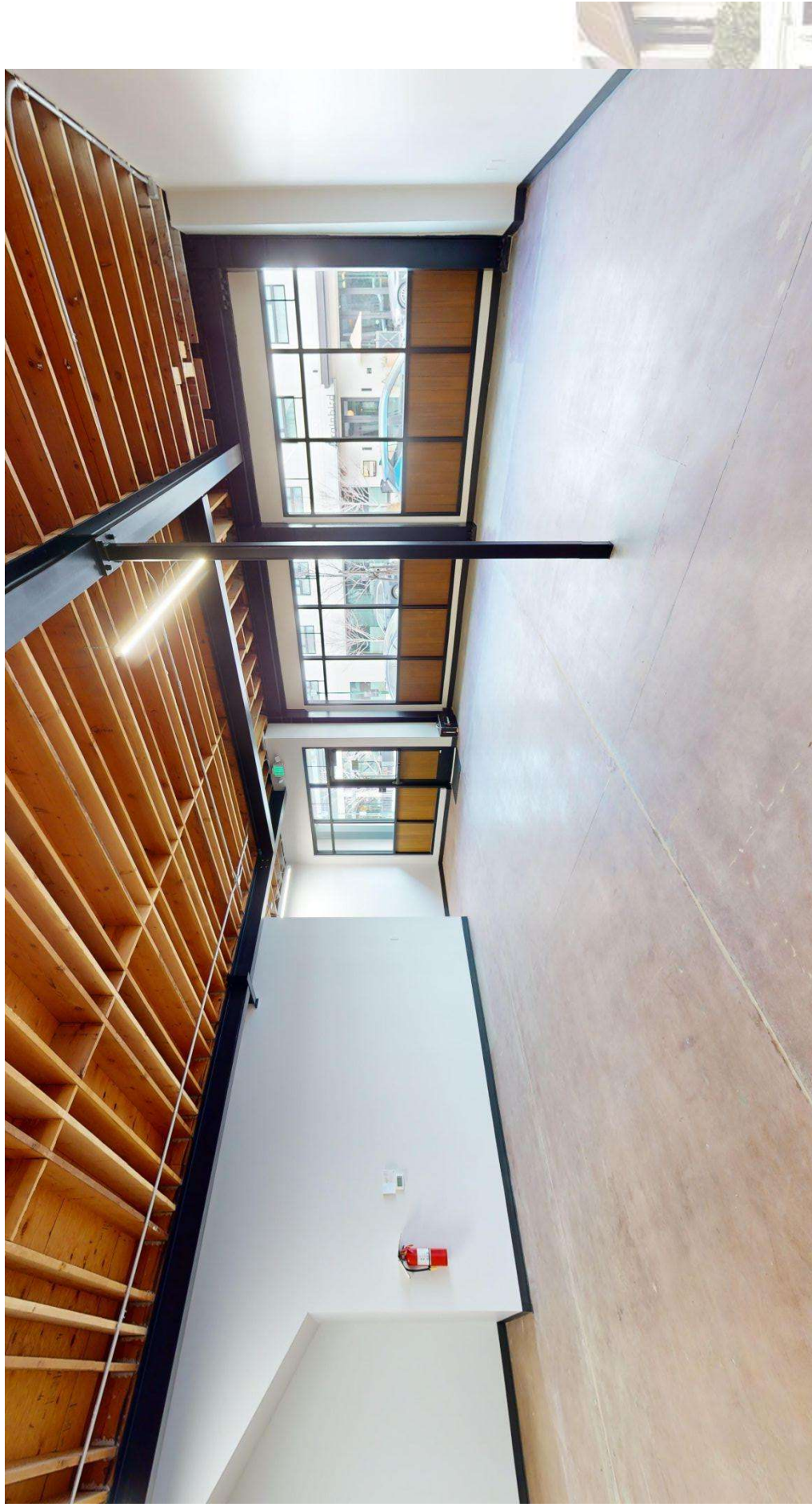




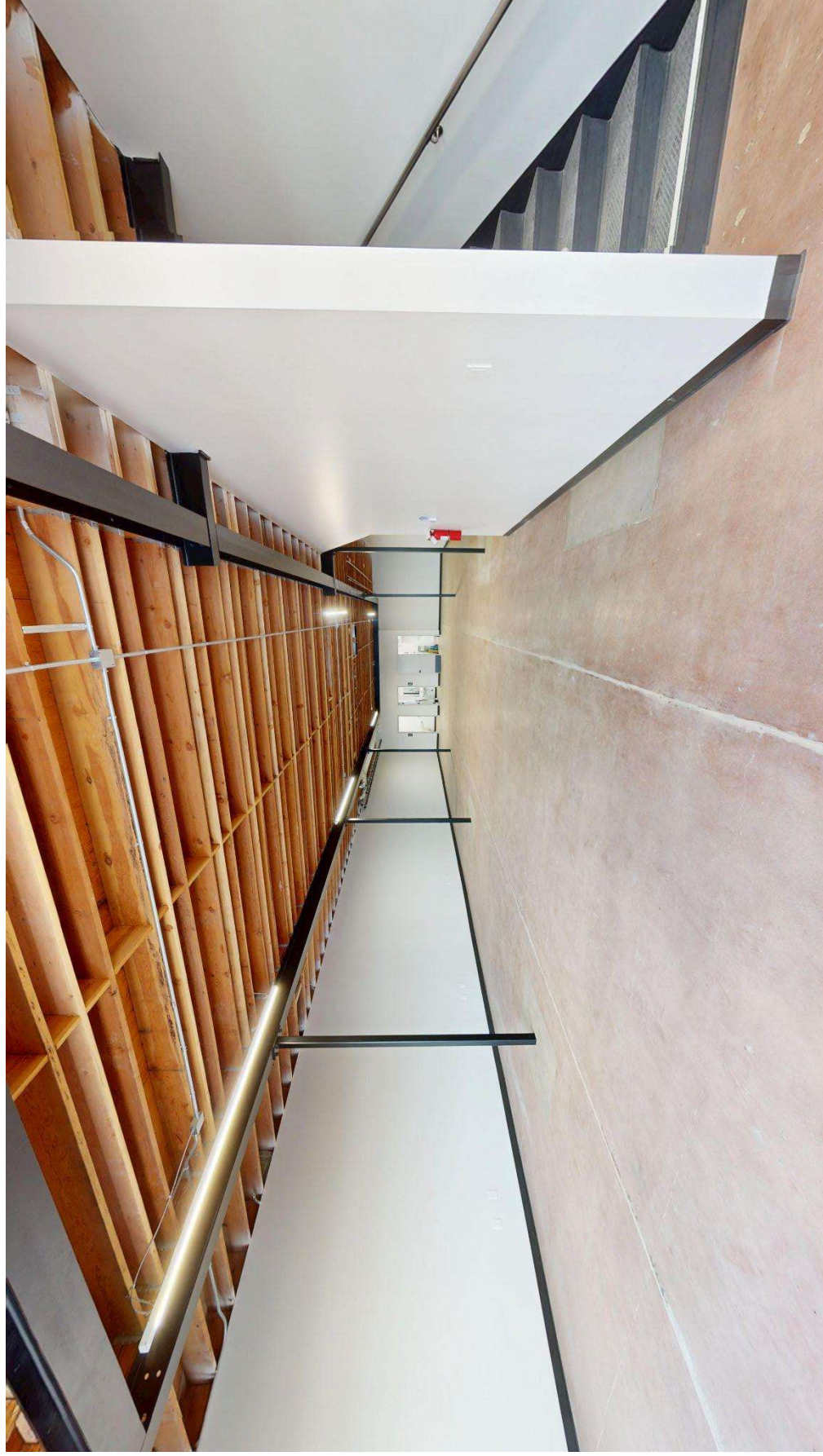
Property Exterior



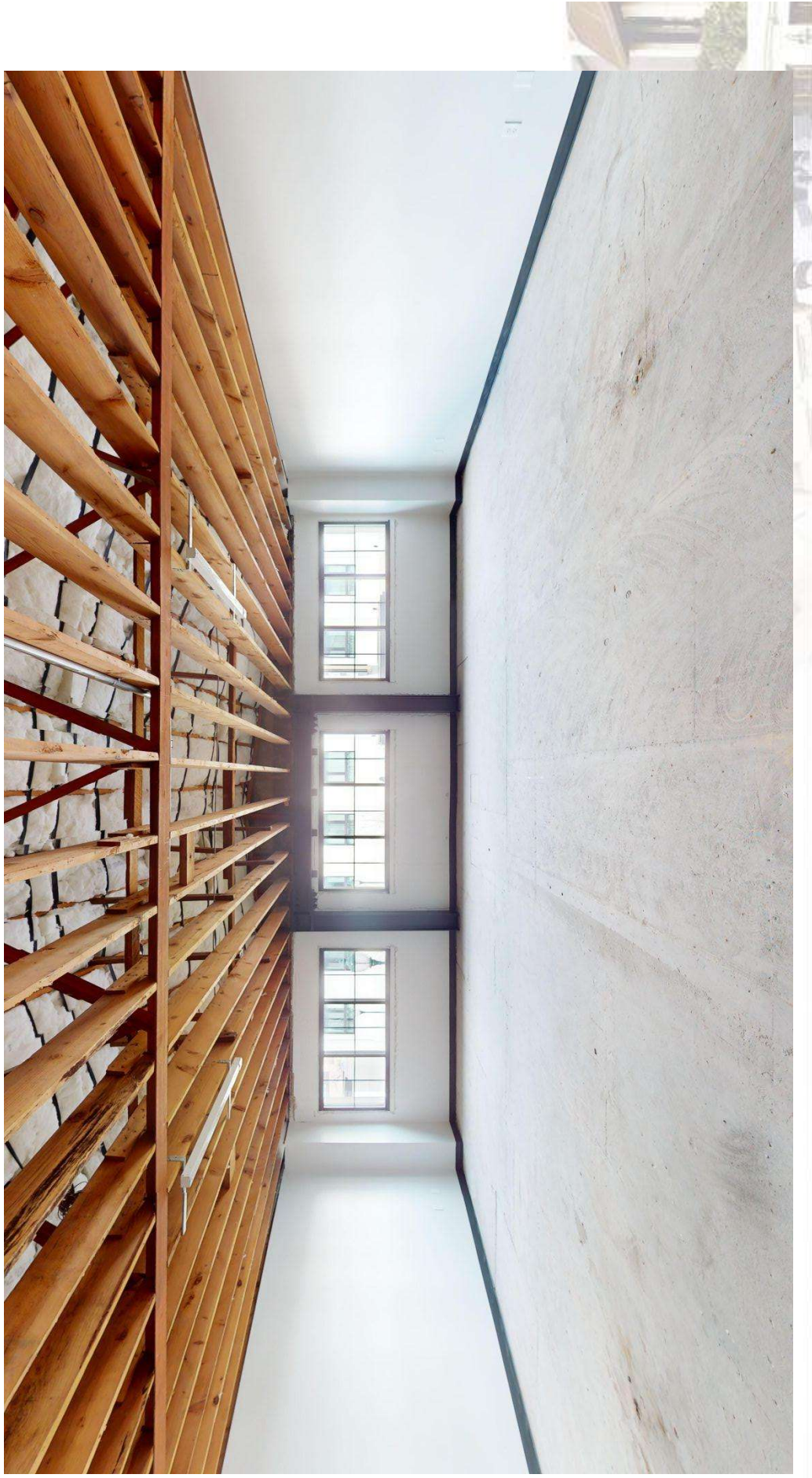
Property Interior



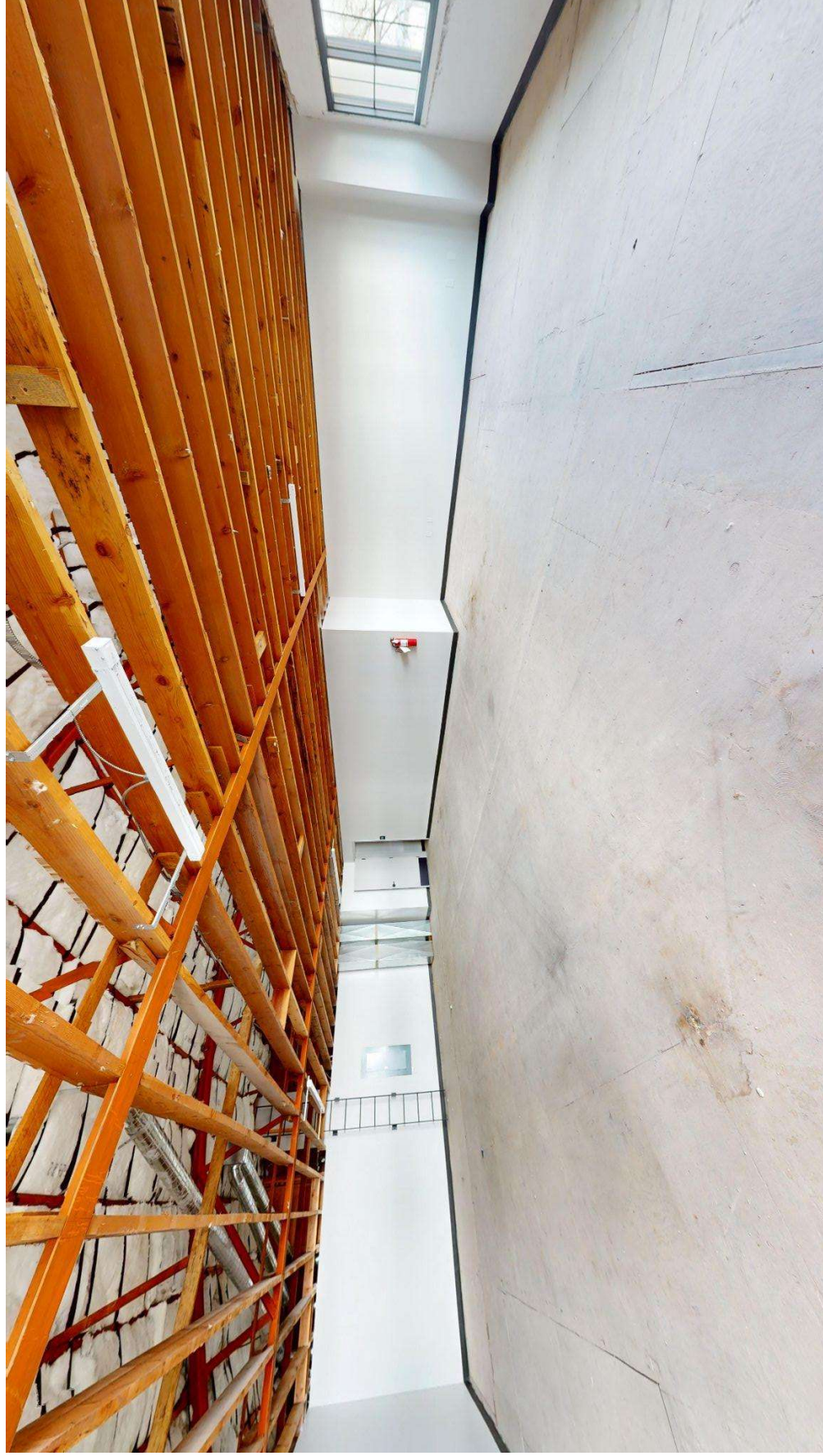
Property Interior cont.



Property Interior cont.

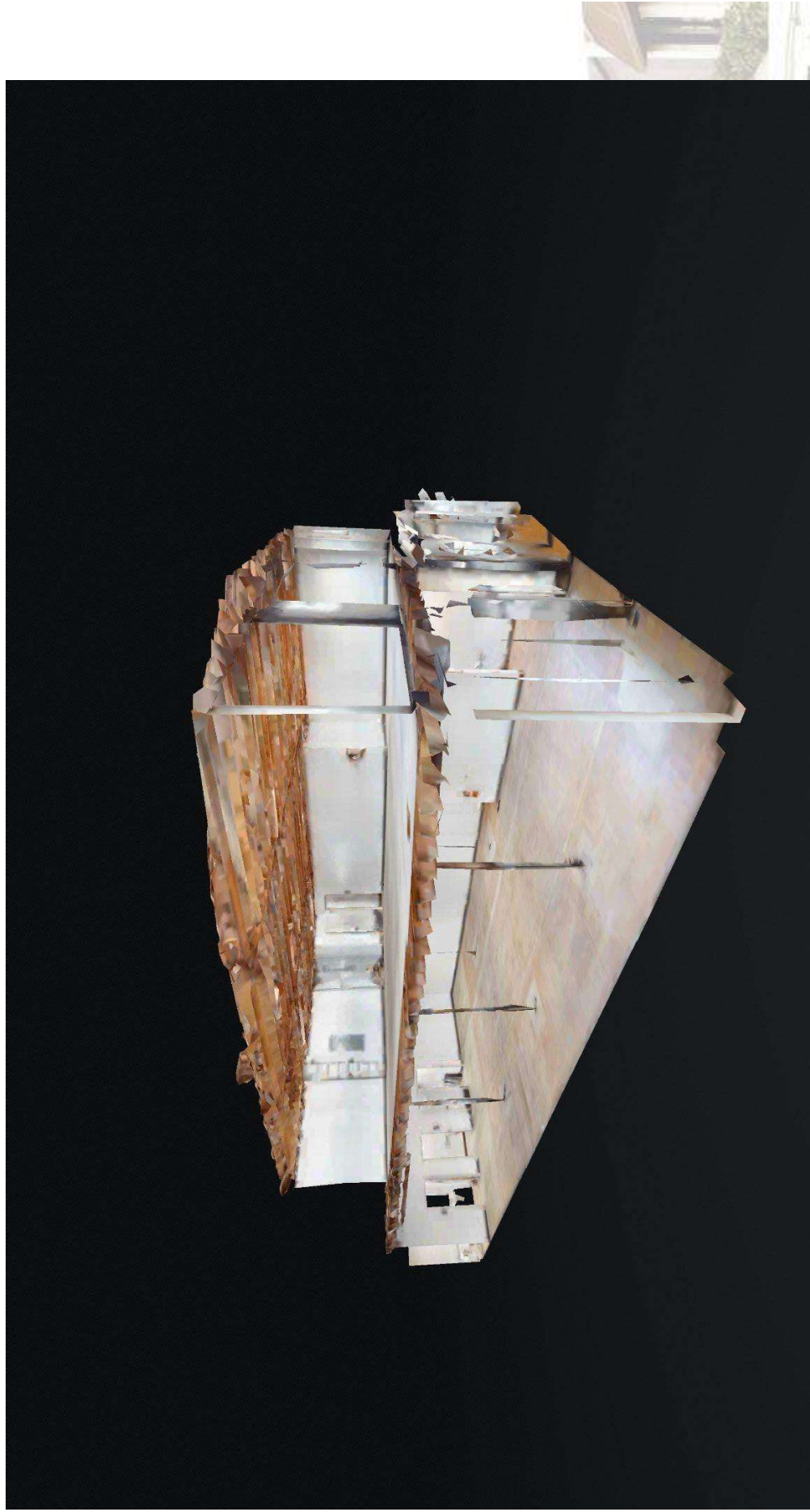


Property Interior cont.





Dollhouse





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