

Berkshire Pacific Ventures

A Real Estate Development Company

Golden Valley Plaza

SWC Childs Ave & Parsons St, Merced, California



PROPERTY PROFILE

Location	SWC of Childs Ave & Parsons St, Merced, CA
Space Available	~30,000 sf for Anchor, 2 QSRs with Drive-thrus, Free-standing Retail Pad.
Lease Rate	Please inquire
Project Highlights	<ul style="list-style-type: none"> • Southern Gateway to high-barrier-to-entry Merced • More than \$5,000 ADT on Highway 99 • More than 25,000 ADT at corner • 75' Freeway Visible Pylon Sign • Across from 2,500 student Golden Valley High School • Next to Ramada Inn, future Holiday Inn, and Hampton Inn • Surrounded by new residential construction • Trade Area to grow to more than 90,000 within 5 years

2006 DEMOGRAPHICS

	Trade Area	City of Merced	2-mile	3-mile
Population	83,049	69,775	32,790	64,470
AVG. HH Income	\$50,954	\$48,517	\$47,307	\$49,415
Daytime Population	21,979	19,924	9,123	17,922

TRAFFIC COUNTS

State Highway 99	\$5,000 ADT
Childs Avenue and Parsons Avenue	25,000 ADT



For additional information contact:

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Broker Cooperation Welcome

The above information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies or omissions. Rev 05/07

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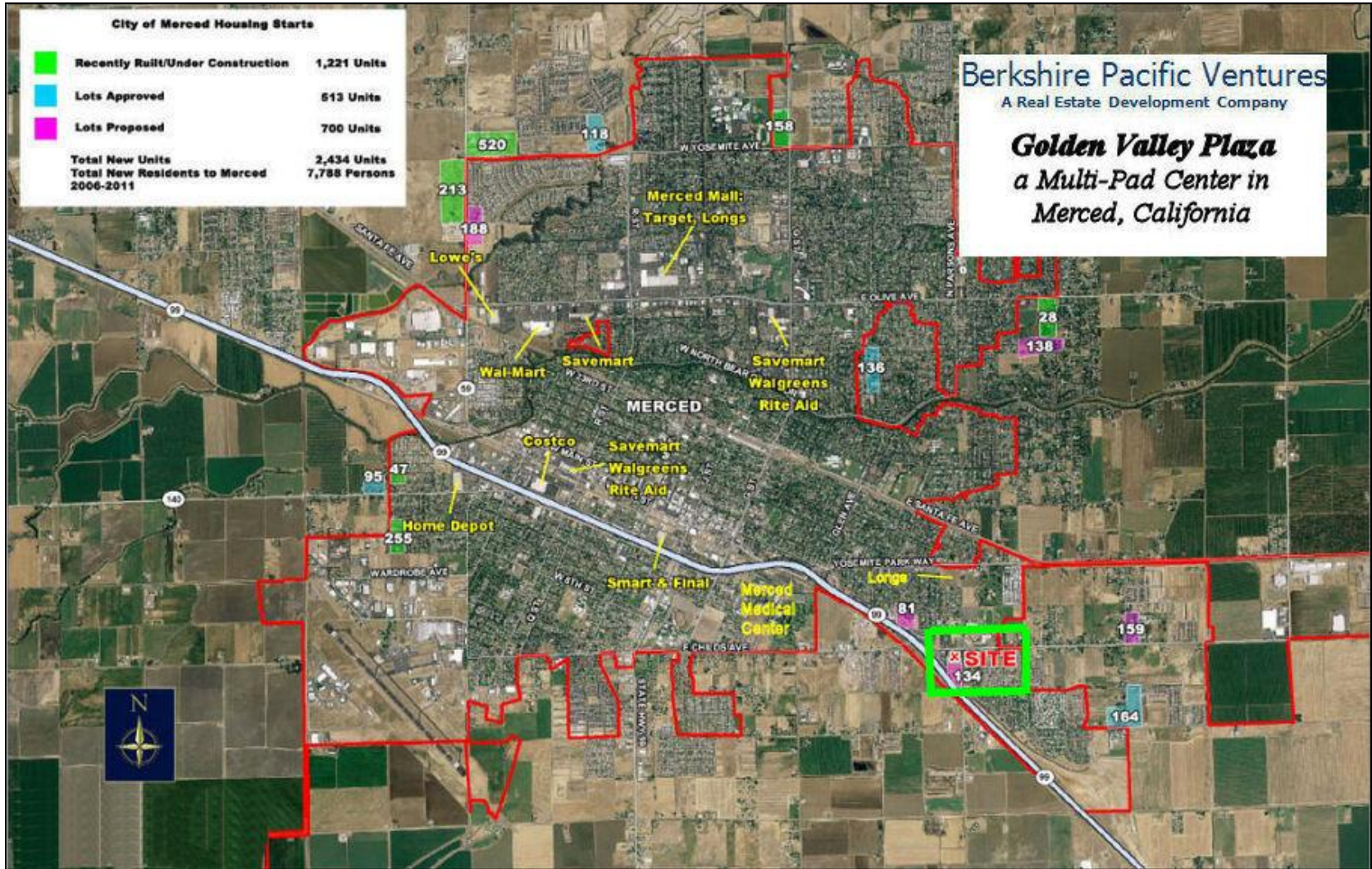
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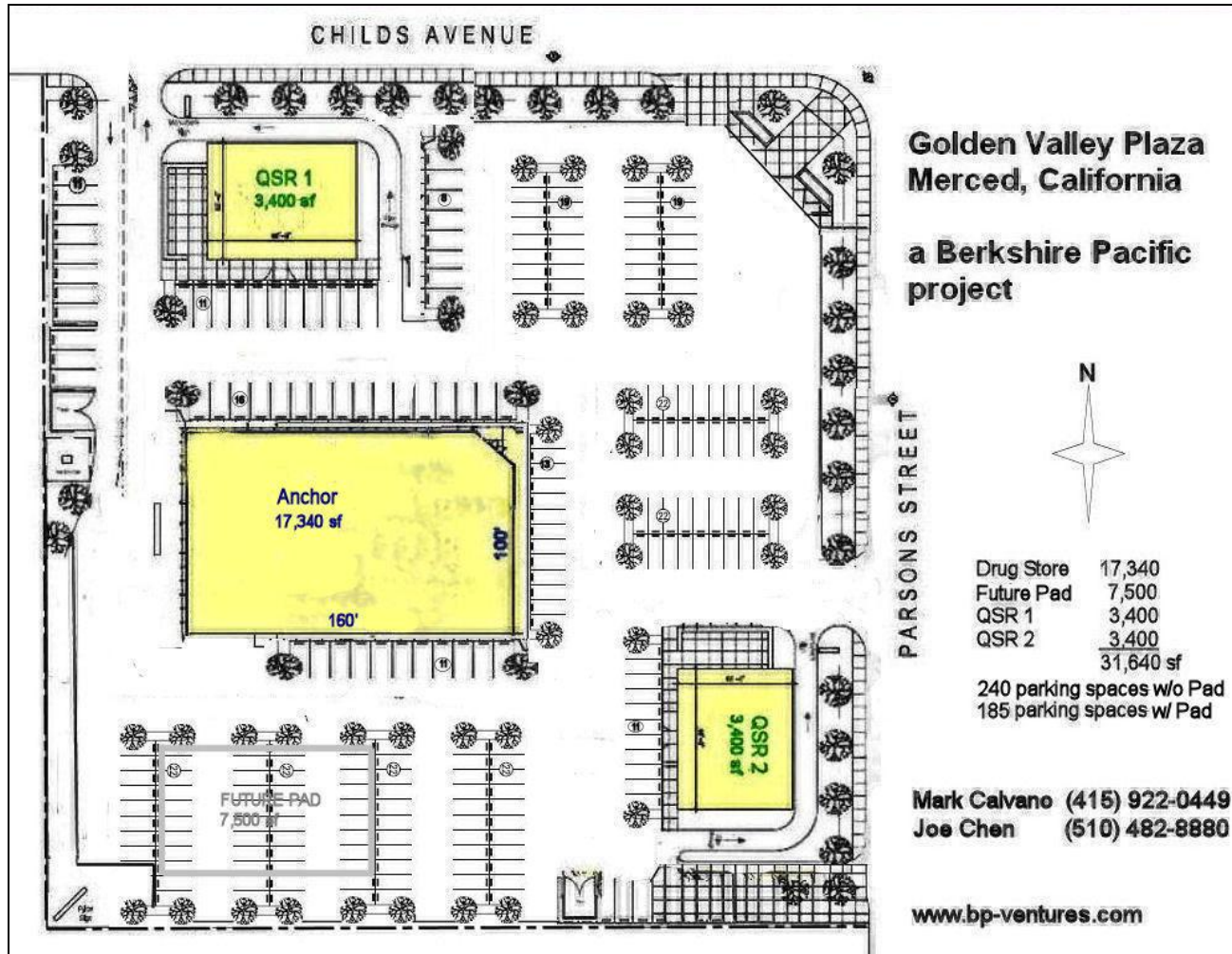
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