

Campus Parkway Plaza

Southeast Quadrant
Highway 99 & Campus
Parkway | Merced, CA

Highway Pads Available
for Ground Lease or
Build-to-Suit



Future Retail
Development - Building
Pads currently under
construction



Coffee Street

Campus Parkway



Hilton
Garden Inn

UNIVERSITY OF CALIFORNIA
MERCED

Future 68.6 Acres
Regional Shopping
Center and 8.4
Acres of High-Den-
sity Residential

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Colliers

MERCED GATEWAY TO YOSEMITE

CAMPUS

PARKWAY

PLAZA

HIGHWAY 99
MONUMENT SIGNAGE

- Highway Pads Available for Ground Lease or Build-To-Suit
- Featuring Hilton Garden Inn, Chevron and The Chicken Shack
- Excellent Visibility from Highway 99, Adjacent to Off Ramp
- Freeway Monument Sign Available
- Located at the Highway 99 and Campus Parkway Interchange in Merced, California

Property Summary

Location	Southeast quadrant of Highway 99 and Campus Parkway, Merced, CA
Site Area	±8.16 acres
Building Area	Pad A: ±2,400 SF Pad B: ±2,400 SF Pad C: ±3,200 SF Pad D: ±5,000 SF Pad E: ±4,000 SF Pad F: Chevron Gas Station and The Chicken Shack
Pricing	Contact broker



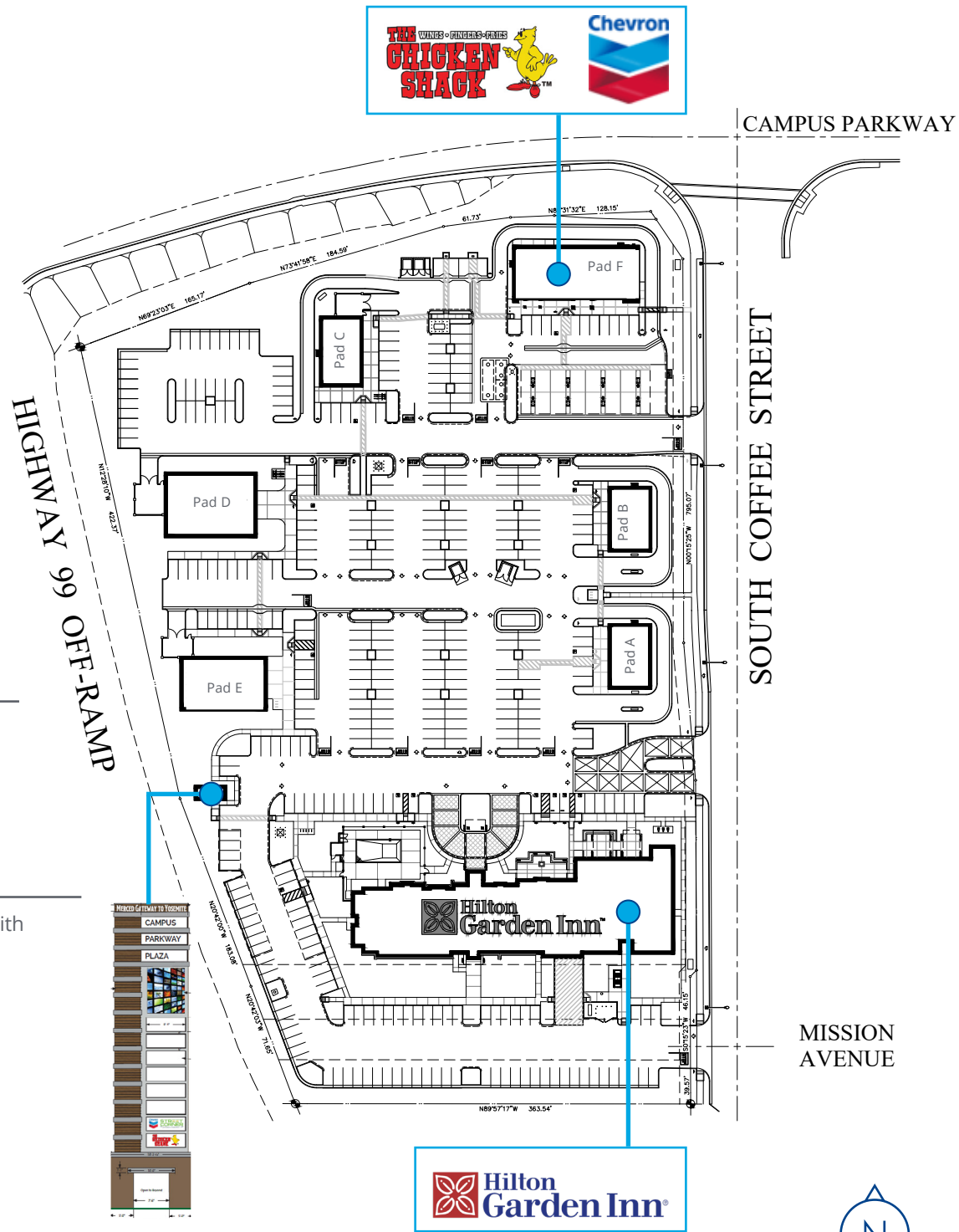
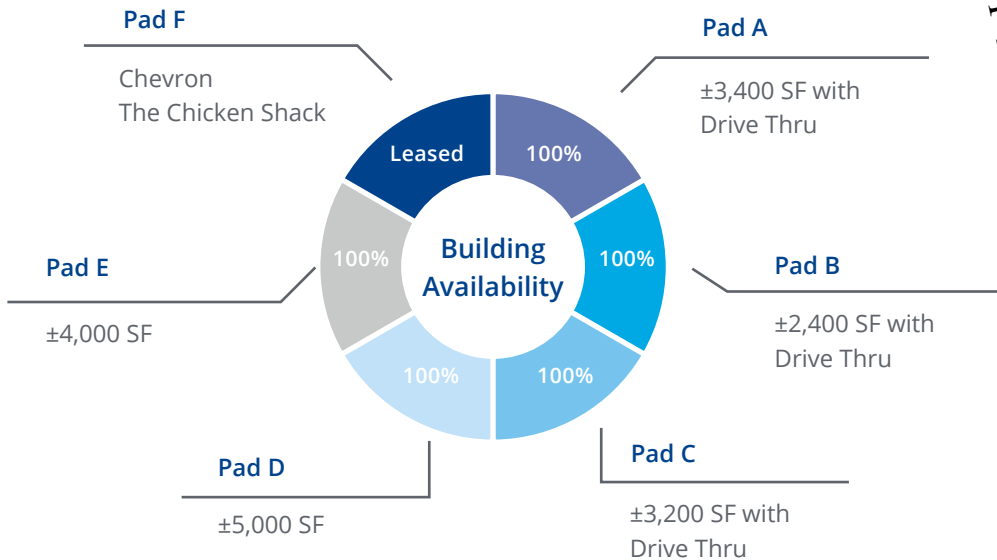
Campus Parkway Plaza

SEQ Highway 99 & Campus Parkway
Merced, California

Pads Available for Ground
Lease or Build-to-Suit

Master Site Plan

Proposed Building Area



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Campus Parkway Plaza Merced, CA

Merced Mall

KOHL'S CVS TARGET
jcp MICHAEL'S REGAL CINEMAS
DUNKIN' DONUTS PANERA BREAD
TILLY'S BIG LOTS!

MERCED COLLEGE

JO-ANN ROSS
Food 4 Less 99c ONLY

Walmart

Merced Marketplace

LOWE'S BEST BUY
BIG 5 Jamba Juice
Round Table DOLLAR TREE
Applebee's DELTA CO
Great Clips BARNES & NOBLE

COSTCO WHOLESALE
HOBBY LOBBY Sizzler
O'Reilly SUBWAY
GameStop Mountain Dew
Harbor Freight FOOD MAXX
AT&T

Golden Valley High School

242	158
	214
511	277
	334

Site

Subdivision Activity
(In Number of Units)



Campus Parkway Project

The subject property is located within the Campus Parkway Project in which Campus Parkway is planned to extend 4.5 miles from the Mission Interchange at Highway 99 to Yosemite Avenue. While constructed as a four lane road, it has the potential for six lanes.

Campus Parkway was envisioned and designed to be a limited-access expressway. The Campus Parkway extends through the City of Merced from the Mission Avenue Interchange at Highway 99 to the south side of Highway 140.

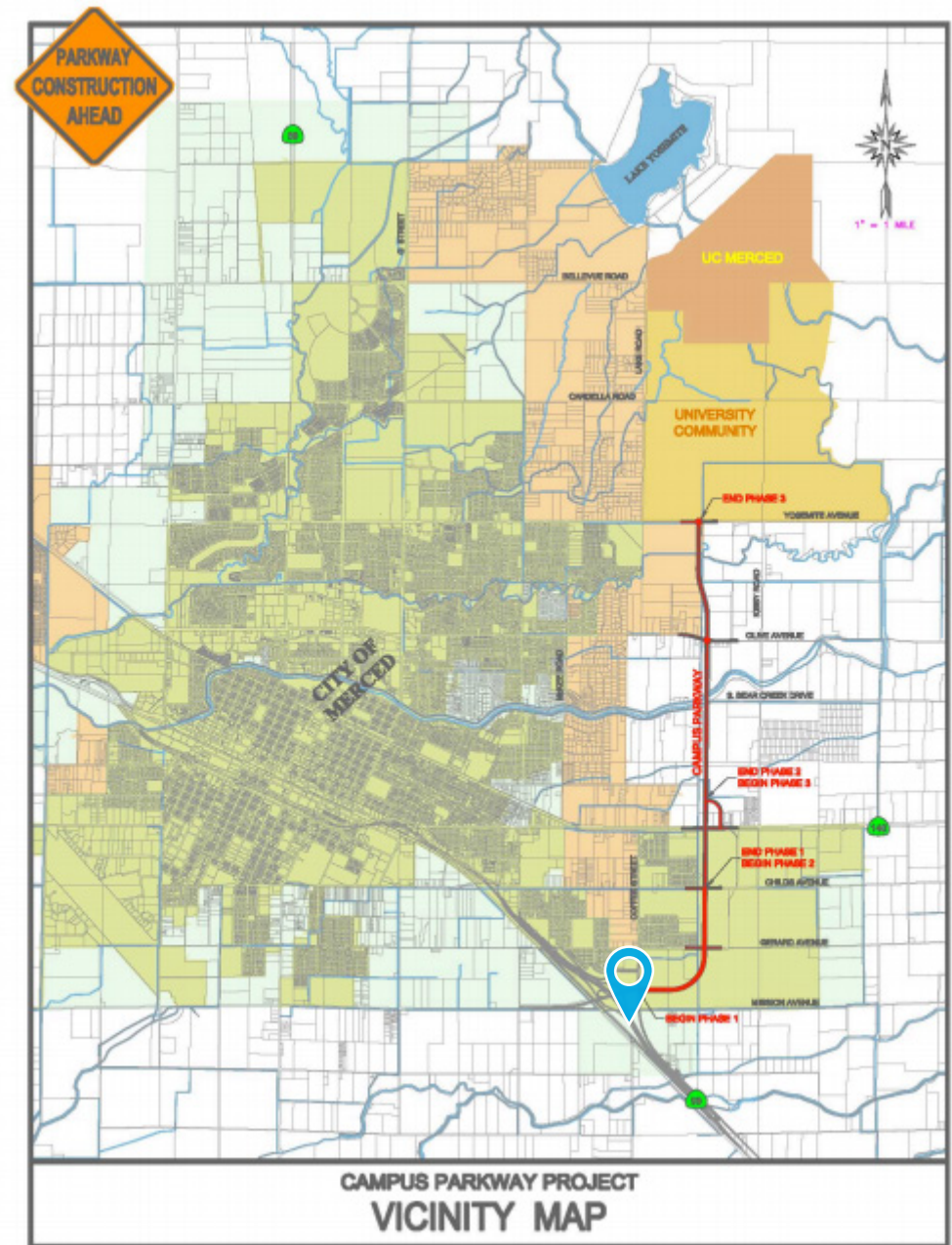
Phase I, Mission Avenue Interchange to Childs Avenue, has been completed and is open to traffic. Phases 2 and 3 are fully designed and ready to construct soon.

Source: City of Merced

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About Merced

Merced is a dynamic community of about 90,971 people, with friendly small town living in a mid-size city. The University of California Merced campus, opened in 2005, provides new educational and economic opportunity, adding to the already-established growth of hte region. Merced’s population is youthful and diverse.

Located in the heart of California’s agricultural Central Valley, Merced is hte region’s hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major

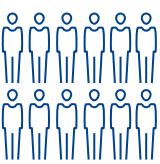
city parks. Even with recent increases in price’s, Merced’s housing remains affordable compared to many other California locations. Merced’s revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

Merced’s Valley location southeast of San Francisco provides easy access to the Central California coast, Sierra Nevada mountains and national parks, and major cities. Merced has historically been the “Gateway to Yosemite”, and residents also enjoy short drives to skiing, beaches, fishing and other outdoor attractions.

Source: City of Merced

Demographics

Source: Alteryx.com | 5 Mile Radius



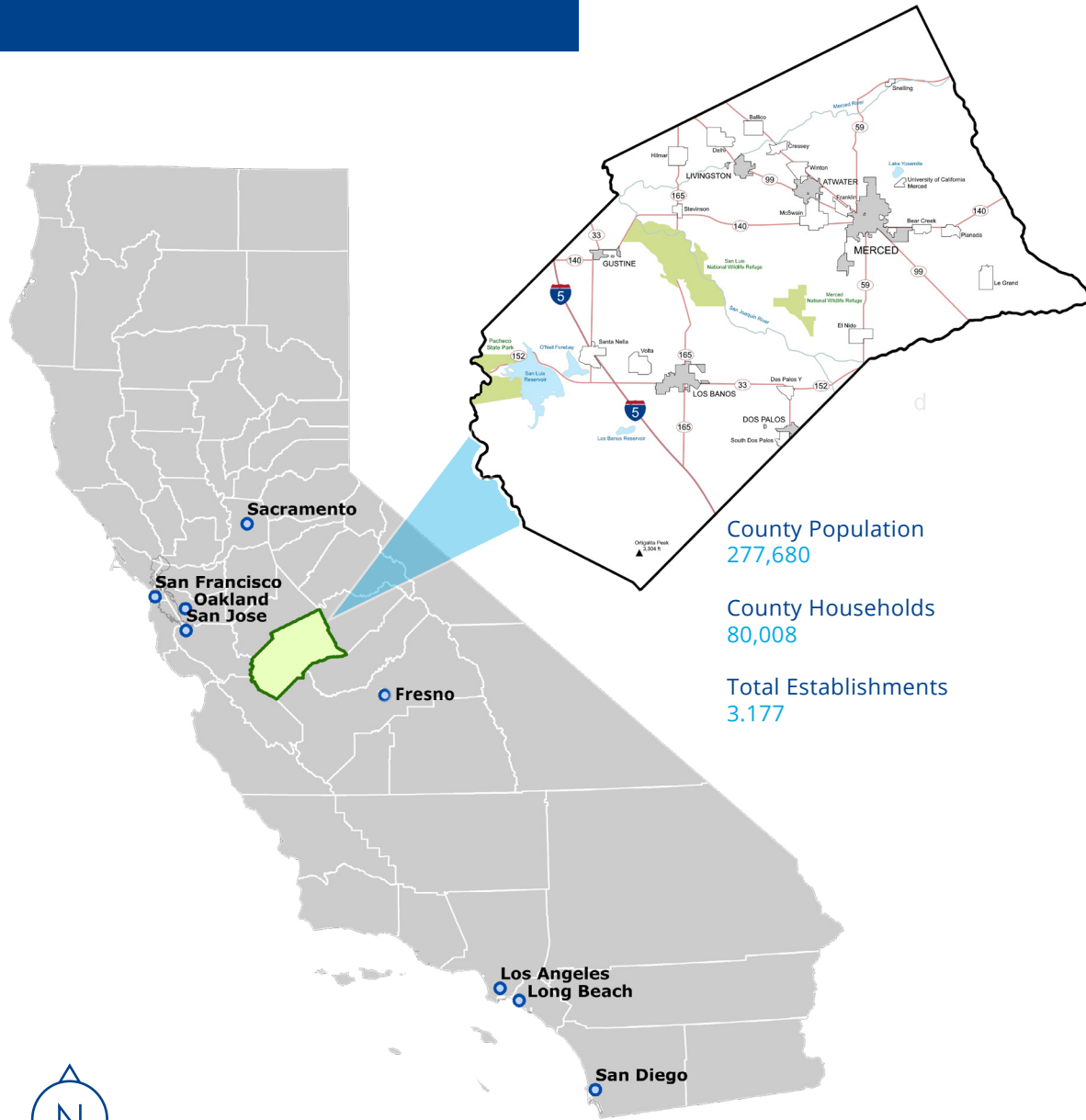
2022
population
86,616



2022 Average
Household Income
\$75,193

	1 Mile	3 Miles	5 Miles	10 Miles
Population (2022)	4,894	28,915	86,616	130,943
Population (2027)	5,127	29,870	89,363	136,041
Daytime Population	268	3,649	21,466	26,817
Total Households	1,396	8,900	28,020	40,377
Avg. HH Income	\$66,231	\$74,486	\$75,193	\$84,439

Merced County



County Population
277,680

County Households
80,008

Total Establishments
3,177

Located in Merced County, the City of Merced is in the great Central Valley of California and is approximately 110 miles southeast of San Francisco and 310 miles northwest of Los Angeles. The City has a population of about 90,971 and serves as the county seat. Merced is located on Highway 99, the dominant north-south freeway in California, and is also served by Highways 140 and 59. The Union Pacific and Burlington Northern Santa Fe railroads have main lines that pass through the City.

The higher education system also provides cultural and social influence throughout the County. Higher education institutions located in the City of Merced include Merced College and the University of California - Merced.



UNIVERSITY OF CALIFORNIA
MERCED

Opening in 2005, UC Merced is the newest campus in the University of California system and the first American research university of the 21st century. It also serves as a major base of advanced research, a model of sustainable design and construction and a stimulus to economic growth and diversification throughout the region. UC Merced has more than 9,000 undergraduate and graduate students.



Founded in 1962, Merced College has 82 Associate Degree programs and 50 Certificate programs on its campus. It is home to 16,308 students and 189 full-time professors.



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