

**SAN LUIS PLAZA**  
**951 W PACHECO BLVD**  
**LOS BANOS, CA**  
FOR LEASE  
20,000 SF - 36,499 SF RETAIL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



**KING**  
ENERGY

Tenants save up to  
10% vs traditional  
utility costs.

**MAJOR REMODEL COMPLETE**

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

**FEATURES:**

- 20,000 SF - 36,499 SF anchor suite available
- 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 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.

Watermill Express water & ice kiosk on-site.

**LEASE RATE:**

951: 36,499 SF \$32,484.00 (\$0.89 PSF, NNN)  
Divisible to 20,000 SF Lease rate available upon request.

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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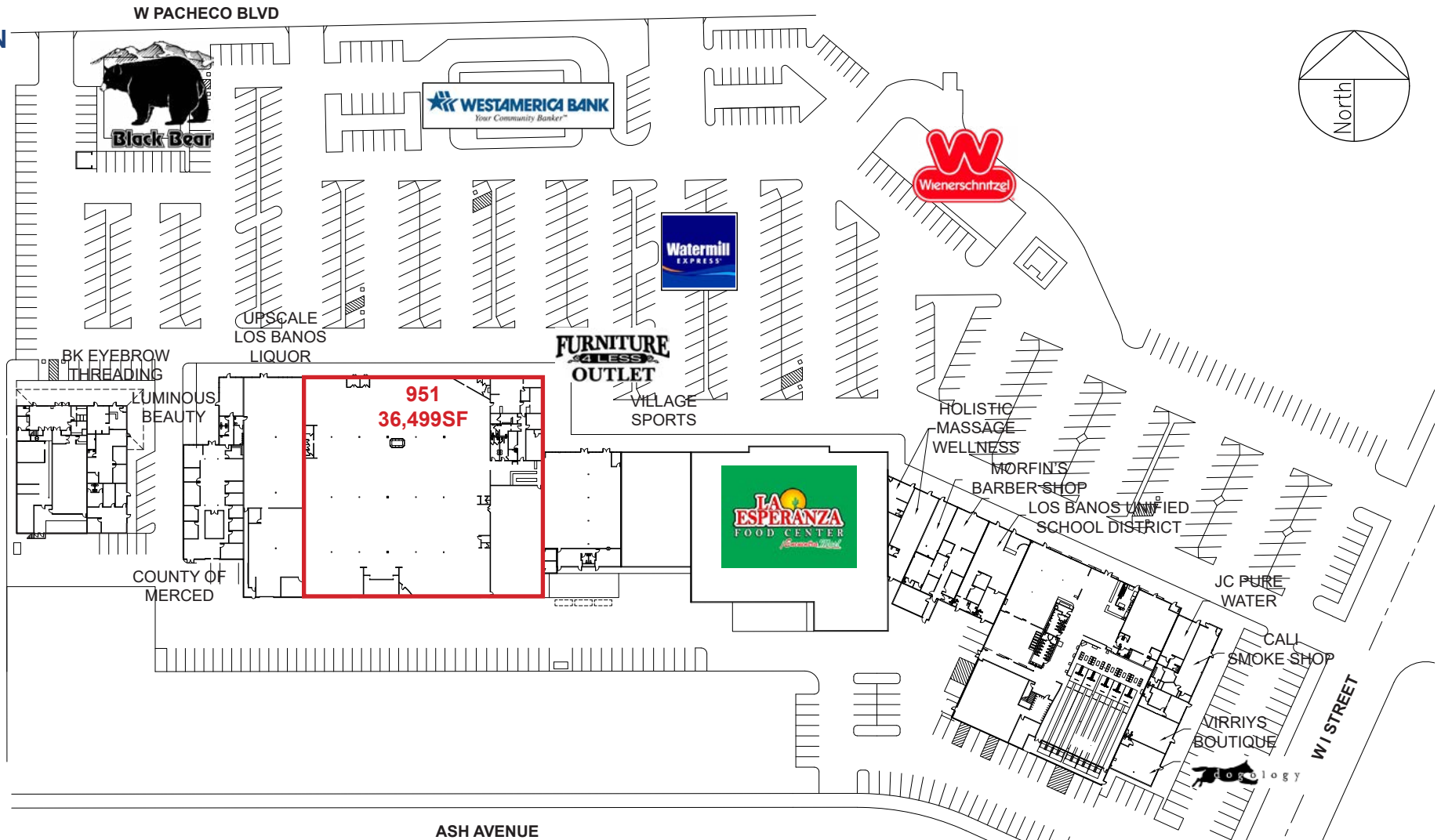
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## SITE PLAN



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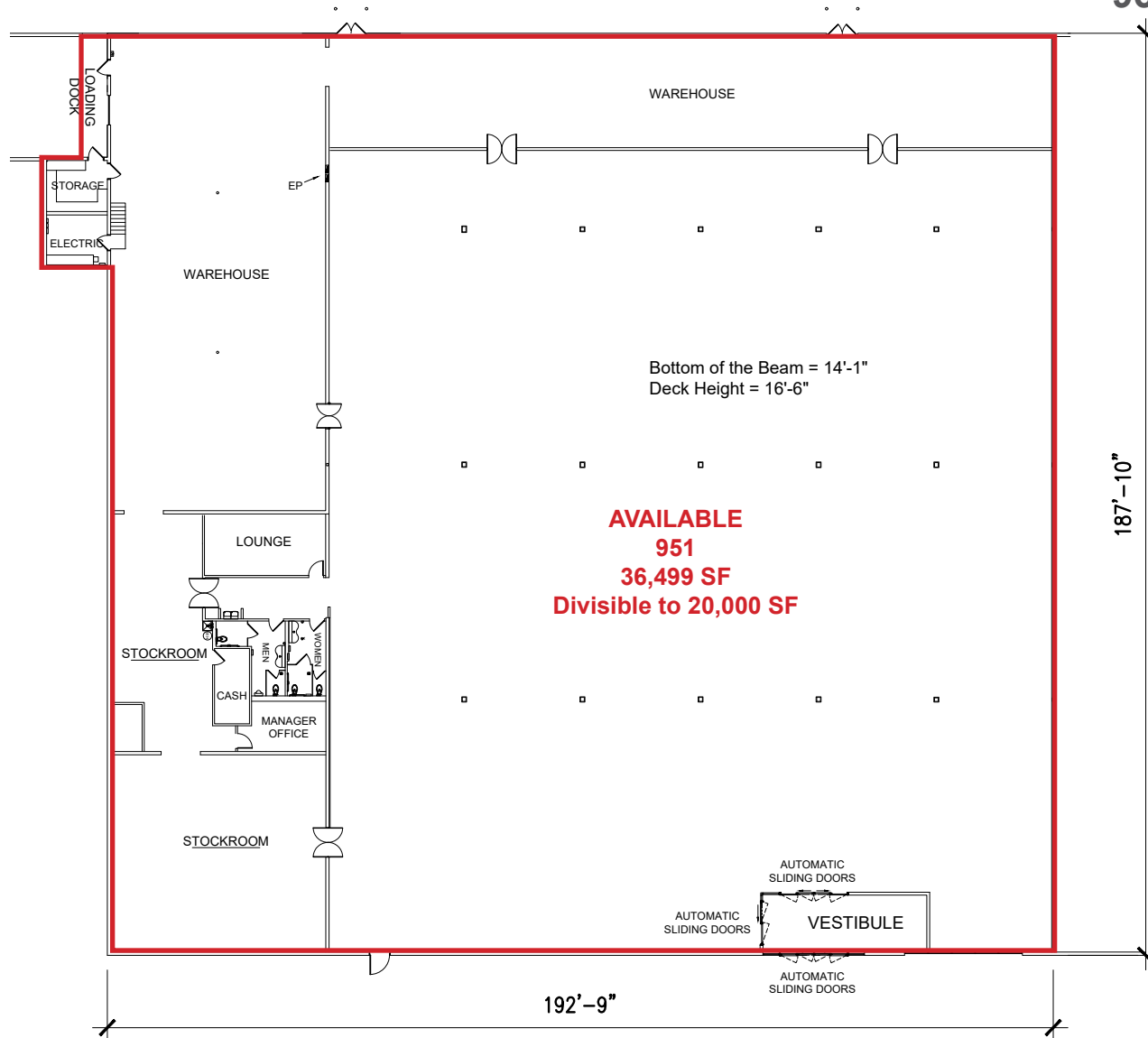
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**FLOOR PLAN**



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