



1111 W Olive Ave, Merced, CA 95348

Sublease space opportunity

Dollar Tree Store

10527

Size

13,765 s.f.

Frontage

155'

Lease Type

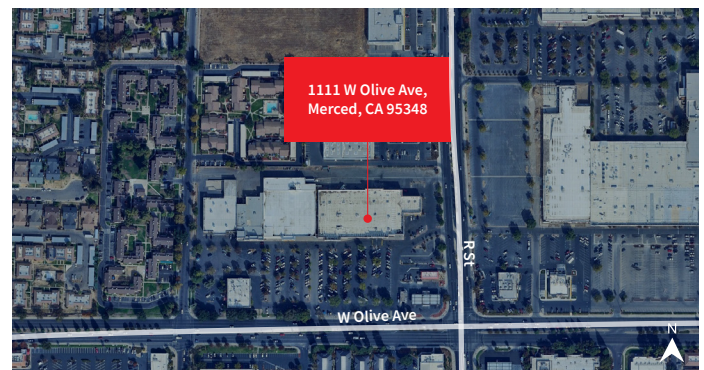
NNN

Demographics

	1 mile	2 miles	3 miles
	19,086	54,394	95,447
	Total population	Total population	Total population
	2.67	2.87	3.05
	Ave. household size	Ave. household size	Ave. household size
	\$69,566	\$80,798	\$86,485
	Ave. HH income	Ave. HH income	Ave. HH income
	\$345,543	\$377,641	\$384,629
	Median home value	Median home value	Median home value

Source: ESRI 2024

Area Map



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Trade Area Aerial



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DOLLAR TREE

OVERALL SPACE: 26,889 SQ. FT.
TOTAL LEASABLE SPACE: 13,125 SQ. FT. 48.8 %

FUTURE TENANT

OVERALL SPACE: 26,889 SQ. FT.
TOTAL LEASABLE SPACE: 13,765 SQ. FT. 51.2 %

ADJACENT TENANT

EXISTING ELECTRICAL

EXIST MANAGER'S OFFICE
EXIST INVENTORY DISTRIBUTION
EXIST STOCKED DISTRIBUTION
EXIST RECEIVING
EXIST DELIVERY

DOLLAR TREE DELIVERY

FUTURE TENANT DELIVERY

DN

UP

143'-3 1/4"

73'-11 1/16"

27'-0 1/4"

22'-2 1/16"

93'-9 1/8"

177'-11 1/4"

83'-9 7/16"

81'-3 3/4"

155'-4 5/16"

