

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

WILLIAM 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 2024 the center saw 2.2 million visits from 449,300 unique customers. Helping to drive the additional traffic are co-tenants Five Guys, Em-Tea, Me & Ed's Pizza, Jackson Hewitt, Subway, Merced Kids Dentist, Ramen 101, & 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. A recently opened Sprouts center is located directly across the street, making the Yosemite & G intersection the dominant daily needs location within the community. Merced Raley's grocery store is a top 10 performer within the Raley's chain.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
15,377	53,812	79,921

POPULATION



1-Mile	2-Mile	3-Mile
\$97,425	\$107,788	\$99,627

AVG. HH INCOME



93,095
CITY OF MERCED POPULATION



292,770
MSA POPULATION

TRAFFIC COUNTS



31,988 ADT
INTERSECTION OF EAST
YOSEMITE AVE. & G STREET

PRESENTED BY:



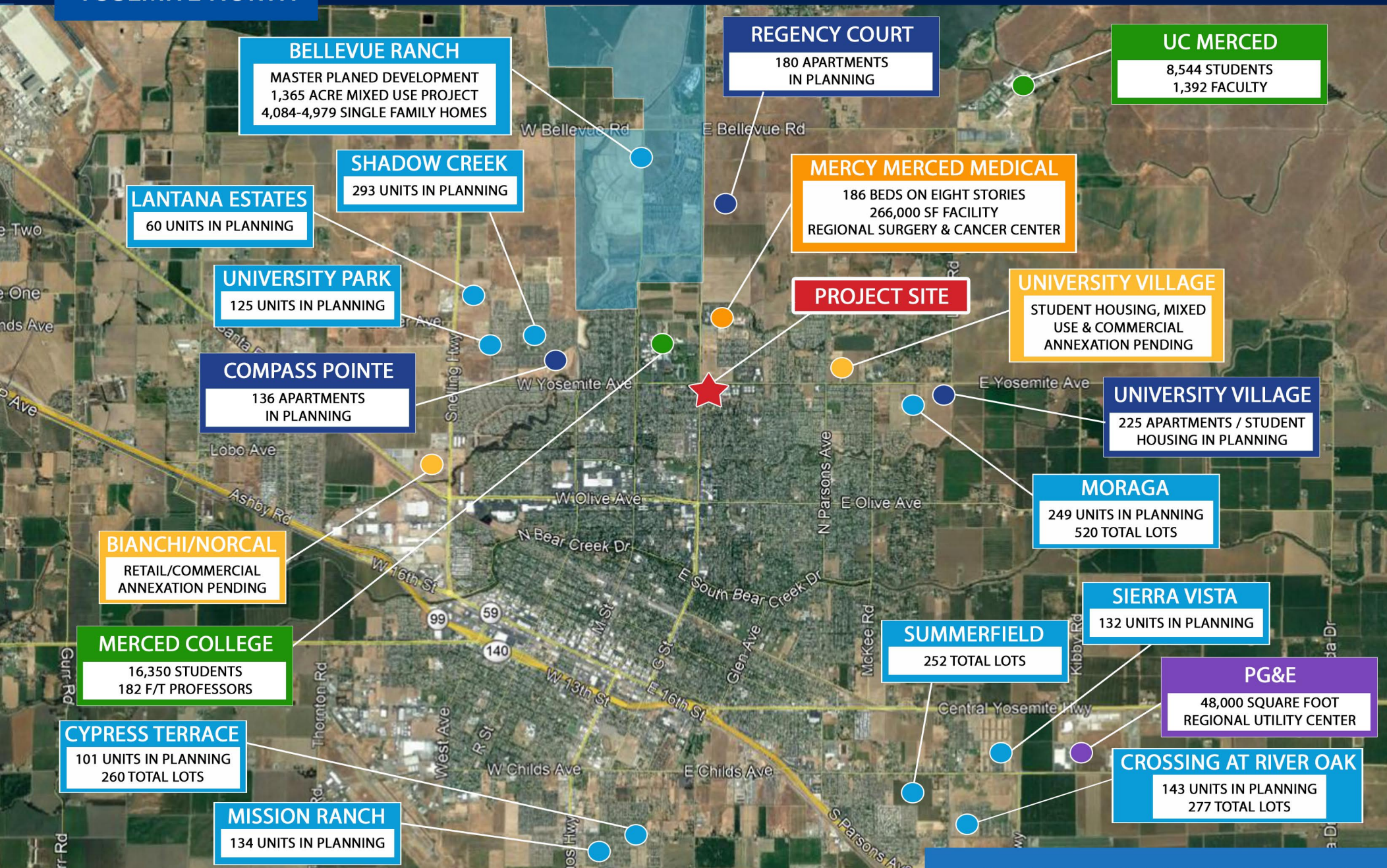
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YOSEMITE NORTH



HOUSING & EMPLOYMENT

YOSEMITE NORTH



INTERSECTION AERIAL

YOSEMITE NORTH

SHOPS 2

1,500 SF AVAILABLE

KIDSMILES
PEDIATRIC DENTISTRY

SUSHI CUISINE

ROSE NAILS

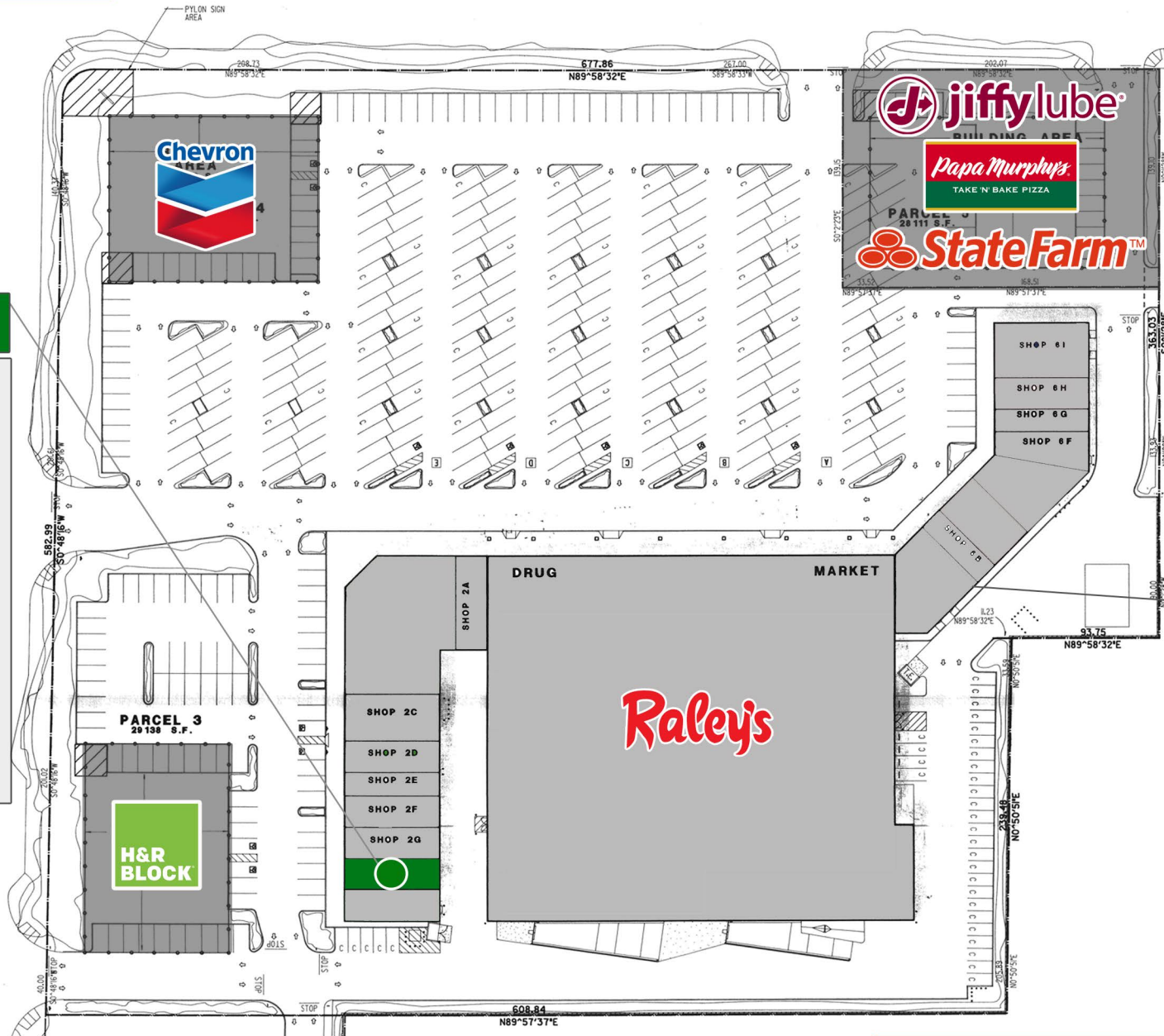
EL ASADERO
TACO SHOP

Jackson Hewitt
TAX SERVICE

CIGARETTES & CIGARS

Me-n-Eat
ORIGINAL PIZZA

HOUA KHONG 2



SHOPS 6

FIVE GUYS
BURGERS and FRIES

EM-TEA

Great Clips

SUBWAY

Ramen 101

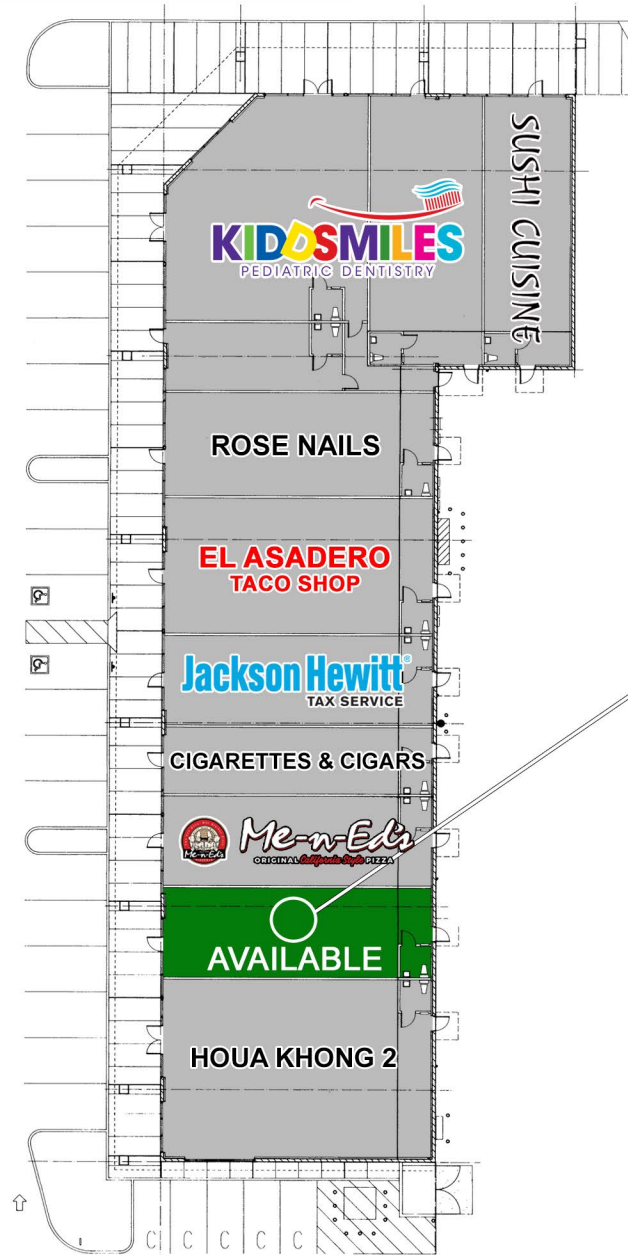
hip
COFFEE ROASTERS Co.

REAL ESTATE

HONG KONG
RESTAURANT

SITE PLAN

YOSEMITE NORTH



1,500 S.F. AVAILABLE
Inline Opportunity
former Gold Star Mortgage space

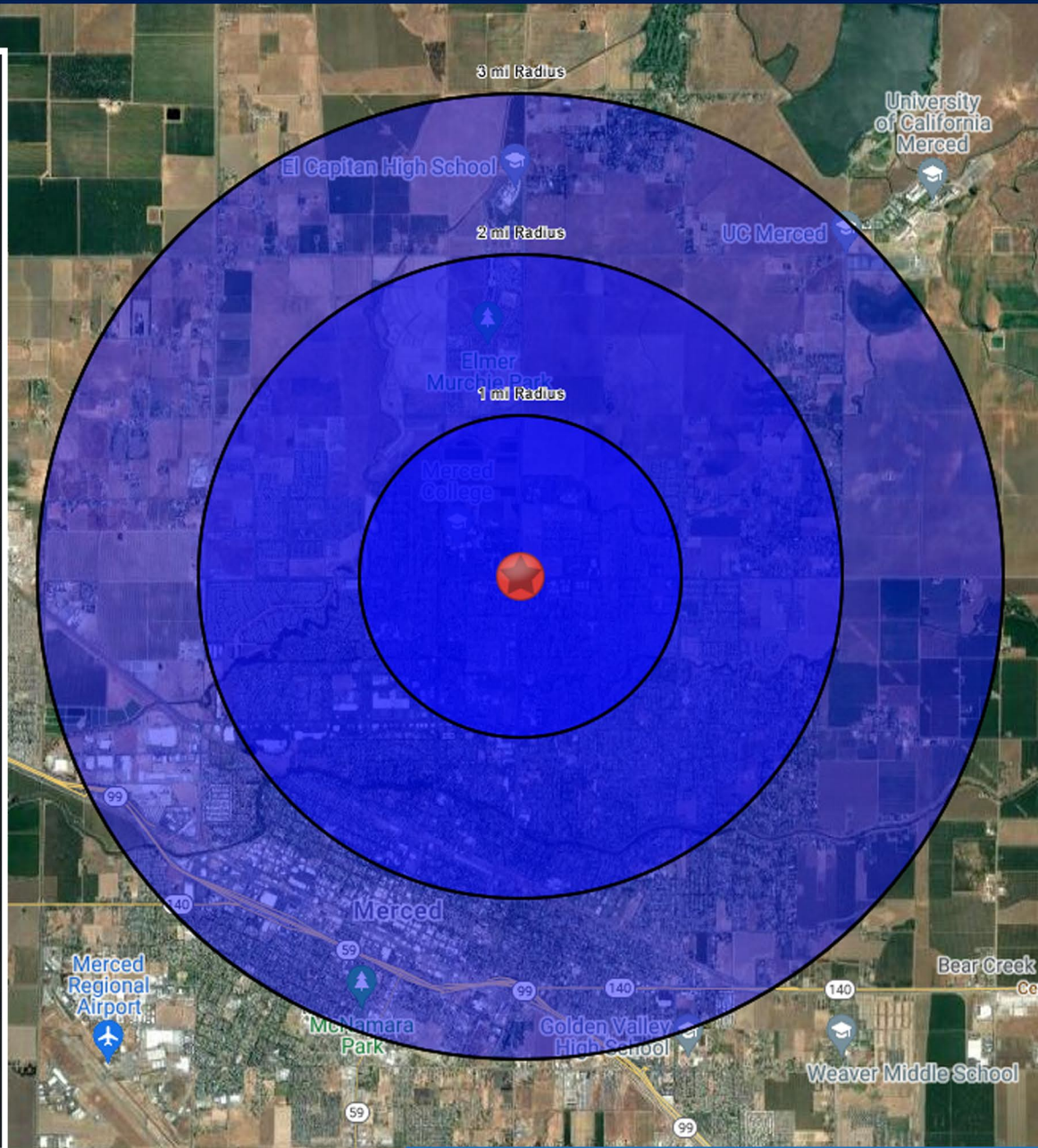


FLOOR PLAN

YOSEMITE NORTH

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	15,377	53,812	79,921
2029 Projected Population	15,519	56,792	83,209
2020 Census Population	15,007	48,498	73,796
2010 Census Population	13,887	43,063	67,282
Projected Annual Growth 2024 to 2029	0.2%	1.1%	0.8%
Historical Annual Growth 2010 to 2024	0.8%	1.8%	1.3%
2024 Median Age	32.2	31.0	30.6
Households			
2024 Estimated Households	5,450	18,088	26,415
2029 Projected Households	5,669	19,653	28,371
2020 Census Households	5,357	16,468	24,351
2010 Census Households	5,025	14,770	22,272
Projected Annual Growth 2024 to 2029	0.8%	1.7%	1.5%
Historical Annual Growth 2010 to 2024	0.6%	1.6%	1.3%
Race and Ethnicity			
2024 Estimated White	46.0%	42.6%	41.0%
2024 Estimated Black or African American	6.5%	6.6%	6.5%
2024 Estimated Asian or Pacific Islander	11.4%	13.1%	11.2%
2024 Estimated American Indian or Native Alaskan	2.1%	2.1%	2.2%
2024 Estimated Other Races	34.1%	35.8%	39.2%
2024 Estimated Hispanic	46.9%	48.6%	53.2%
Income			
2024 Estimated Average Household Income	\$97,425	\$107,788	\$99,627
2024 Estimated Median Household Income	\$67,462	\$80,634	\$72,619
2024 Estimated Per Capita Income	\$35,123	\$36,538	\$33,283
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.1%	6.8%	10.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.4%	8.7%	9.0%
2024 Estimated High School Graduate	28.8%	26.2%	25.8%
2024 Estimated Some College	22.8%	23.0%	23.0%
2024 Estimated Associates Degree Only	11.7%	10.7%	10.5%
2024 Estimated Bachelors Degree Only	15.7%	14.9%	13.5%
2024 Estimated Graduate Degree	11.5%	9.8%	8.1%
Business			
2024 Estimated Total Businesses	432	1,228	2,181
2024 Estimated Total Employees	4,196	11,823	19,476
2024 Estimated Employee Population per Business	9.7	9.6	8.9
2024 Estimated Residential Population per Business	35.6	43.8	36.6



DEMOGRAPHICS