

FOR LEASE

San Luis Plaza Shopping Center

963 WEST PACHECO BOULEVARD

Los Banos, CA 93635

PRESENTED BY:

JOSE LECHUGA, CCIM

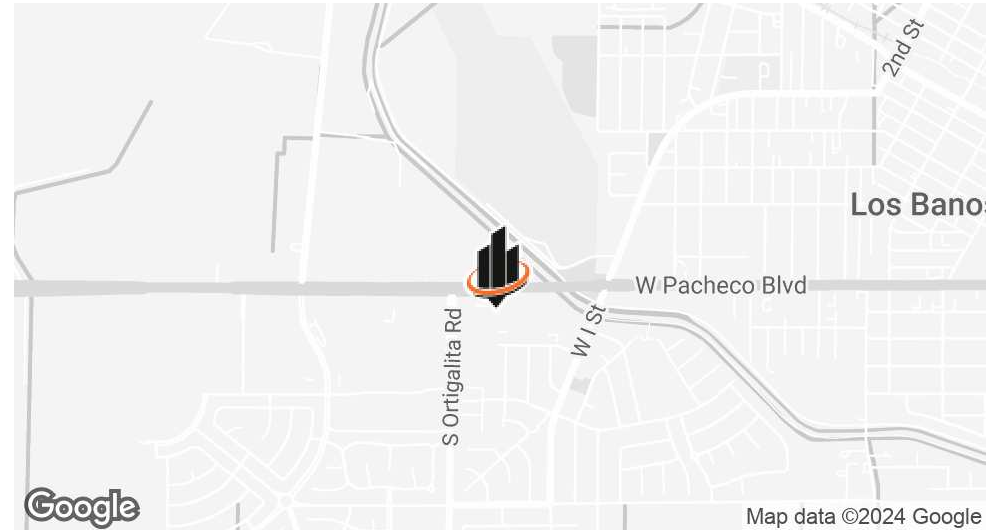
O: 408.896.0628

jose.lechuga@svn.com

CalDRE #02095520



PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE
-------------------	-------------------

OFFERING SUMMARY

AVAILABLE SF:	±6,708 SF
ZONING:	H-C
MARKET:	Fresno
SUBMARKET:	Los Banos
TRAFFIC COUNT:	±28,000

JOSE LECHUGA, CCIM

O: 408.896.0628
jose.lechuga@svn.com
CalDRE #02095520

PROPERTY OVERVIEW

Experience the unparalleled potential of 963 West Pacheco Boulevard, a premier commercial property offering prime leasing opportunities in Los Banos, CA. Boasting a strategic location with high visibility and easy access, this property presents a coveted opportunity for businesses seeking a prominent presence. The space is tailored to accommodate a wide range of retail and services. Exceptional parking facilities and meticulous landscaping enhance the property's appeal, ensuring a welcoming environment for customers. Whether launching a new venture or expanding an established brand, this property provides a dynamic platform for success.

PROPERTY HIGHLIGHTS

- Prime location on West Pacheco Boulevard
- High visibility and easy access
- Versatile floor plans to suit various business needs
- Exceptional parking facilities for customers and employees
- Meticulously maintained landscaping for an inviting atmosphere

ADDITIONAL PHOTOS



JOSE LECHUGA, CCIM

O: 408.896.0628

jose.lechuga@svn.com

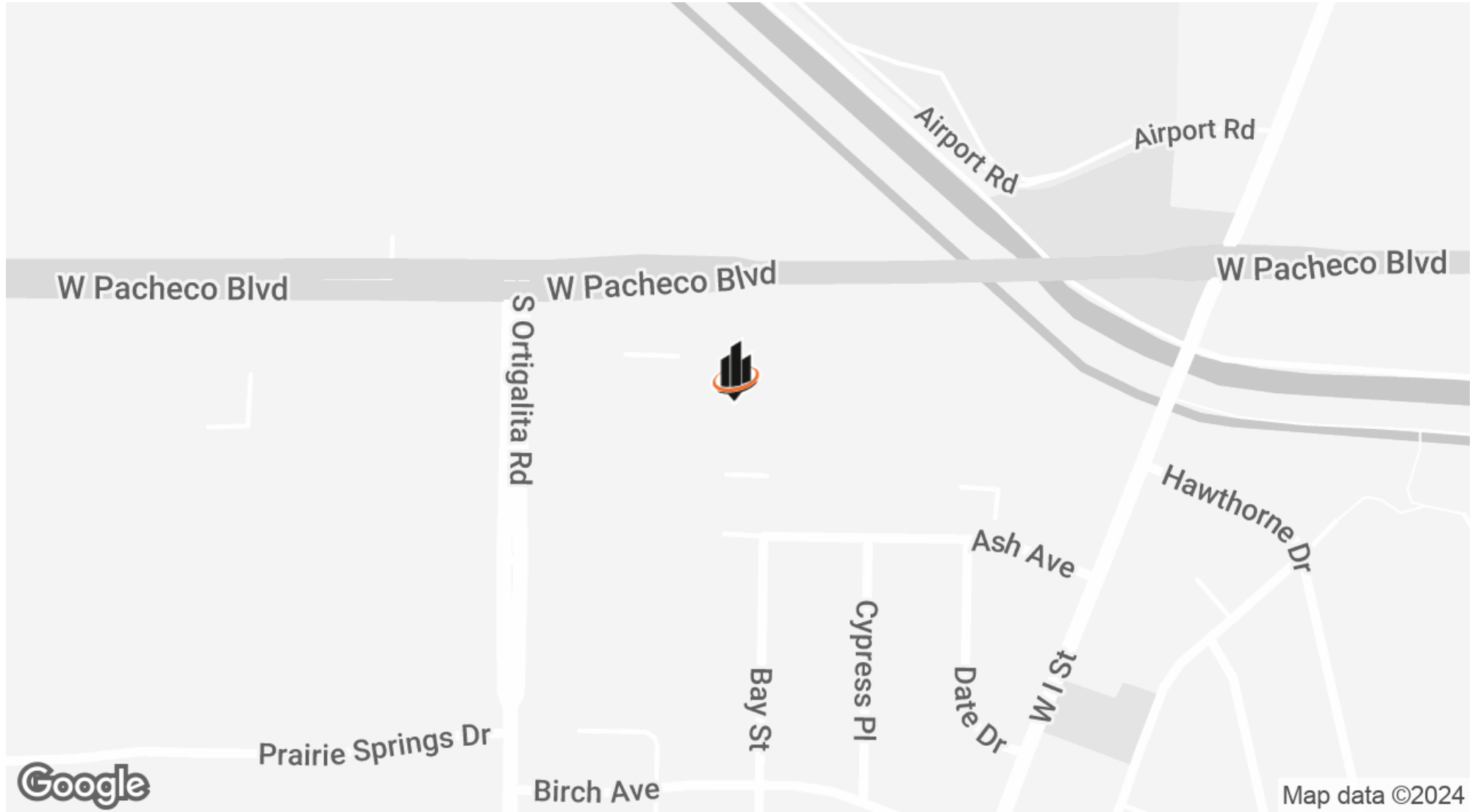
CalDRE #02095520

SAN LUIS PLAZA SHOPPING CENTER | 963 West Pacheco Boulevard Los Banos, CA 93635

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN | CAPITAL WEST PARTNERS 3

LOCATION MAP



JOSE LECHUGA, CCIM

O: 408.896.0628

jose.lechuga@svn.com

CalDRE #02095520

SAN LUIS PLAZA SHOPPING CENTER | 963 West Pacheco Boulevard Los Banos, CA 93635

SVN | CAPITAL WEST PARTNERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,911	44,553	50,782
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	35	34	34
AVERAGE AGE (FEMALE)	36	36	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,872	12,411	14,045
# OF PERSONS PER HH	3.5	3.6	3.6
AVERAGE HH INCOME	\$80,363	\$85,498	\$86,148
AVERAGE HOUSE VALUE	\$491,729	\$472,847	\$482,153

Demographics data derived from AlphaMap



JOSE LECHUGA, CCIM

O: 408.896.0628

jose.lechuga@svn.com

CalDRE #02095520

SAN LUIS PLAZA SHOPPING CENTER | 963 West Pacheco Boulevard Los Banos, CA 93635

SVN | CAPITAL WEST PARTNERS 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.