

**INVESTMENT
OPPORTUNITY**

Hwy 33/152 (Pacheco Blvd)

33

**WARD INDUSTRIAL PARK
119 ACRES**

Ward Rd

INDUSTRIAL ZONED LAND | FOR SALE

Los Banos, CA

ÀCRE
PARTNERS

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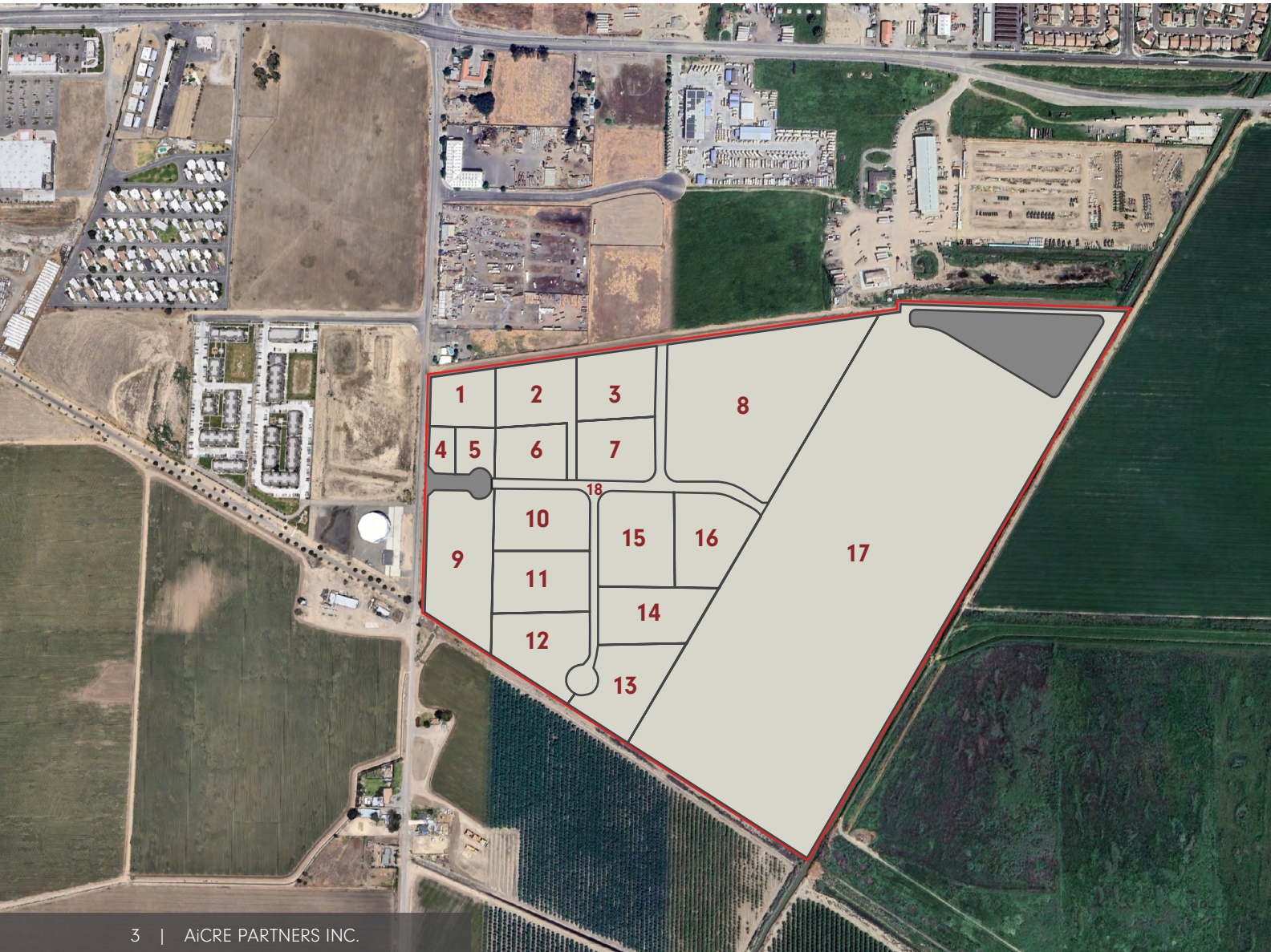


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Ward Industrial Park

Tentative Parcel Map



Parcel	Acres
1	2.00
2	2.80
3	2.80
4	0.70
5	1.00
6	1.90
7	2.50
8	13.00
9	5.10
10	2.90
11	3.00
12	3.00
13	2.90
14	3.00
15	3.70
16	3.30
17	60.80
18	3.30

Investment Summary

AiCRE, as exclusive investment sales advisor to the seller, is pleased to present the opportunity to acquire Ward Industrial Park, a prime Industrial zoned development site consisting of nearly 119 acres of vacant land in Los Banos, CA (17 parcels total - Parcels can be purchased individually).

The Subject property is situated just off Highway 33/152 (Pacheco Blvd), approximately 8 miles from Interstate 5, Ward Industrial Park offers an advantageous location for import and export distribution trucking routes. With its highly flexible industrial zoning, the site presents a multitude of opportunities for industrial development.

Positioned at a prominent intersection within a Residential Growth Area, and in close proximity to the Los Banos Municipal Airport, the park is primed for growth and accessibility.



» LOCATION

Southeast Corner of E Pacheco Blvd (Highway 33 & 152) and Ward Rd

» LISTING PRICE

Contact Broker

» ZONING

Industrial Zone (I)

» APN

084-030-004, 084-030-047, and 084-030-033

» LAND AREA

Approximately 118.85 Acres (5,117,106 SF)

Site Highlights

» LARGE & HIGHLY FLEXIBLE LOT

118.85 AC lot with flat topography, providing an ideal site for industrial park development with 17 individual parcels. (Parcels can be purchased individually).

» FAVORABLE DEMOGRAPHICS

There are over 37,700 people living within 5 miles with an average household income of over \$85,000.

» EXCELLENT RETAIL SYNERGY

The subject property is surrounded by numerous national credit retailers including Home Depot, Target, Walmart SuperCenter, Hobby Lobby, Tractor Supply Co, Food-4-Less, etc.

» HIGH GROWTH TRADE AREA

Los Banos is currently growing at a rate of 2.6% annually and its population has increased by 5.99% since the most recent census, which recorded a population of approximately 46,000 in 2024.

» DIRECT ACCESS TO HIGHWAYS 33/152 AND INTERSTATE 5

Subject property is located off Highway 33/152, positioning the site approximately 8 miles from Interstate 5 (I-5), Ward Industrial Park is an ideal location for import and export distribution trucking routes.

» INTERSTATE 5 (I-5)

Is a major north-south interstate highway in the United States, running parallel to the Pacific coast. It serves as a vital transportation artery, connecting major cities and regions along the West Coast, stretching approximately 1,381 miles from the border of Mexico to the border of Canada.

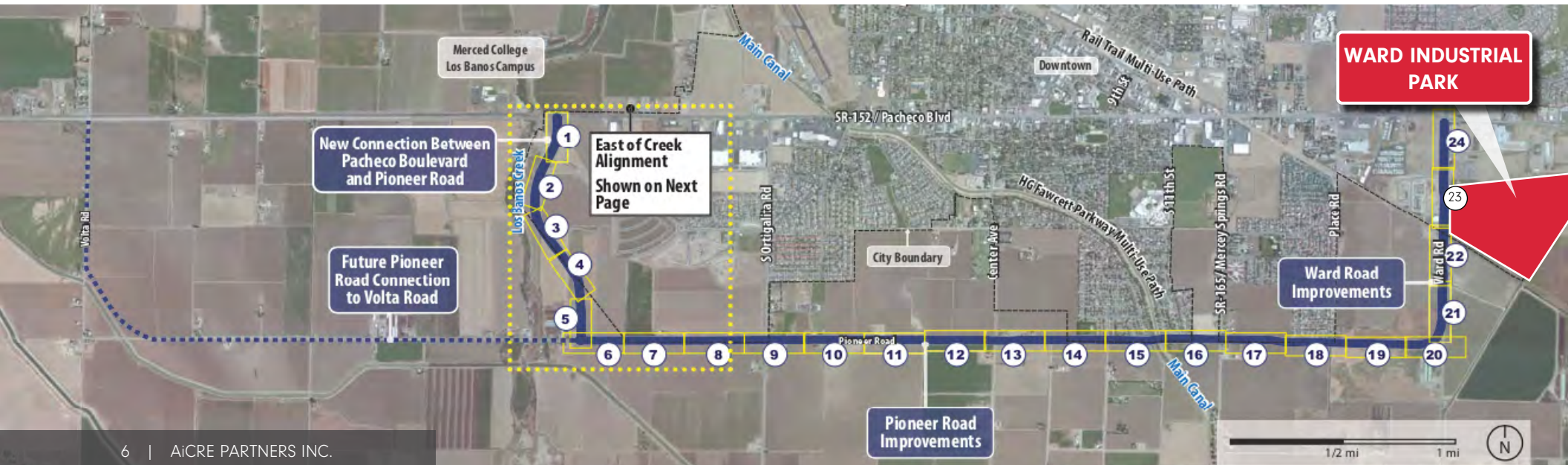


The Pioneer Road Complete Streets Plan



CONCEPT OVERVIEW

- » The Pioneer Road Complete Streets Plan outlines a 6-mile long route of forthcoming enhancements to the current two-lane Pioneer Road, situated parallel to State Route 152 (Pacheco Boulevard) and located one-half mile south of it within the City of Los Banos.
- » Designated as the Business Opportunity Area within the City's General Plan, Pioneer Road's Land Use Element envisions a blend of industrial, office, and commercial parks. To facilitate the orderly development anticipated by the General Plan, the West Connector will emerge as a vital component—a four-lane arterial street poised to accommodate future growth effectively. The Plan is guided by the principles of "Complete Streets" – streets that are safe, comfortable, convenient, and highly functional for all users – including people driving, walking, bicycling, and using public transit.





Nestled at the “Crossroads of California,” Los Banos is a hidden gem that offers more than meets the eye. Boasting a diverse range of recreational activities, from bird watching and water skiing to fishing and elk watching, the city provides thousands of acres for fun and enjoyment for both the young and young at heart.

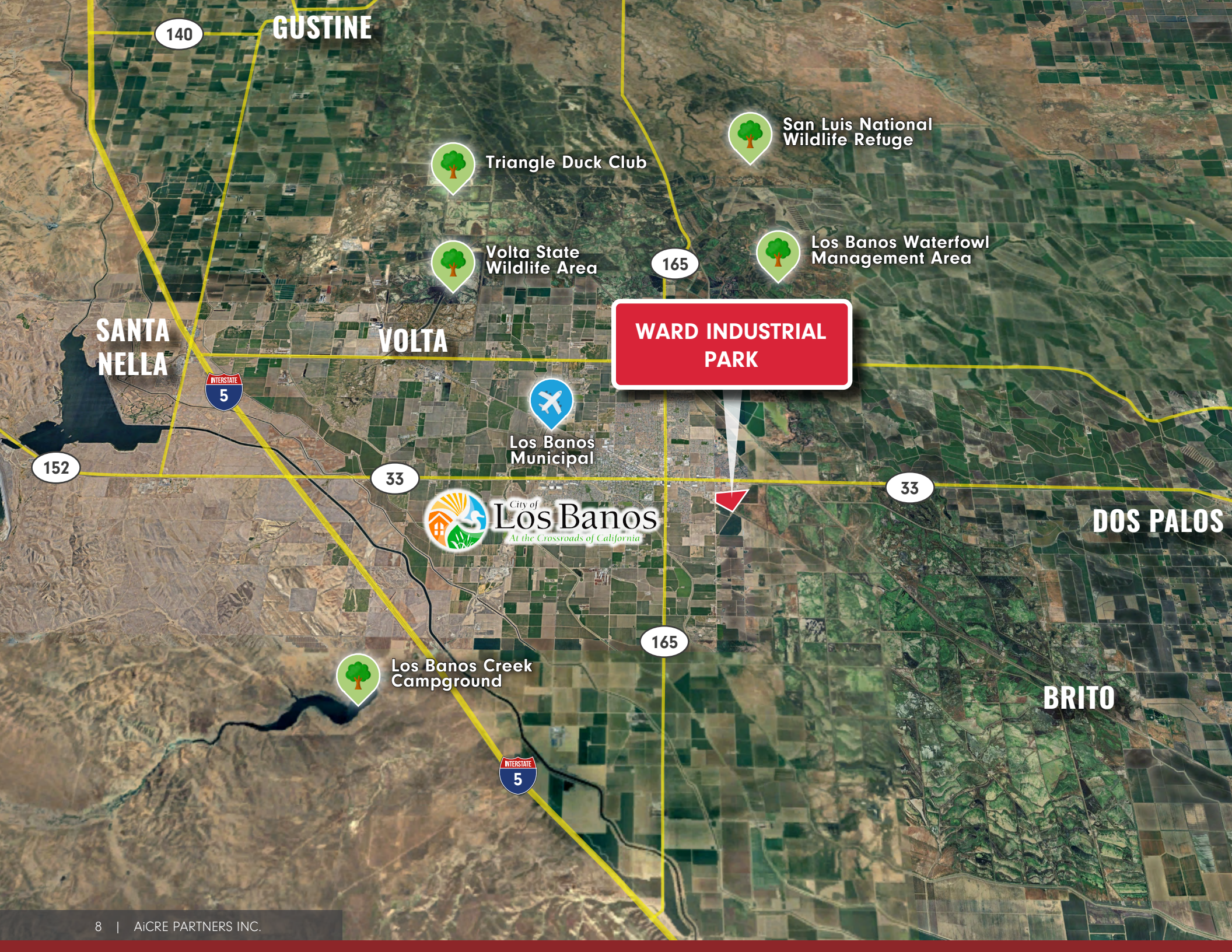
The City of Los Banos, with a population of approximately 46,000, stands proudly on the west side of Merced County, claiming the position of the county’s second-largest city. Centrally located in California, it sits approximately two hours away from San Francisco, Oakland, Sacramento, and Yosemite National Park. The Monterey Peninsula and the Pacific Ocean are easily accessible within one and a half hours, as are major Valley cities like Stockton and Fresno. Silicon Valley is just over an hour’s drive away.

This vibrant city thrives on a combination of new enterprise, local government initiatives, and agriculture-based operations that contribute to its robust economy. Residents enjoy a plethora of amenities, including public services like water, parks and recreation, and strong public safety departments. Los Banos also offers various retail and entertainment venues, creating a family-friendly environment.

Situated in Merced County, Los Banos lies within the northern San Joaquin Valley region of California’s Central Valley, near the intersection of State Route 152 and Interstate 5. The area is surrounded by remarkable recreational destinations such as Yosemite Valley, Mono Lake, and the Sierra National Forest to the east, while the Central Valley region transforms into the Monterey Bay coastline to the west.

Approximately 25 miles northeast of Los Banos is the City of Merced, with a population of approximately 95,000 people. The City of Merced is home to the newest University of California Campus, UC Merced, boasting around 9,100 undergraduate students. Merced County comprises other incorporated cities, including Livingston, Atwater, Dos Palos, and Gustine, all historically characterized as small farming communities. Los Banos has experienced substantial growth in the last two decades, evolving from a smaller, primarily agricultural town into the bustling, full-service community it is today.

While agriculture dominates Merced County, Los Banos features predominantly single-family neighborhoods with commercial activities concentrated along the Pacheco Boulevard corridor. Offering quick access to the Silicon Valley (approximately 80 miles) and the Ports of Stockton (approximately 70 miles) via State Route 152, Los Banos acts as a connector between the Bay Area and the Central San Joaquin Valley.



140

GUSTINE



Triangle Duck Club



San Luis National Wildlife Refuge



Volta State Wildlife Area



Los Banos Waterfowl Management Area

165

SANTA NELLA

VOLTA

WARD INDUSTRIAL PARK



Los Banos Municipal

152

33

33

City of Los Banos
At the Crossroads of California

DOS PALOS

165



Los Banos Creek Campground



BRITO

Save Mart **DUTCH BROS**
Walgreens **Coffee**
NAPA AUTO PARTS **ROSS**
DRESS FOR LESS

GROCERY OUTLET **TACO BELL** **McDonald's** **CHIPOTLE**
MEXICAN GRILL

AG Sports Complex and
Starbucks **DG** **ELEVEN**
CIRCLE K **Mobil**

KAGOME

WARD INDUSTRIAL PARK

Los Banos Municipal **Los Banos Valley Day** **Memorial Hospital Los Banos** **Family Health Medical Center**
Los Banos ES **Los Banos HS** **Pacheco HS**
Persimmon Park

Walmart **TARGET** **petco**
TSC TRACTOR SUPPLY CO **HARBOR FREIGHT** **Marshalls**
MATTRESS FIRM **HOBBY LOBBY** **BIG LOTS!** **the 99 store** **DOLLAR TREE**
ExtraSpace Storage **Denny's** **Starbucks** **IHOP** **TACO BELL** **Jack in the box**

ACE Hardware **Auto Zone** **five BELOW**
SANTA FE FOODS **O'Reilly** **Ford**
CHASE **boostmobile**
BURGER KING **Wendy's** **ELEVEN**

FOOD 4 LESS **Aaron's**
THE HOME DEPOT **BOOT BARN** **planet fitness** **DOLLAR TREE**
chili's **PANDA EXPRESS** **Domino's** **LESLIE'S**

Pacheco High School

Aaron's
LITTLE DIAMOND'S PIZZA
LESLIE'S

FOOD4LESS

DOLLAR TREE

Domino's Pizza

planet fitness

Los Banos

TOSCANORV
RVs COST LESS IN LOS BANOS!

Meza Bros Inc
Mid Valley Truck

Steitz Towing Services

33

Central Valley Auto

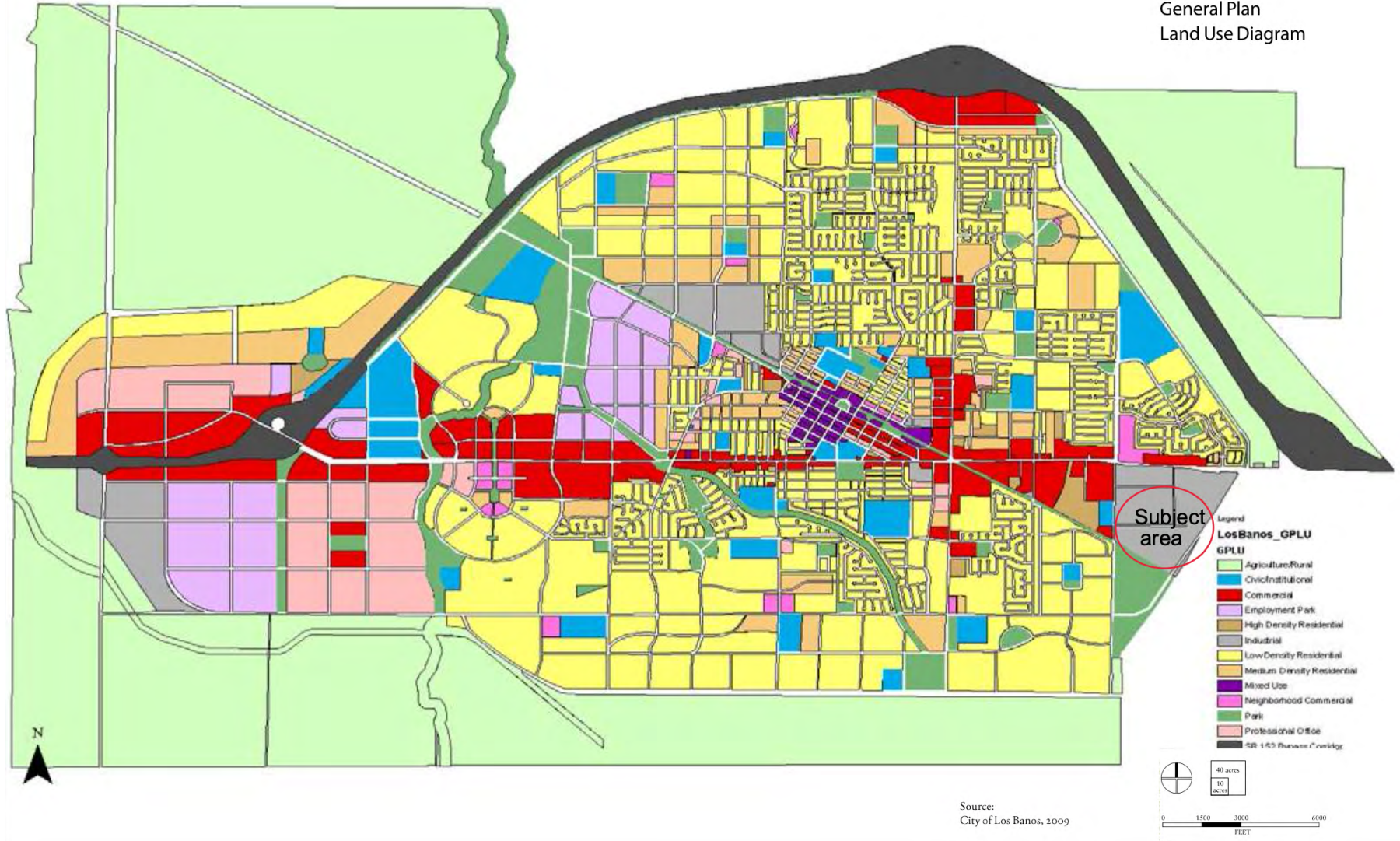
THE HOME DEPOT
BOOT BARN
verizon
BIG 5 SPORTING GOODS
Red Roof Inn
chili's
PRADA EXPRESS
WING STOP
Carl's Jr.

WARD INDUSTRIAL PARK

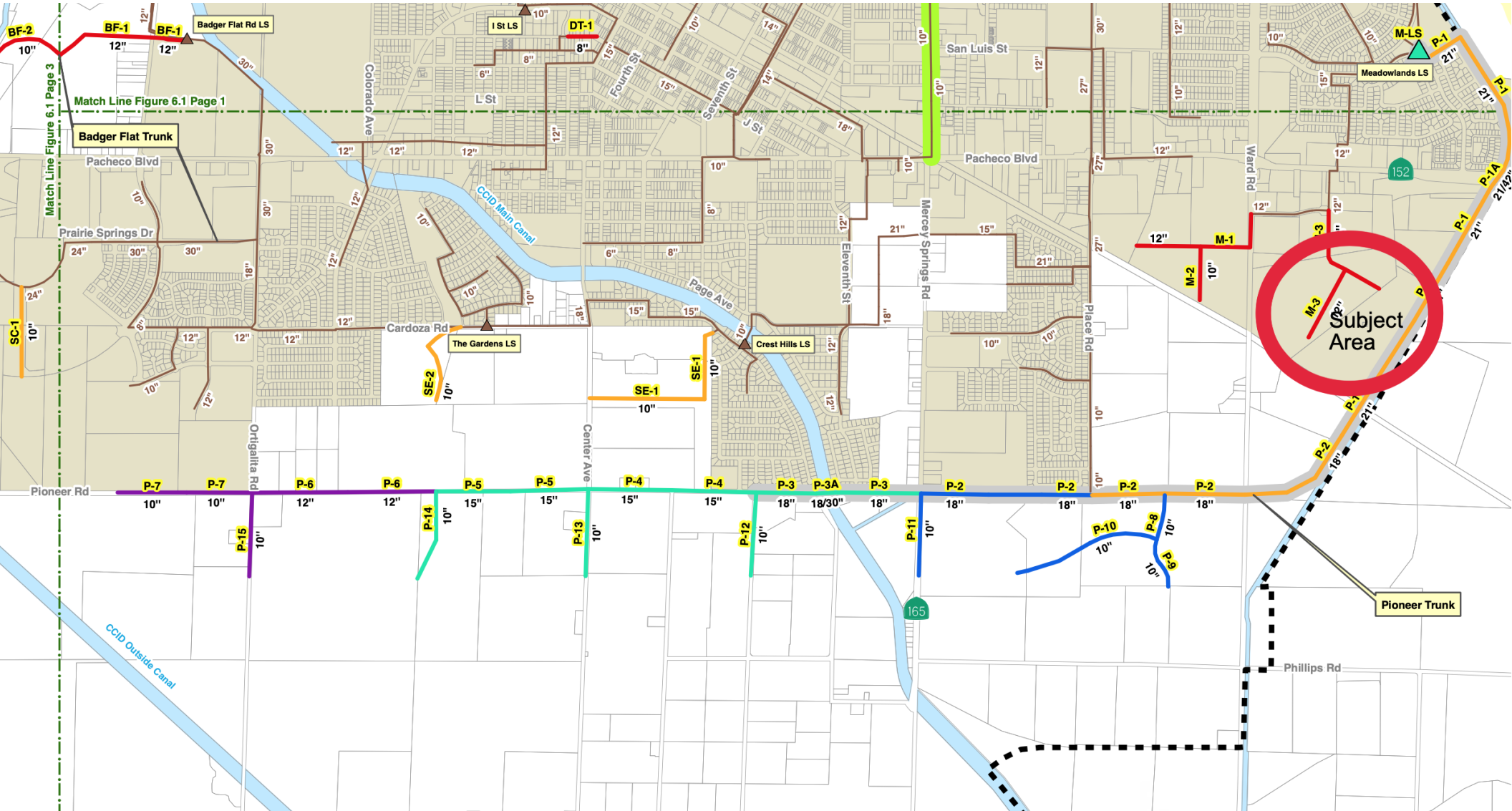
Master Plan

Los Banos, CA

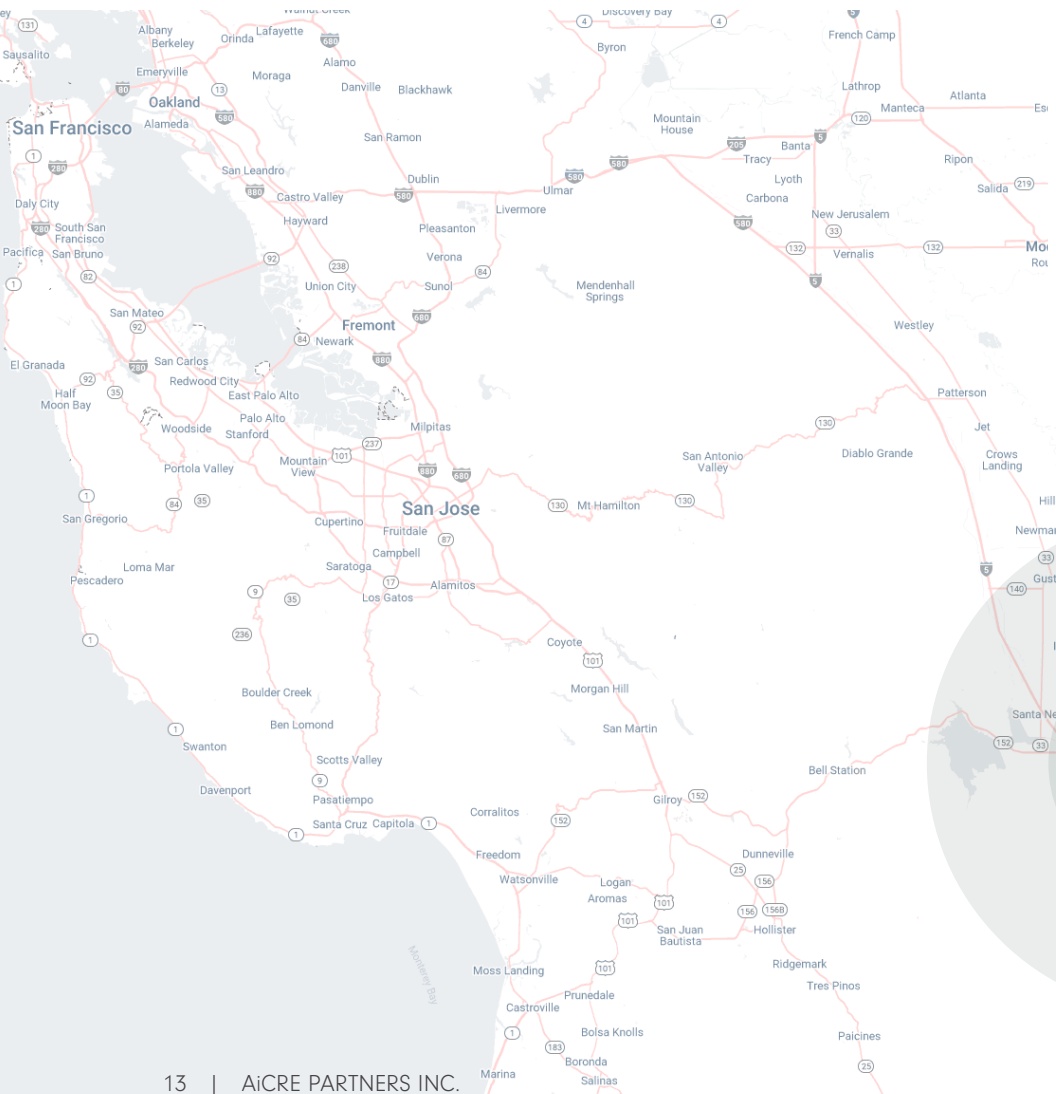
Figure 3-2
General Plan
Land Use Diagram



Future Sewer Pipeline

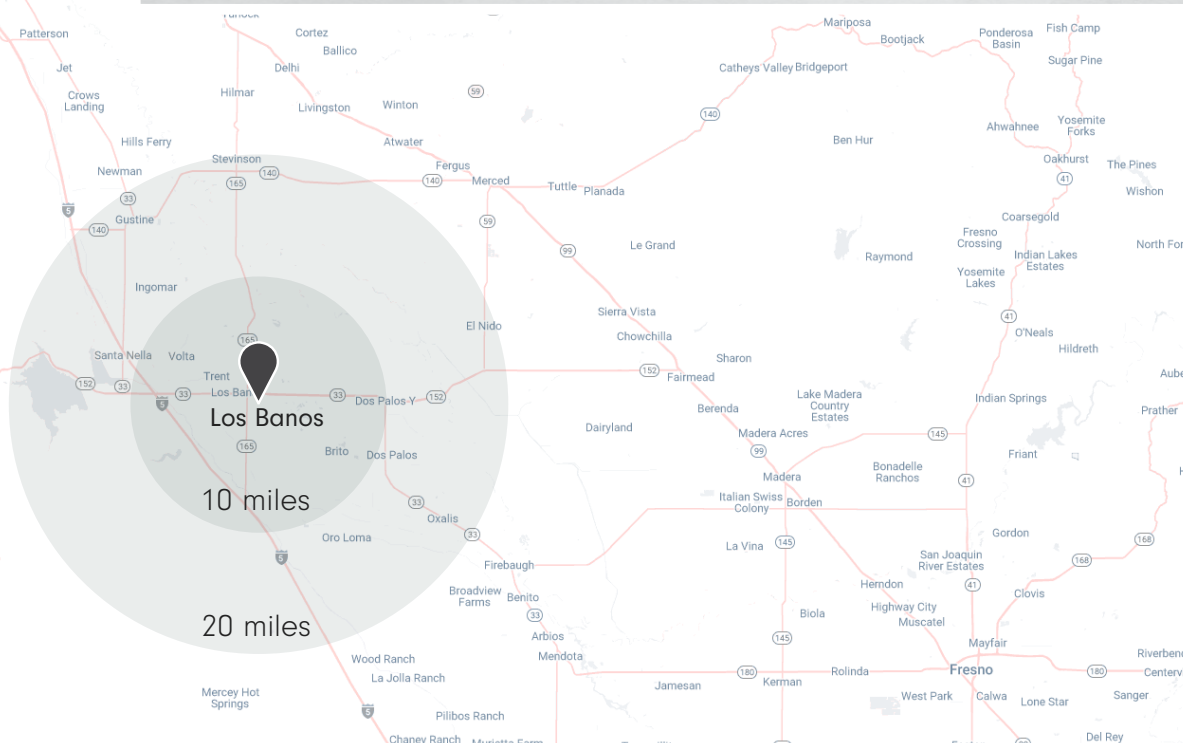


Location Highlights



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,696	35,853	37,752
2023 Population	11,603	46,401	48,808
2028 Population Projection	12,352	49,206	51,752
Median Age	31.4	32.1	32.2
Bachelor's Degree or	10%	9%	9%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,283	10,271	10,832
2023 Households	3,023	13,437	14,145
2028 Household Projection	3,221	14,290	15,040
Avg Household Income	\$88,734	\$84,108	\$85,109



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