

AVAILABLE FOR SALE

3603 M STREET, MERCED CA

2.6+ ACRES

*Ideal Location for Medical Offices, or
Potential Multifamily and/or Student Housing!*



For More Information Please Contact:

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PROPERTY INFORMATION

Property Size: 2.6± Acres

Parcel Number: 230-220-055

Zoning: Commercial Office

HIGHLIGHTS

- Merced, population 90,971, is a city and the county seat of Merced County, population 268,455.
- Merced's population has grown faster than the state average since 1980, and has experienced a 44% increase since 2000. In 2020, Merced had the highest percentage growth rate of any other city with over 50,000 population in California.
- Utilities (water, sewer, gas, electric) onsite
- Close Proximity to:
 - Merced College with 11,552 students and 971 employees
 - Dignity Health, a 186-bed hospital with over 1,300 employees
 - The future home of Valley Children's Hospital, Merced is located nearby
- Close Proximity to Highways
- Surrounded by Highly Populated Residential Neighborhoods
- UC Merced Cat Tracks has a stop a few steps away on M Street. Cat Tracks is a free bus transportation service for all UC Merced students

LOCATION DESCRIPTION

The subject property is located on the north side of West Yosemite Avenue and west of Veterans Blvd / M Street

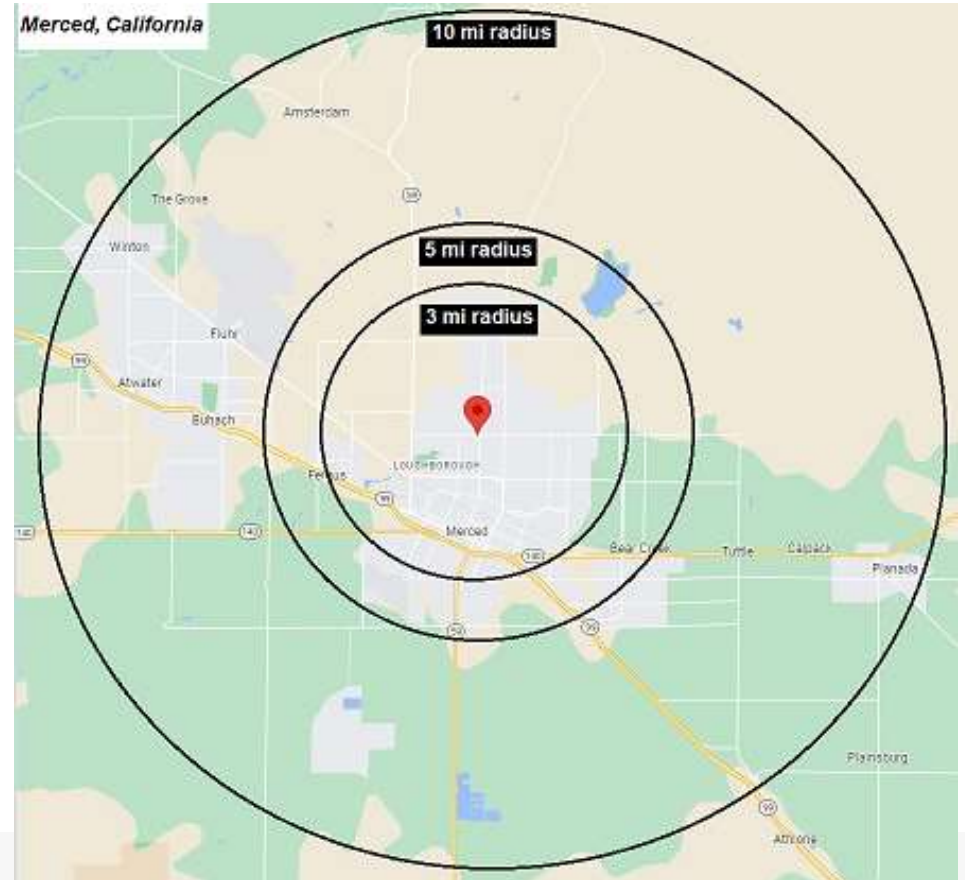
3603 M Street

Merced, CA 95348

3 mi radius 5 mi radius 10 mi radius

Population

2022 Estimated Population	71,183	106,739	167,559
2027 Projected Population	73,393	110,516	172,716
2020 Census Population	69,591	104,619	163,967
2010 Census Population	63,209	95,159	150,366



Veterans Blvd


UNIVERSITY OF CALIFORNIA
UC MERCED
 8,544 Students
 1,537 Employees
 2 Miles 

 **Dignity Health.**
 Mercy Medical Center
 186 Beds
 12,665 Total discharges
 1,300 Employees

Dominican Dr

Community College Dr N

Mercy Ave

 **Dignity Health**
 Medical Offices
 Under Construction

Scandinavia Ave

Notre Dame Ave


MERCED COLLEGE
 11,552 Students
 971 Employees

University Dr University Dr

Community College Dr E

SITE


 MISTER CAR WASH
 THE HABIT BURGER GRILL
 7 ELEVEN
 SPROUTS FARMERS MARKET
 crumbl cookies
 STARBUCKS
 PANADERIA

Mansionette Dr

FUTURE Valley Children's HEALTHCARE

W Yosemite Ave

W Yosemite Ave

G St

E Yosemite Ave

Raley's

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