

**SAN LUIS PLAZA**  
**911 - 963 W PACHECO BLVD**  
**1435 - 1451 WEST I STREET**  
**LOS BANOS, CA**  
FOR LEASE  
776 SF - 23,628 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

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ETHAN CONRAD PROPERTIES, INC  
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**FEATURES:**

- 23,628 SF bowling/entertainment space
- Located in the main traffic and retail corridor of Los Banos
- Situated on the new side of the trade area with other major traffic generators including Walmart and Target
- Close proximity to Los Banos Municipal Airport and Merced College, Los Banos Campus
- Dense Hispanic population - 68% within 10 miles

**PROPERTY DETAILS:**

San Luis Plaza is a ±151,514 SF retail center anchored by La Esperanza located on State Hwy 152/33, one of the heaviest traveled routes between the Central Valley and Central Coast. Hwy 152 also serves as a popular lateral connection to major North/South CA routes including Highways 99, 101 and I-5. The center is home to national tenants including: Black Bear Diner, and Wienerschnitzel.

Neighboring retailers include: Walmart, Target, Tractor Supply, Petco, McDonald's and Starbucks.



**LEASE RATES:**

923	23,628 SF	\$29,535.00 (\$1.25 PSF, NNN)
947B*	776 SF	1,552.00 (\$2.00 PSF, NNN)

NNN costs are approximately \$0.22 PSF.

\*Available with 30 days' notice.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	11,188	46,716	50,711
2023 Average HH Income:	\$86,418	\$84,293	\$83,878
Traffic Count @ W Pacheco Blvd:		51,000	

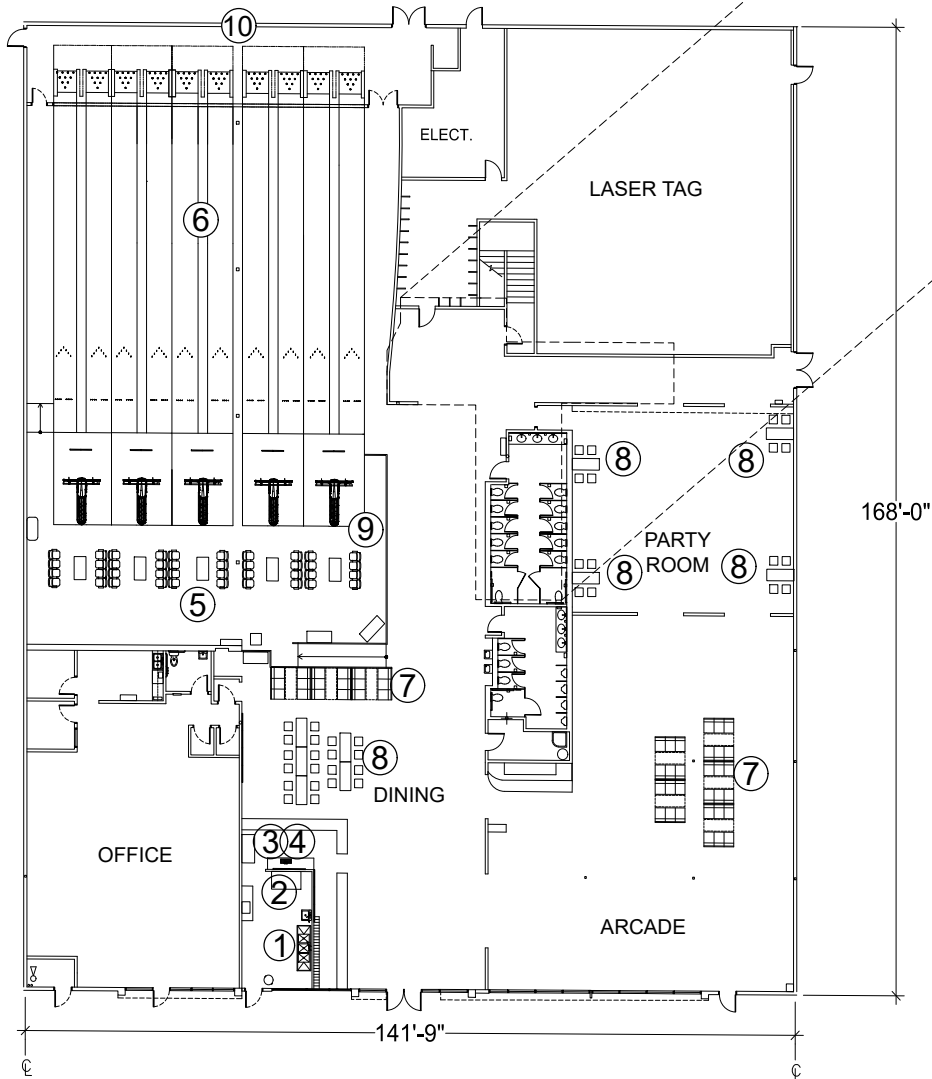
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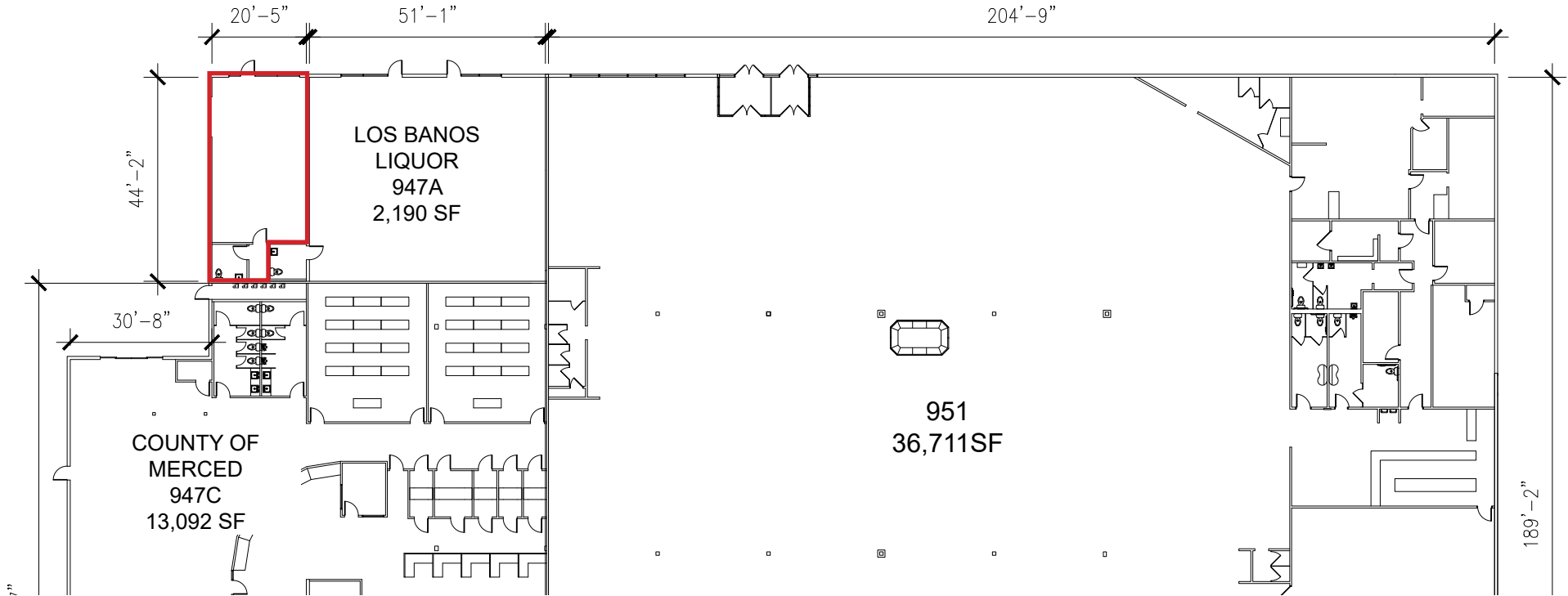
FLOOR PLAN  
923 W PACHECO BLVD



FFE List			
Attached		Non Attached	
1	3-Basin Sink	7	Booth
2	Hand Sink	8	High Top Table/Chairs
3	Draft Beer System		
4	Draft Beer Cooler/Taps		
5	Stadium Seats		
6	10-Bowling Lanes		
9	5-Bowling Ball Machines		
10	10-Sets of Pins		

FLOOR PLAN

**AVAILABLE**  
**947B\***  
**776 SF**



Suite	SF	Lease Rate	Monthly Rent
947B*	776	\$2.00 PSF, NNN	\$1,552.00
NNN costs are approximately \$0.22 PSF. *Available with 30 days' notice.			

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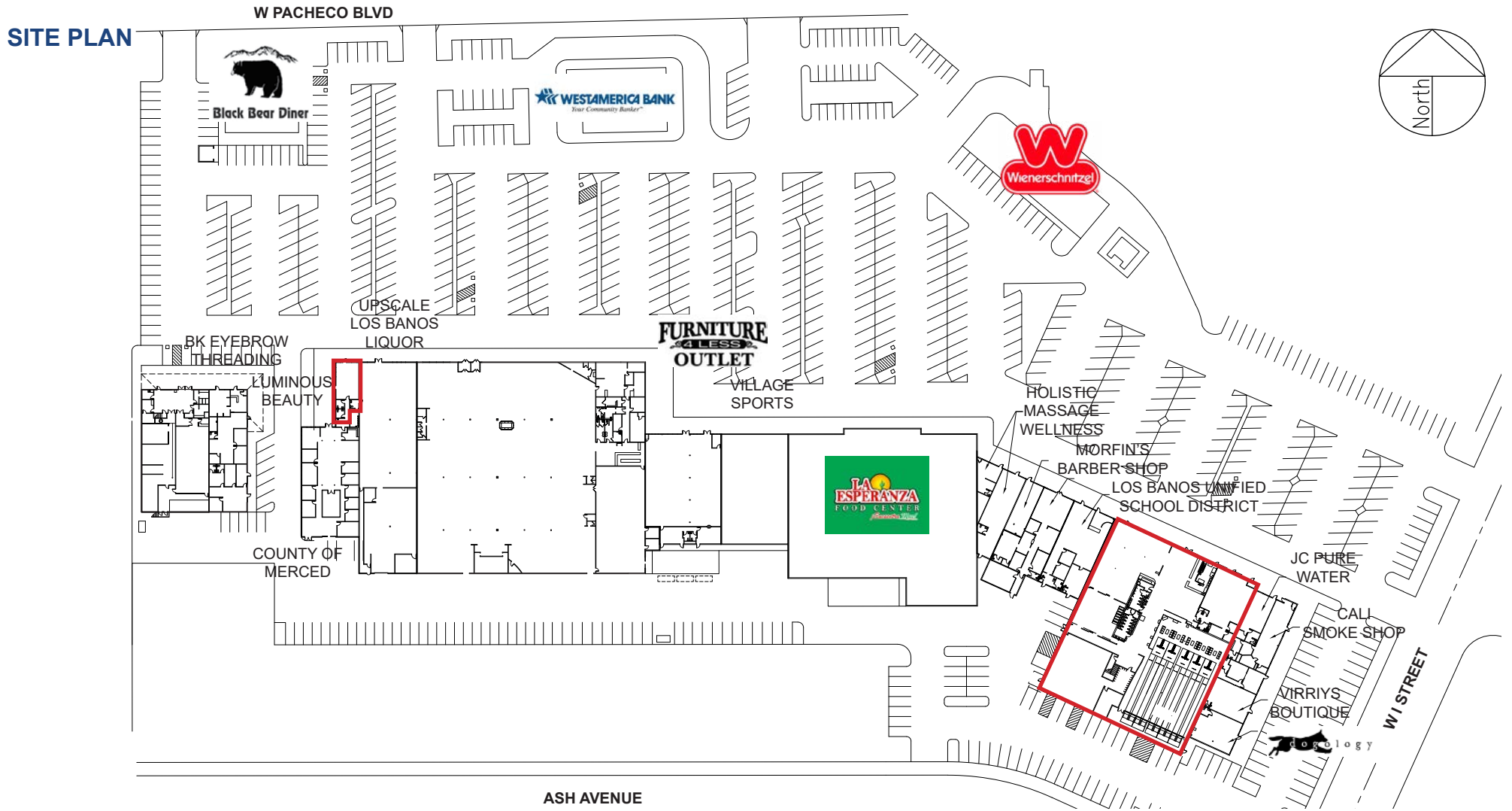
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