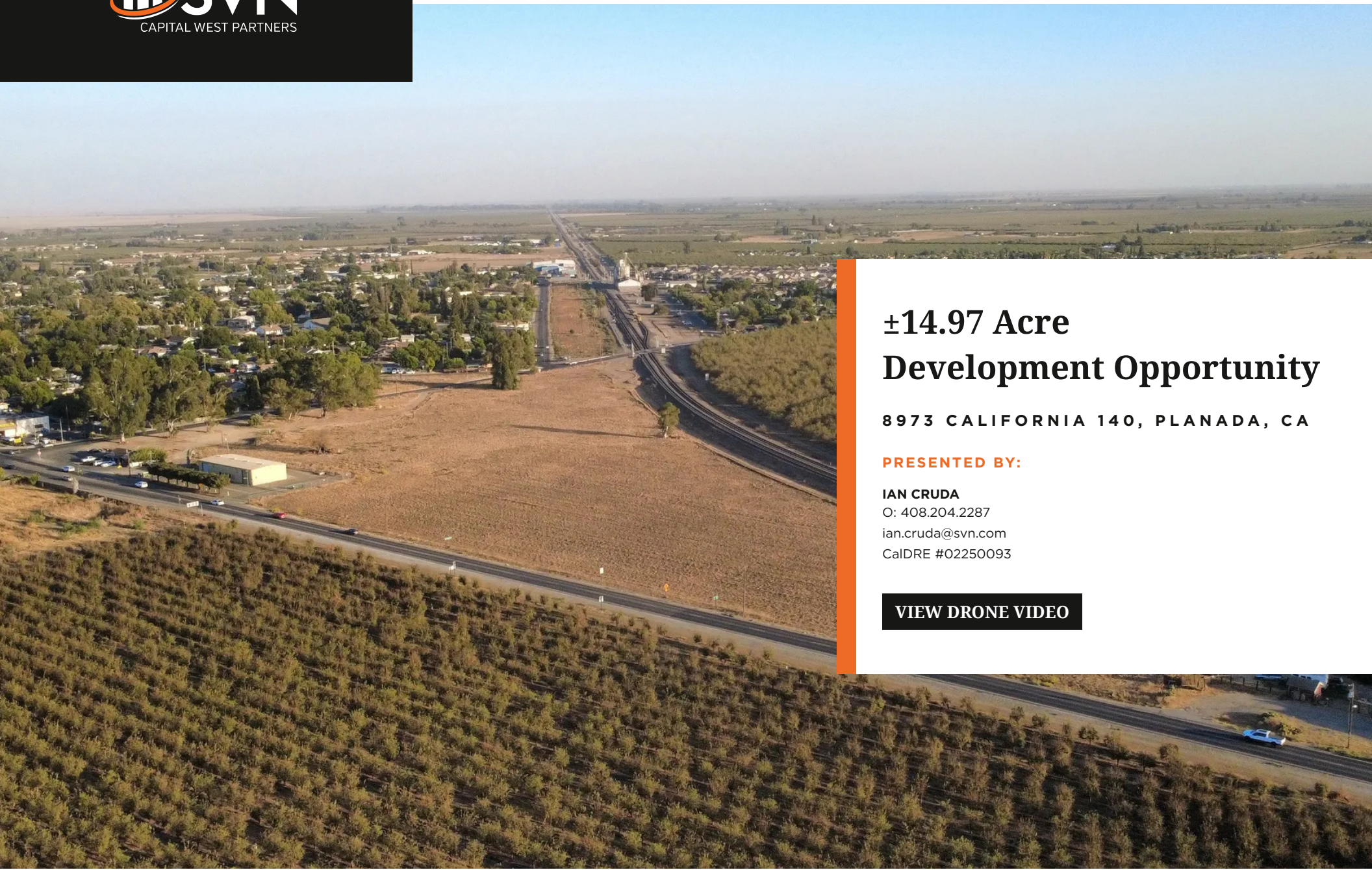
SVN
CAPITAL WEST PARTNERS

Offering Memorandum



±14.97 Acre Development Opportunity

8973 CALIFORNIA 140, PLANADA, CA

PRESENTED BY:

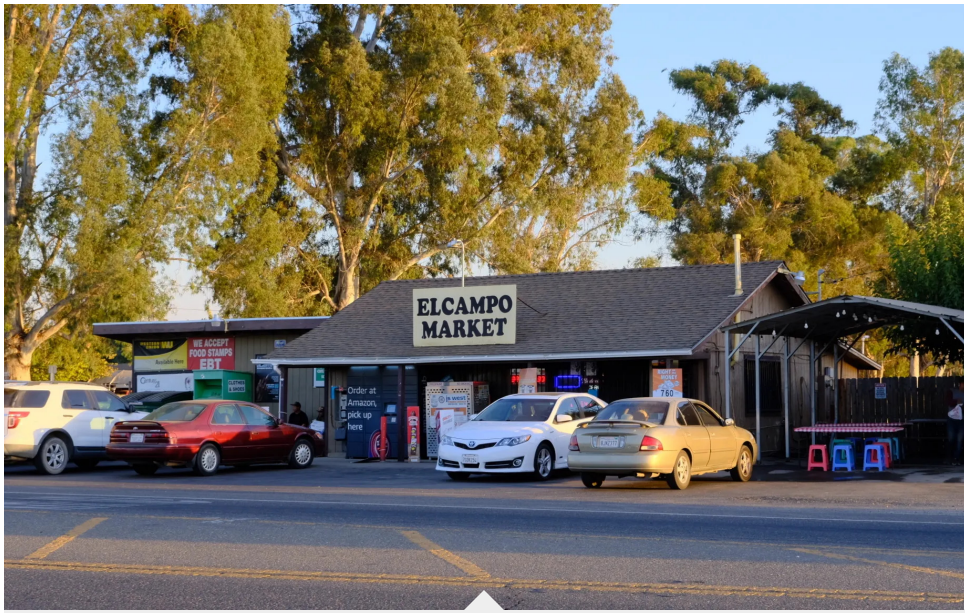
IAN CRUDA
O: 408.204.2287
ian.cruda@svn.com
CalDRE #02250093

VIEW DRONE VIDEO

PROPERTY DETAILS & HIGHLIGHTS

SALE PRICE	**$2,495,000**
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Commercial Retail
APN	037-020-004
LOT SIZE	±14.97 Acres
OCCUPANCY	Existing commercial improvements at the corner occupied by two tenants
NUMBER OF PARCELS	1

SVN | Capital West Partners is pleased to present 8973 E Highway 140, a ±14.97-acre development and investment opportunity strategically located at the western gateway to Planada. The property features approximately 1,330 feet of frontage along State Route 140 and 1,014 feet along Plainsburg Road, with exposure to approximately 8,500 vehicles per day. The site offers a unique combination of approximately five acres of C-2 General Commercial zoning along the highway and approximately ten acres of R-2 Residential zoning across the balance of the property, creating multiple development and exit strategies. The commercial frontage can accommodate a variety of uses, including retail, restaurants, fuel/service stations, car washes, and vehicle/RV sales, while the residential acreage offers potential for future housing development. Two existing tenants currently generate approximately $43,800 in annual income, providing holding income while an investor or developer evaluates future plans. The property is also positioned at the Highway 140 and Plainsburg Road intersection, where a Caltrans roundabout improvement is planned.



- ±14.97 Acres at the western gateway to Planada
- **Dual Zoning**: ±5 acres C-2 Commercial + ±10 acres R-2 Residential
- **Highway Frontage and Corner Location with Strong Visibility**: Approximately 8,500 vehicles per day on Highway 140
- **Multiple Development Opportunities**: Commercial, retail, QSR, fuel/service, residential and more
- By-Right Commercial Uses: Develop the C-2 portion without a rezone or General Plan amendment
- **Divisible Land**: Potential to separate and sell the commercial and residential portions to different buyers
- **Existing Income**: Two tenants generate approximately $43,800 annually
- **Planned Caltrans Improvement**: Roundabout programmed at Highway 140 & Plainsburg Road
- Growth Opportunity: Positioned along the Merced-to-Yosemite corridor in an area targeted for additional residential growth

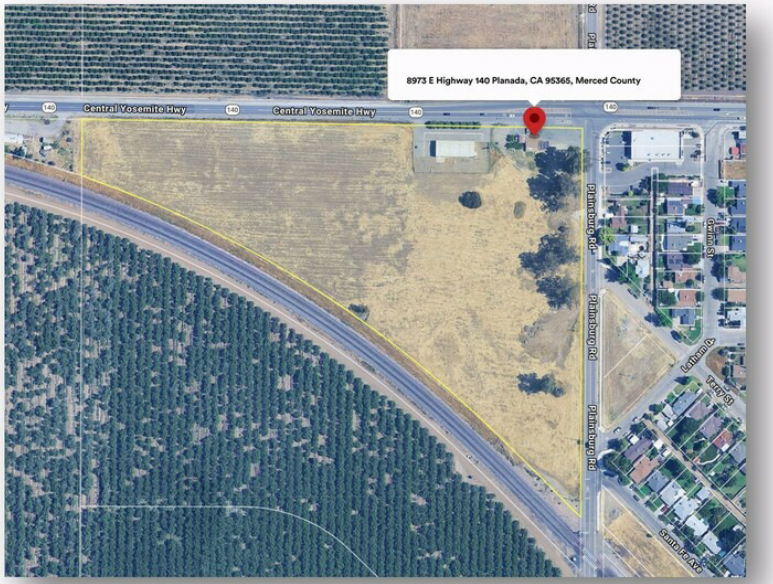
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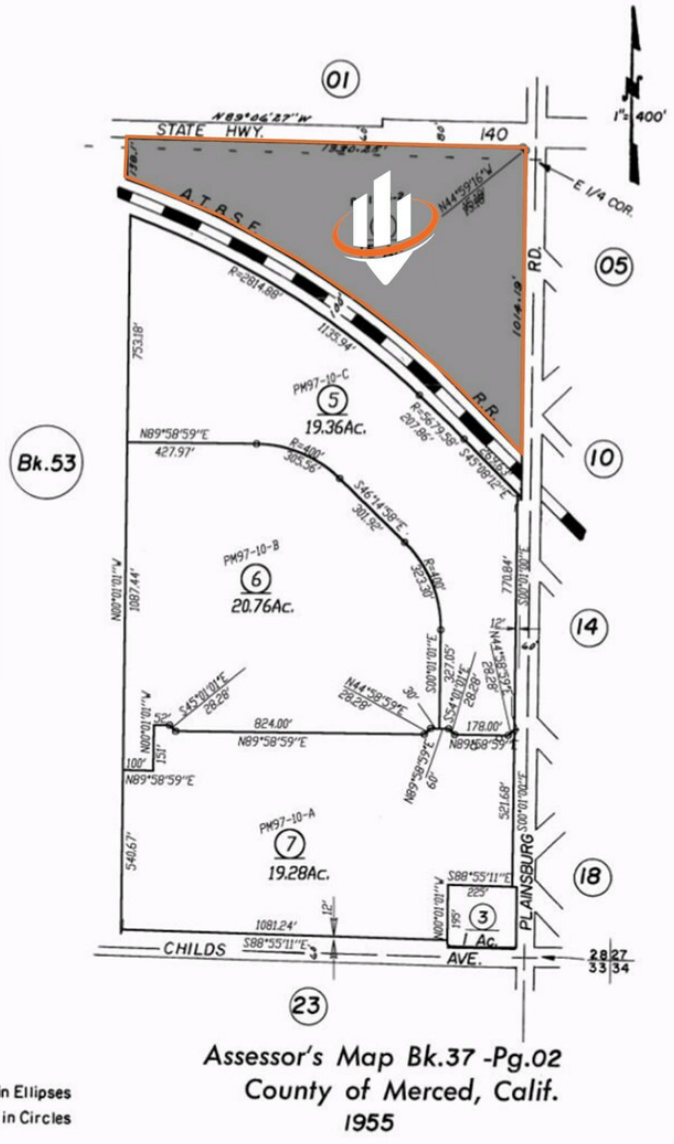
AERIAL PHOTO



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PARCEL MAP





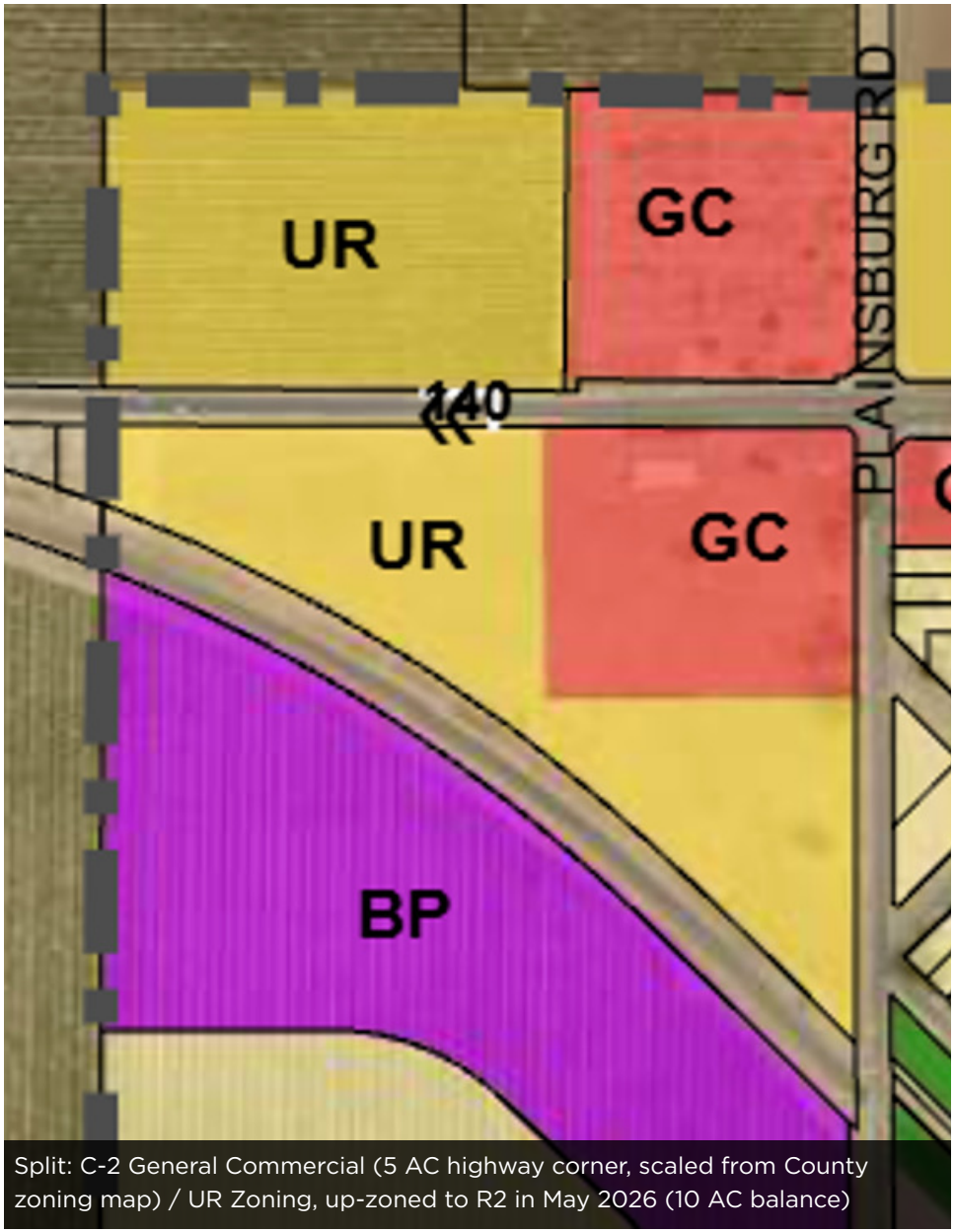
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.37 -Pg.02
County of Merced, Calif.
1955

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ZONING INFORMATION



Split: C-2 General Commercial (5 AC highway corner, scaled from County zoning map) / UR Zoning, up-zoned to R2 in May 2026 (10 AC balance)

ZONING & ENTITLEMENT

Under the Merced County Unified Development Ordinance, the parcel carries two zones doing two different jobs: a General Commercial corner developable today, and a recently up-zoned to R2 balance designated for eventual residential use. The zoning overlay, showing 14.97 acres and double-zoning on a single parcel, is shown on the left.

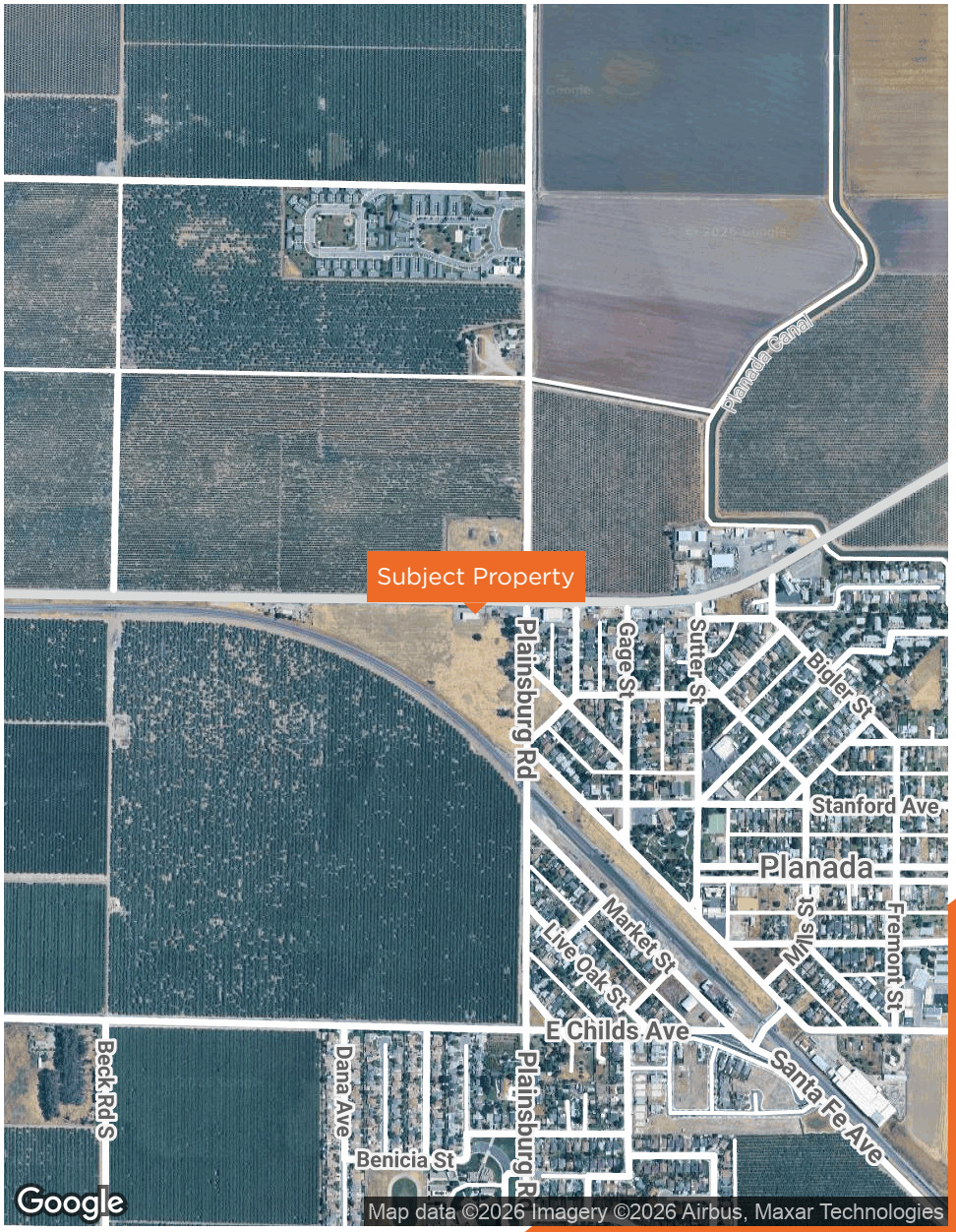


The existing Retail buildings are leased to two (2) separate tenants generating passive income

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LOCATION MAPS





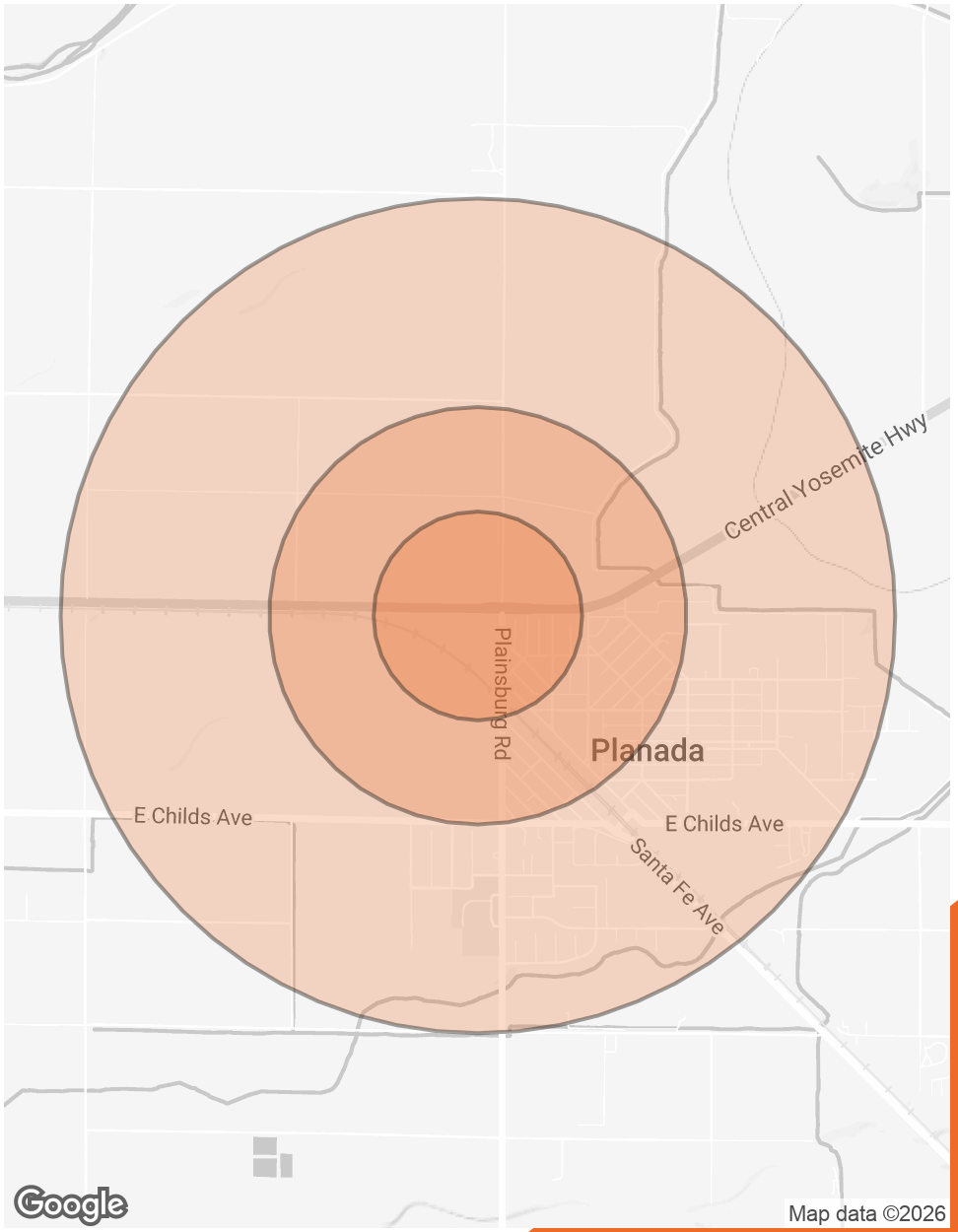
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DEMOGRAPHICS MAP & REPORT

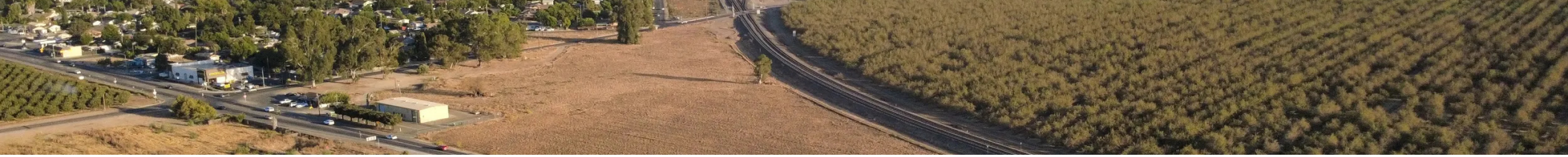
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	291	987	3,266
AVERAGE AGE	38.6	38.2	36.9
AVERAGE AGE (MALE)	39	38.4	36.7
AVERAGE AGE (FEMALE)	37.8	37.5	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	87	299	1,005
# OF PERSONS PER HH	3.3	3.3	3.2
AVERAGE HH INCOME	$67,224	$66,692	$66,405
AVERAGE HOUSE VALUE	$268,071	$261,521	$245,373

2023 American Community Survey (ACS)



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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