

**SAN LUIS PLAZA**  
**923 W PACHECO BLVD**  
**LOS BANOS, CA**

**FOR LEASE**  
**23,628 SF TURN-KEY BOWLING/  
ENTERTAINMENT SPACE**

**ETHAN CONRAD**  
PROPERTIES INC.

**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

### FEATURES:

- **Turn-key bowling & entertainment space, ready for immediate operation**
- **10 bowling lanes with 10 sets of pins and 5 ball machines**
- High-top tables, chairs, and stadium seating
- Draft beer cooler with tap system
- Adjacent to major tenants and traffic generators
- Exclusive bowling opportunity, no competition within a 50-minute drive
- Perfect for families, group events, and local entertainment
- Watermill Express water & ice kiosk on-site



### PROPERTY DETAILS:

This turn-key bowling and entertainment space is fully equipped and ready to open, featuring 10 bowling lanes with sets of pins, 5 ball machines, stadium seating, high-top tables, and a draft beer system. It is located in San Luis Plaza along Hwy 152/33, a key Central Valley - Central Coast corridor, anchored by La Esperanza with strong visibility near Walmart, Target, and other major retailers.

With no competing bowling facilities in Los Banos or within a 50-minute drive, this prime, exclusive opportunity is well positioned to capture a large, family-oriented market, supported by nearby amenities such as Los Banos Municipal Airport, Merced College, and the Los Banos Campus.

***This is a rare chance to establish the area's premier bowling and entertainment destination.***

### LEASE RATE:

23,628 SF                      \$29,535.00 (\$1.25 PSF, NNN)

NNN costs are approximately \$0.23 PSF.

### DEMOGRAPHICS:

|                                 | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------------|----------|----------|----------|
| 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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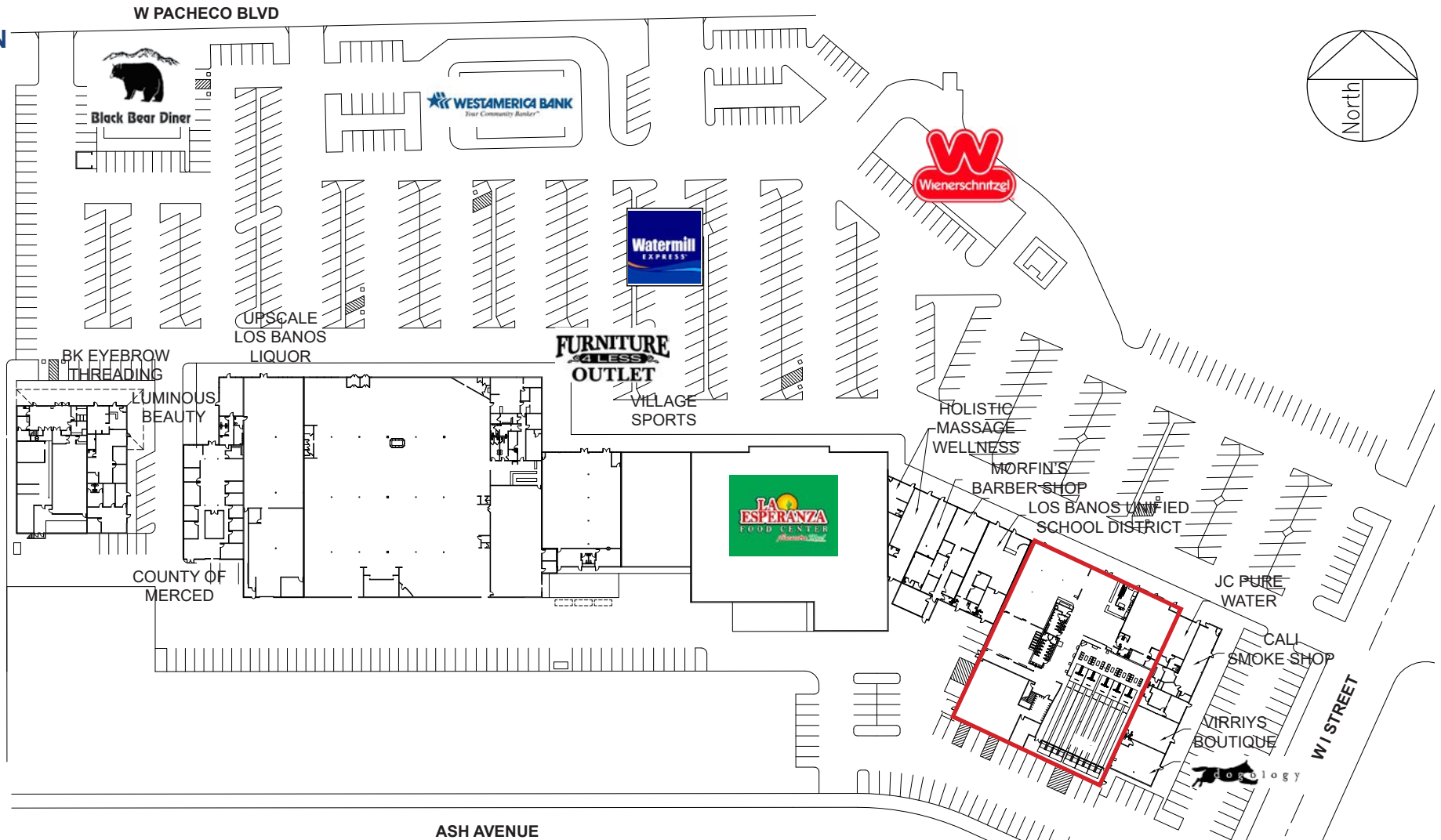
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## SITE PLAN



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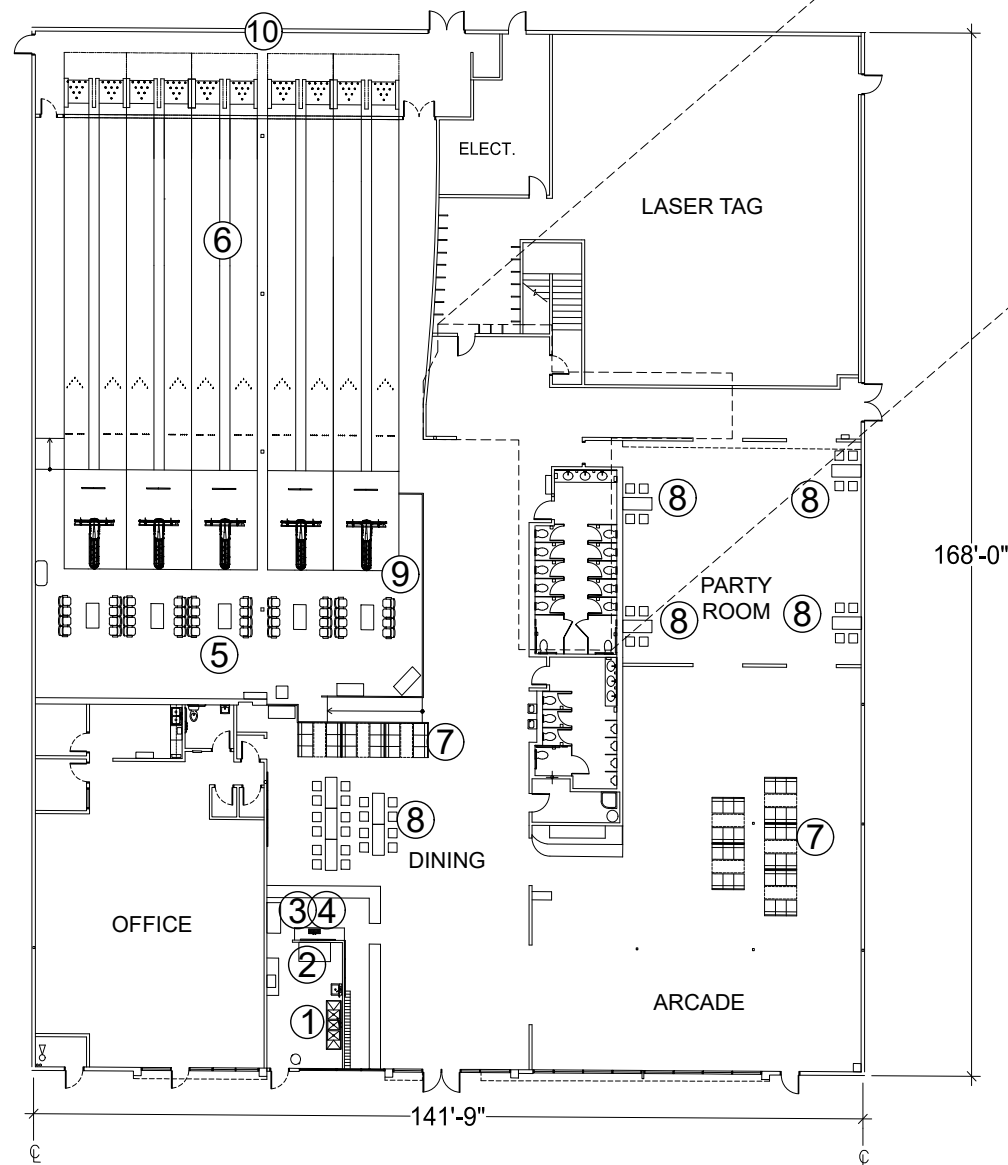
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FLOOR PLAN



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VIEW VIRTUAL TOUR

| 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         |              |                       |

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**Bar and Seating Area**



**Open Space**



**Arcade Area**



**Laser Tag Arena**

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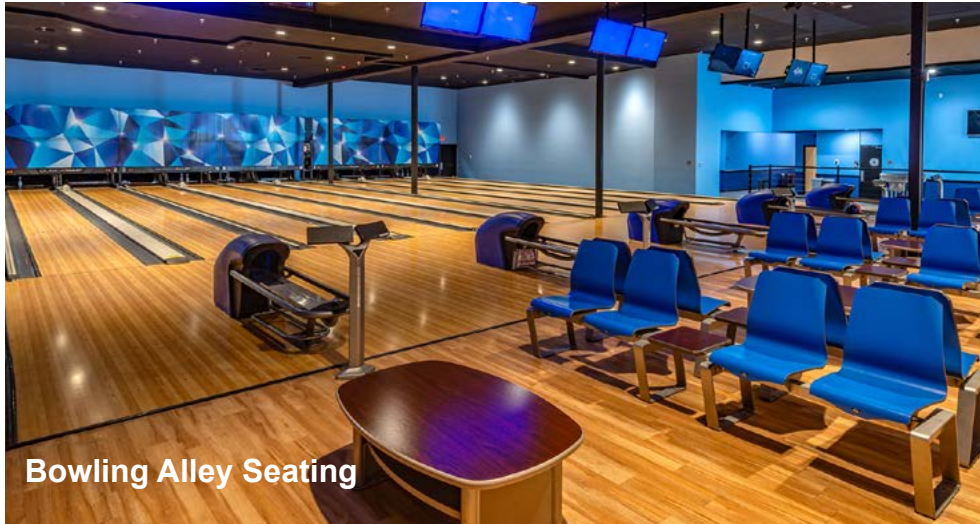
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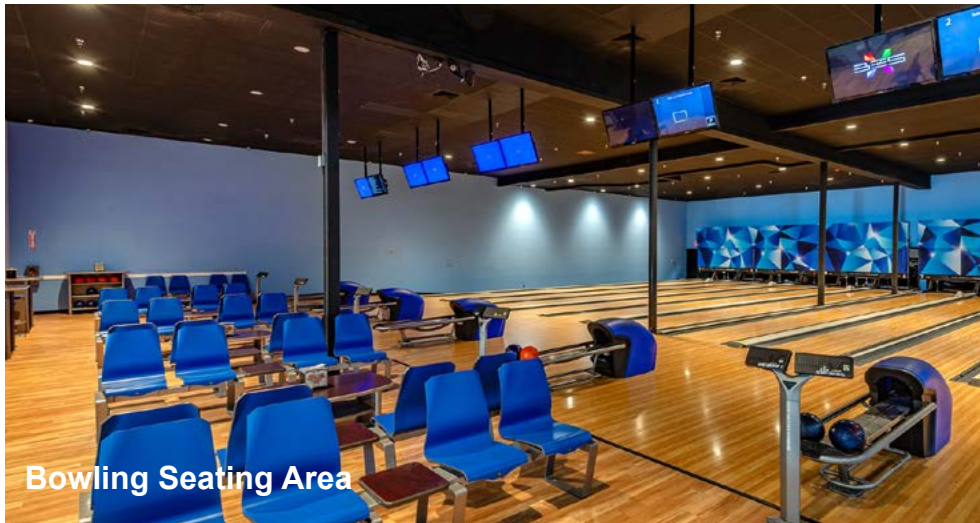
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Bowling Alley Seating



Bowling Returns



Bowling Seating Area



Bowling Lanes

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