



# PG&E Property Information Sheet

## 3603 M Street, Merced



### Property Details

±2.6 acres, flat, vacant lot

Location: At the corner of M Street and W. Yosemite Avenue

Merced County

APN: 230-220-055-000

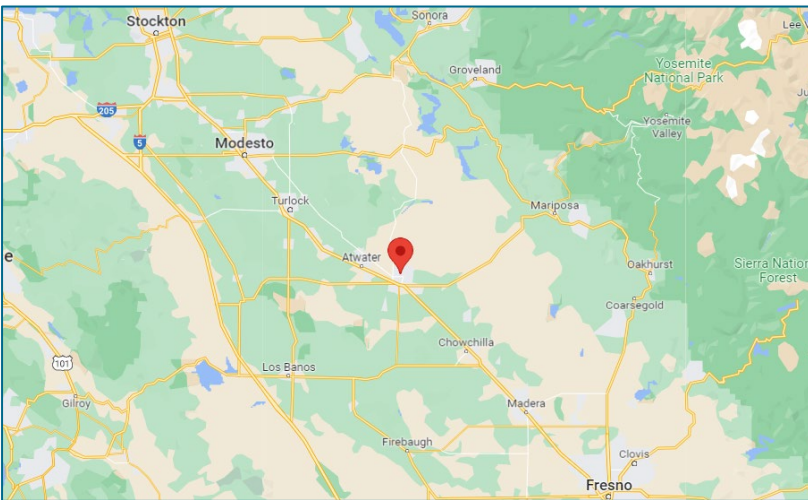
Zoning: C-O (Commercial Office)

General Plan Designation: Commercial Office



Description: Located across the street from Merced College in a primarily residential neighborhood with nearby commercial uses. Near the new Yosemite Crossing neighborhood shopping center and public transit.

Environmental: Phase I ESA conducted in 2015 stated “the potential presence of residual agricultural chemicals in soil or groundwater at the site represents a de minimis condition.”



PG&E Facilities: An easement will be needed for gas lines along the eastern and southern edges of the property.

Other Notes: This property was purchased for a project that was not built at this location.

Broker Contact:

Jeremy Reed

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[View on Google Maps](#)

Image Source: Google

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. It may be subject to error, change, or withdrawal. Interested parties should contact PG&E to verify details about the property.

Updated May 9, 2024