

# Merced

📍 1635 R St, Merced, CA

4,999 SF  
AVAILABLE



4,999 SF Available



**RED MOUNTAIN**  
GROUP

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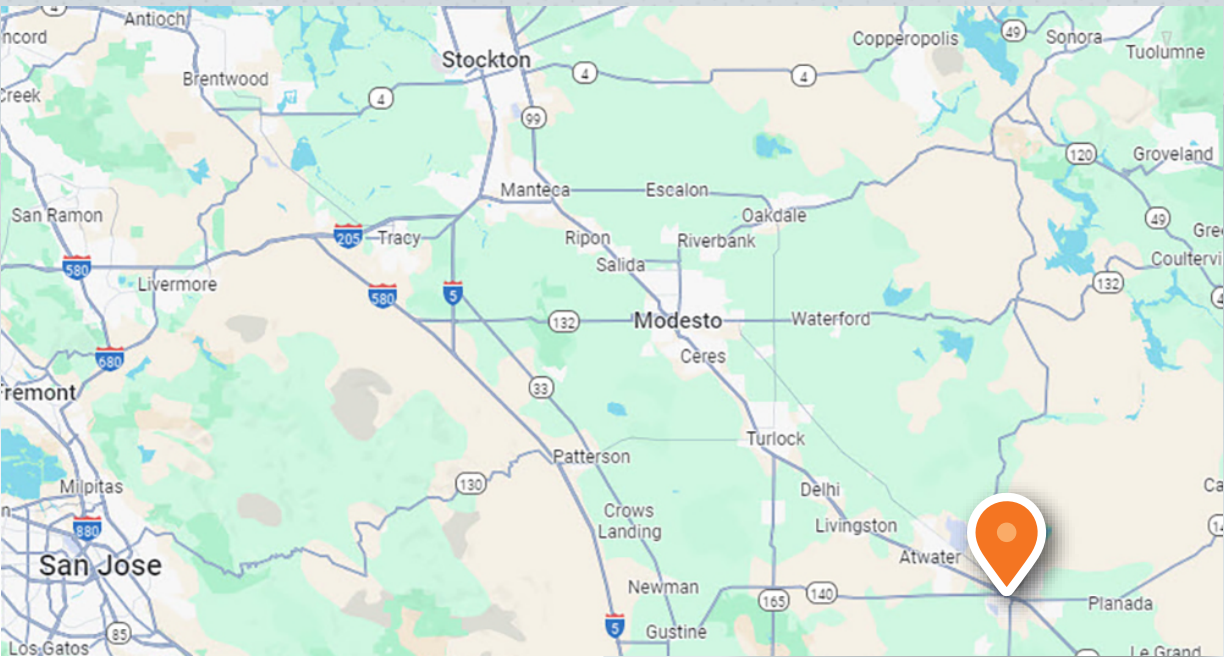


# For Lease

4,999 SF Available

## Property Highlights



- Diverse community: large Hispanic/Latino population (e.g., ~58% in Merced), with growing multicultural customer base.
- Strong visibility with substantial frontage on a main street corridor.
- Located in a stable growth market corridor in the San Joaquin Valley; proximity to regional institutions and transit.
- Site benefits from the broader city growth and infrastructure investments in Merced.



## Nearby and Anchor Tenants



## Demos

		
RADIUS	POPULATION	AVG HH INCOME
1 MILE	18,119	\$58,278
3 MILE	90,842	\$84,197
5 MILE	114,910	\$94,633
Source: Applied Geographic Solutions 2024		



# Site Plan



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Aerial



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