

MERCED

4,994 SF AVAILABLE

FOR LEASE

1635 R St | Merced, CA



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**RED MOUNTAIN
GROUP**
ANYTHING IS POSSIBLE

SITE PLAN

MERCED



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AREA INFO

MERCED



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Diverse community: large Hispanic/Latino population (e.g., ~69.1% 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:



				
	POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVG HH INCOME
1 Mile	18,496	14,260	6,049	\$59,420
3 Miles	92,297	52,672	29,113	\$84,121
5 Miles	116,902	64,095	35,797	\$95,419



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AREA MAP



SUBJECT PROPERTY
165 R St
Merced, CA

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