

YOSEMITE NORTH SHOPPING CENTER

SEC G Street & East Yosemite Avenue
Merced, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

YOSEMITE NORTH



Yosemite North is an 88,199 SF Raley's anchored shopping center located at the southeast corner of Yosemite Ave. (21,001 ADT) & G St. (9,317 ADT). In 2021 the center saw 1.7 million visits from 262,200 unique customers. Helping to drive the additional traffic are co-tenants Five Guys, Em-Tea, Me & Ed's Pizza, Wells Fargo, Jackson Hewitt, Subway, Envy Fine Clothing, & El Asadero. Across the street is Merced College (14,775 students enrolled) & Yosemite North is the closest center to Mercy Medical Center (186 beds), El Capitan High School (1124 students), & UC Merced which enrolls over 7000 students and is rapidly expanding.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
15,556	50,020	75,249
POPULATION		



1-Mile	2-Mile	3-Mile
\$66,839	\$73,753	\$71,040
AVG. HH INCOME		



88,143
CITY OF MERCED POPULATION



287,202
MSA POPULATION

TRAFFIC COUNTS



32,655 ADT
INTERSECTION OF EAST
YOSEMITE AVE. & G STREET

PRESENTED BY:



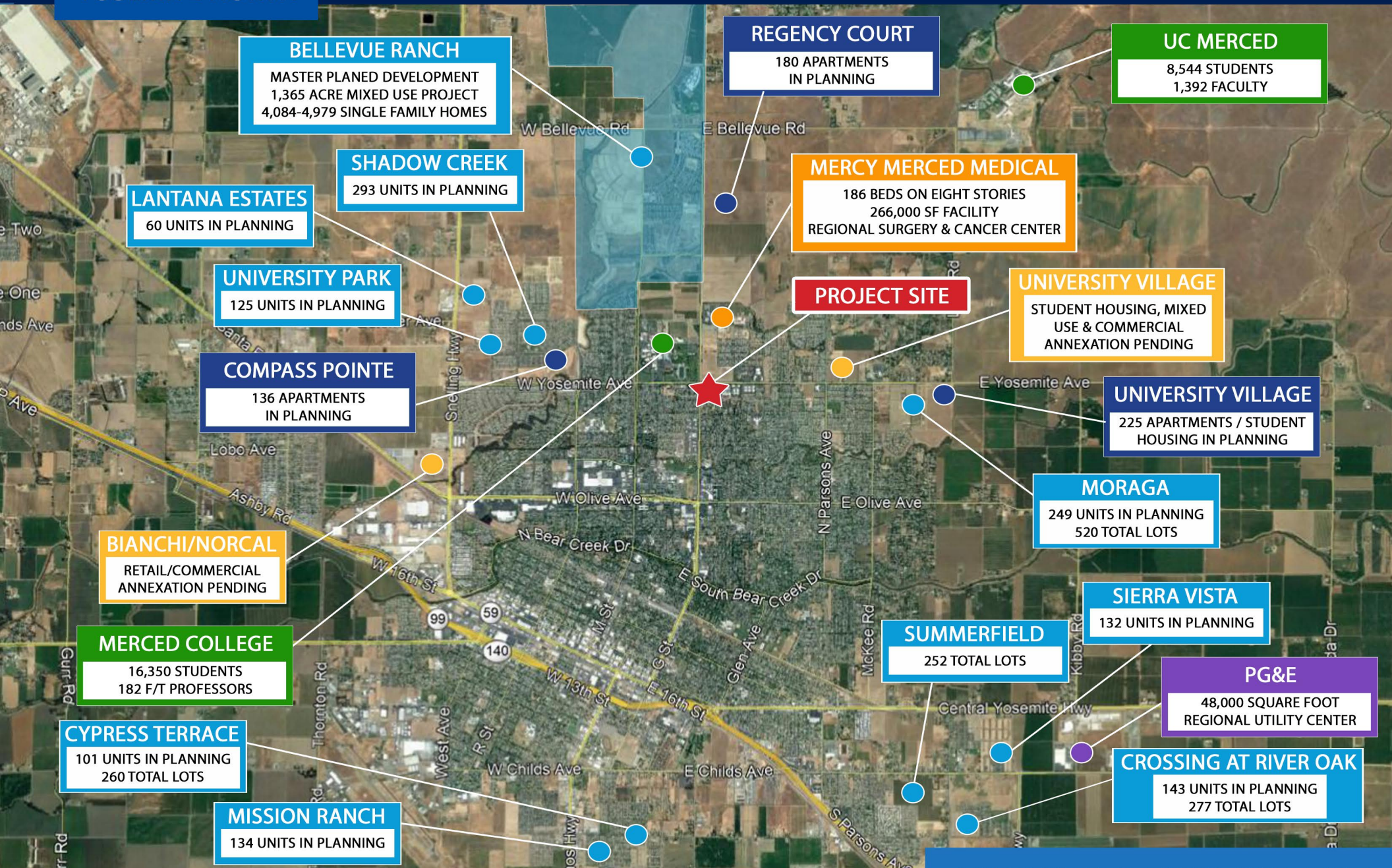
COMMERCIAL WEST, INC.
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YOSEMITE NORTH



BELLEVUE RANCH
MASTER PLANNED DEVELOPMENT
1,365 ACRE MIXED USE PROJECT
4,084-4,979 SINGLE FAMILY HOMES

REGENCY COURT
180 APARTMENTS
IN PLANNING

UC MERCED
8,544 STUDENTS
1,392 FACULTY

SHADOW CREEK
293 UNITS IN PLANNING

MERCY MERCED MEDICAL
186 BEDS ON EIGHT STORIES
266,000 SF FACILITY
REGIONAL SURGERY & CANCER CENTER

LANTANA ESTATES
60 UNITS IN PLANNING

UNIVERSITY VILLAGE
STUDENT HOUSING, MIXED
USE & COMMERCIAL
ANNEXATION PENDING

UNIVERSITY PARK
125 UNITS IN PLANNING

PROJECT SITE

UNIVERSITY VILLAGE
225 APARTMENTS / STUDENT
HOUSING IN PLANNING

COMPASS POINTE
136 APARTMENTS
IN PLANNING

MORAGA
249 UNITS IN PLANNING
520 TOTAL LOTS

BIANCHI/NORCAL
RETAIL/COMMERCIAL
ANNEXATION PENDING

MERCED COLLEGE
16,350 STUDENTS
182 F/T PROFESSORS

SIERRA VISTA
132 UNITS IN PLANNING

CYPRESS TERRACE
101 UNITS IN PLANNING
260 TOTAL LOTS

SUMMERFIELD
252 TOTAL LOTS

PG&E
48,000 SQUARE FOOT
REGIONAL UTILITY CENTER

MISSION RANCH
134 UNITS IN PLANNING

CROSSING AT RIVER OAK
143 UNITS IN PLANNING
277 TOTAL LOTS

HOUSING & EMPLOYMENT

YOSEMITE NORTH



1,855 SF AVAILABLE

H&R BLOCK

YOSEMITE AVENUE

G STREET

14,094 ADT

17,674 ADT

INTERSECTION AERIAL

YOSEMITE NORTH

SHOPS 2

KIDSMILES
PEDIATRIC DENTISTRY

SUSHI CUISINE

ROSE NAILS

EL ASADERO
TACO SHOP

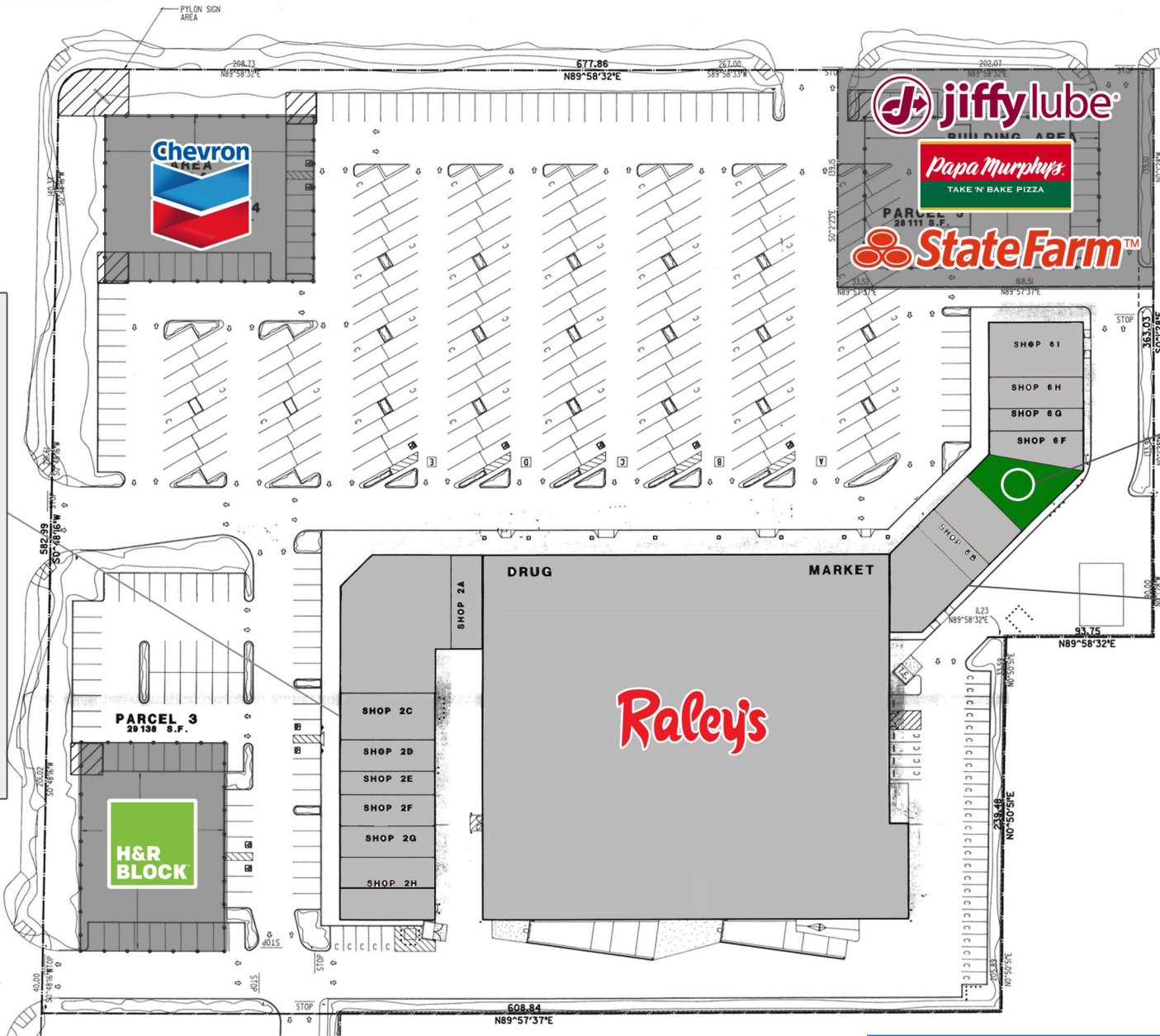
Jackson Hewitt
TAX SERVICE

CIGARETTES & CIGARS

Me-n-Eat
ORIGINAL PIZZA

Gold Star
Mortgage Financial Group

HOUA KHONG 2



SHOPS 6

1,855 SF AVAILABLE

FIVE GUYS
BURGERS and FRIES

EM-TEA

Great Clips

SUBWAY

Emu

heip
COFFEE ROASTERS Co.

REAL ESTATE

HONG KONG
RESTAURANT

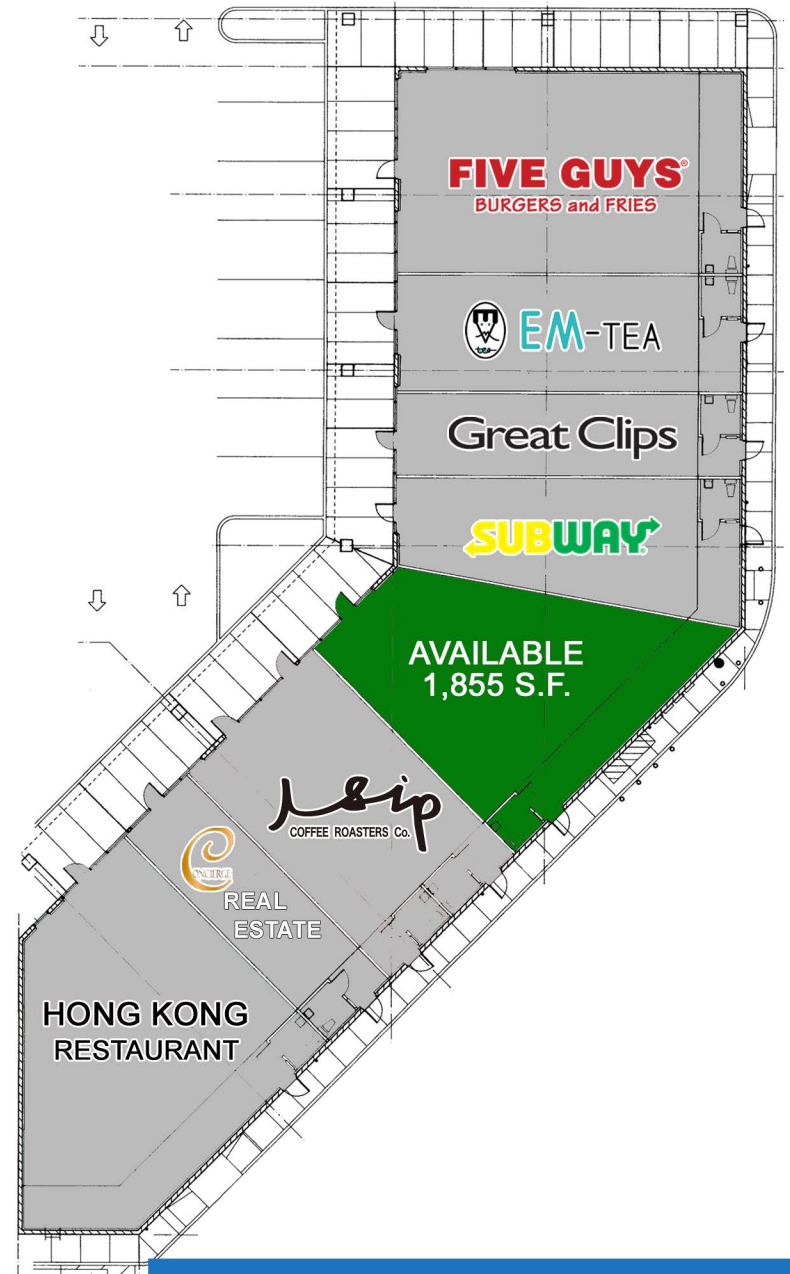
SITE PLAN

YOSEMITE NORTH

1,855 S.F. SPACE AVAILABLE



IN-LINE OPPORTUNITY
Former Envy Fine Clothing
currently in vanilla shell condition.

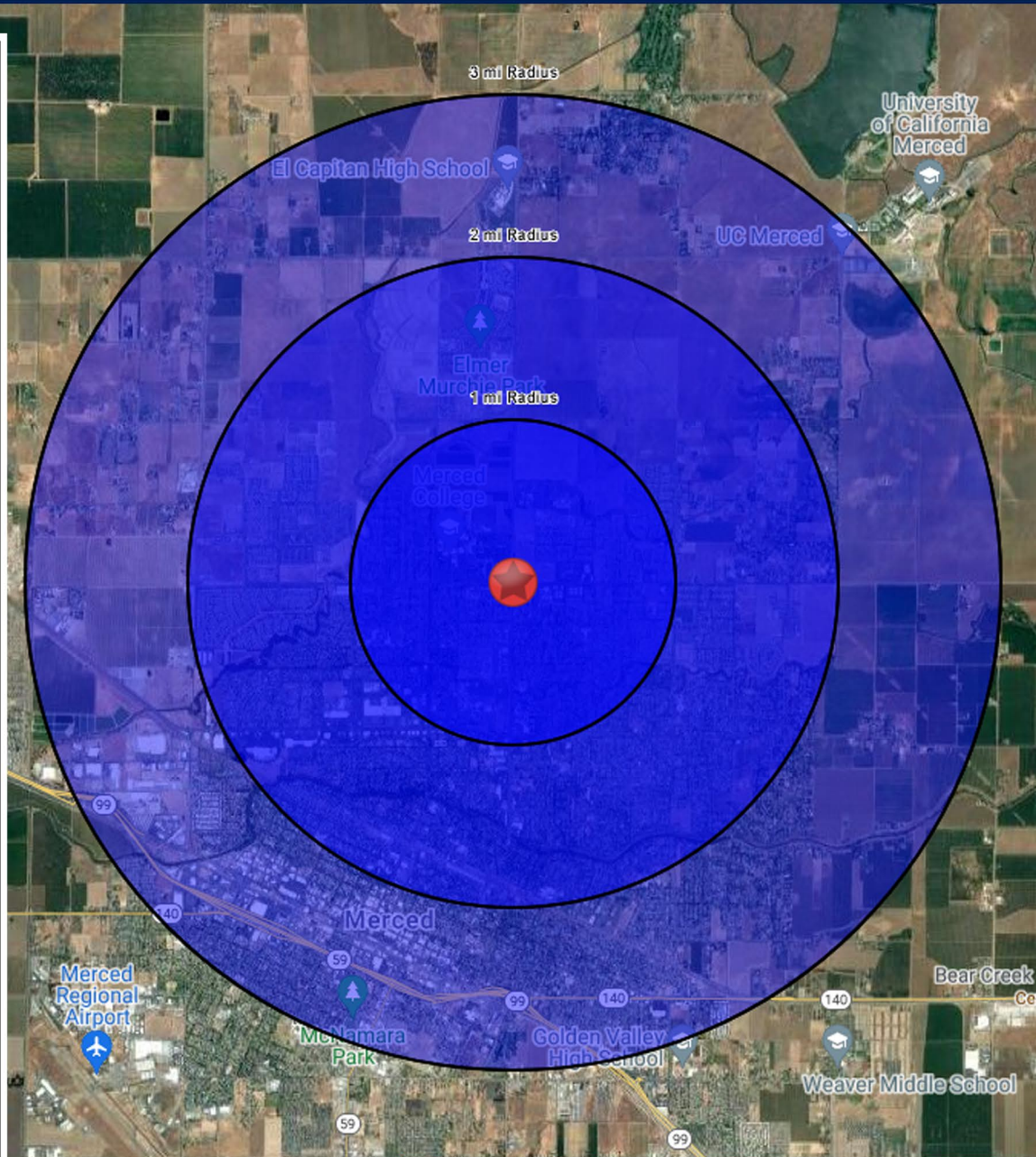


FLOOR PLAN

YOSEMITE NORTH

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2022 Estimated Population	15,556	50,020	75,249
2027 Projected Population	15,792	52,201	77,414
2020 Census Population	15,007	48,679	73,797
2010 Census Population	13,887	43,203	67,282
Projected Annual Growth 2022 to 2027	0.3%	0.9%	0.6%
Historical Annual Growth 2010 to 2022	1.0%	1.3%	1.0%
2022 Median Age	31.2	31.4	30.8
Households			
2022 Estimated Households	5,548	16,987	24,901
2027 Projected Households	5,804	18,206	26,425
2020 Census Households	5,357	16,504	24,357
2010 Census Households	5,025	14,804	22,276
Projected Annual Growth 2022 to 2027	0.9%	1.4%	1.2%
Historical Annual Growth 2010 to 2022	0.9%	1.2%	1.0%
Race and Ethnicity			
2022 Estimated White	46.4%	43.6%	41.3%
2022 Estimated Black or African American	4.7%	5.4%	5.3%
2022 Estimated Asian or Pacific Islander	16.0%	14.5%	12.9%
2022 Estimated American Indian or Native Alaskan	1.9%	2.0%	2.2%
2022 Estimated Other Races	31.1%	34.5%	38.4%
2022 Estimated Hispanic	40.8%	44.6%	50.2%
Income			
2022 Estimated Average Household Income	\$66,839	\$73,753	\$71,041
2022 Estimated Median Household Income	\$60,019	\$65,442	\$59,571
2022 Estimated Per Capita Income	\$24,364	\$25,333	\$23,819
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	7.4%	8.2%	12.2%
2022 Estimated Some High School (Grade Level 9 to 11)	6.9%	9.7%	10.4%
2022 Estimated High School Graduate	22.2%	22.3%	22.1%
2022 Estimated Some College	23.6%	24.9%	24.4%
2022 Estimated Associates Degree Only	14.3%	11.1%	10.7%
2022 Estimated Bachelors Degree Only	14.8%	14.2%	12.3%
2022 Estimated Graduate Degree	10.9%	9.7%	7.9%
Business			
2022 Estimated Total Businesses	426	1,249	2,230
2022 Estimated Total Employees	5,128	14,843	24,425
2022 Estimated Employee Population per Business	12.0	11.9	11.0
2022 Estimated Residential Population per Business	36.6	40.1	33.7



DEMOGRAPHICS