

CANAL FARMS SHOPPING CENTER

1313 - 1341 E PACHECO BLVD

LOS BANOS, CA

FOR LEASE

2,500 SF - 39,867 SF AVAILABLE

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

GROCERY OUTLET **dd's**
bargain market DISCOUNTS
five BELOW

GROCERY OUTLET
bargain market

Produce Dairy Meat Organics Wine

1337A

NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

Race Merritt

DRE: #01700569

race@ethanconradprop.com

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

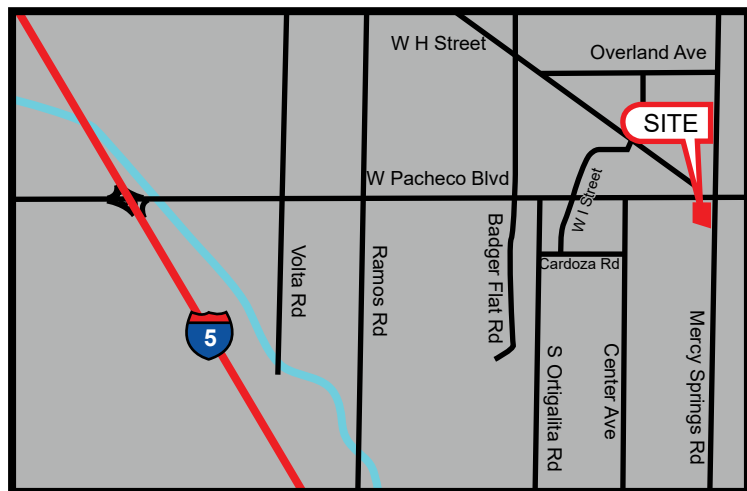
ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- Grocery Outlet, dd's Discounts, Five Below anchors now open!
- ±110,597 SF retail center.
- Located at the most prominent corner of the retail corridor of Los Banos.
- Monument and building signage available.
- Ample parking.
- Close proximity to Los Banos Municipal Airport and Merced College, Los Banos Campus.
- Dense Hispanic population - 68% within 10 miles.



PROPERTY DETAILS:

Canal Farms Shopping Center is located at the southwest corner of E Pacheco Blvd and Mercey Springs Rd, the most prominent intersection in Los Banos. This property is located on the main retail corridor of the city and is surrounded by national retailers. Neighboring tenants include Safeway, McDonald's, Walgreens, Taco Bell, Starbucks, and more.

Located on 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.

LEASE RATES:

1317	20,909 SF	\$22,791.00 (\$1.09 PSF, NNN)
1317-A	10,485 SF	\$13,106.00 (\$1.25 PSF, NNN)
1321-A	8,473 SF	\$11,777.00 (\$1.39 PSF, NNN)
1341-A*	4,586 SF	\$10,043.00 (\$2.19 PSF, NNN)
-Divisible to	2,500 SF	(\$2.39 - \$2.49 PSF, NNN)

NNN costs are approximately \$0.34 PSF.

DEMOGRAPHICS:

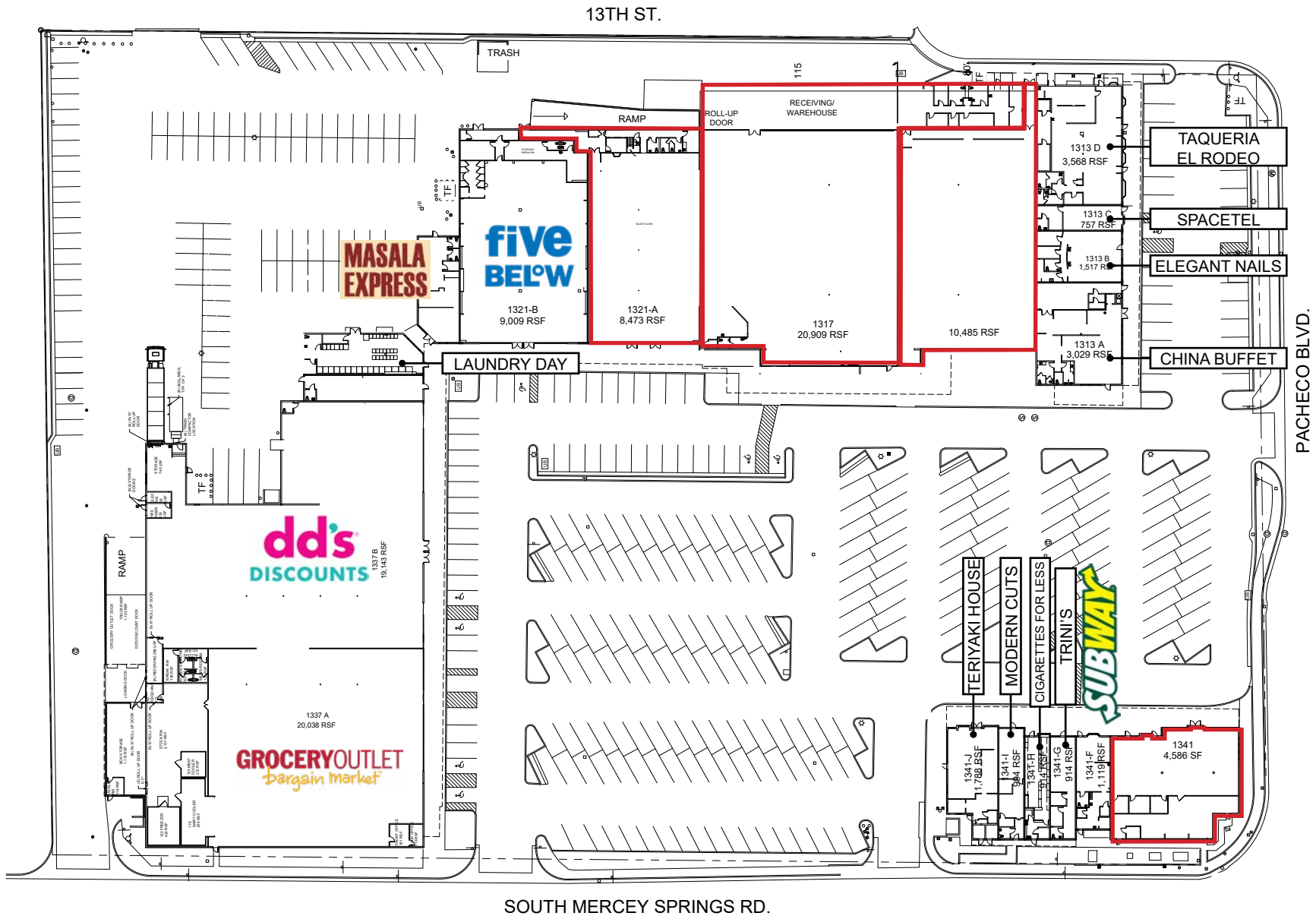
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	13,273	49,600	50,446
2023 Average HH Income:	\$84,305	\$83,961	\$83,926
Traffic Count @ E Pacheco:	30,605		

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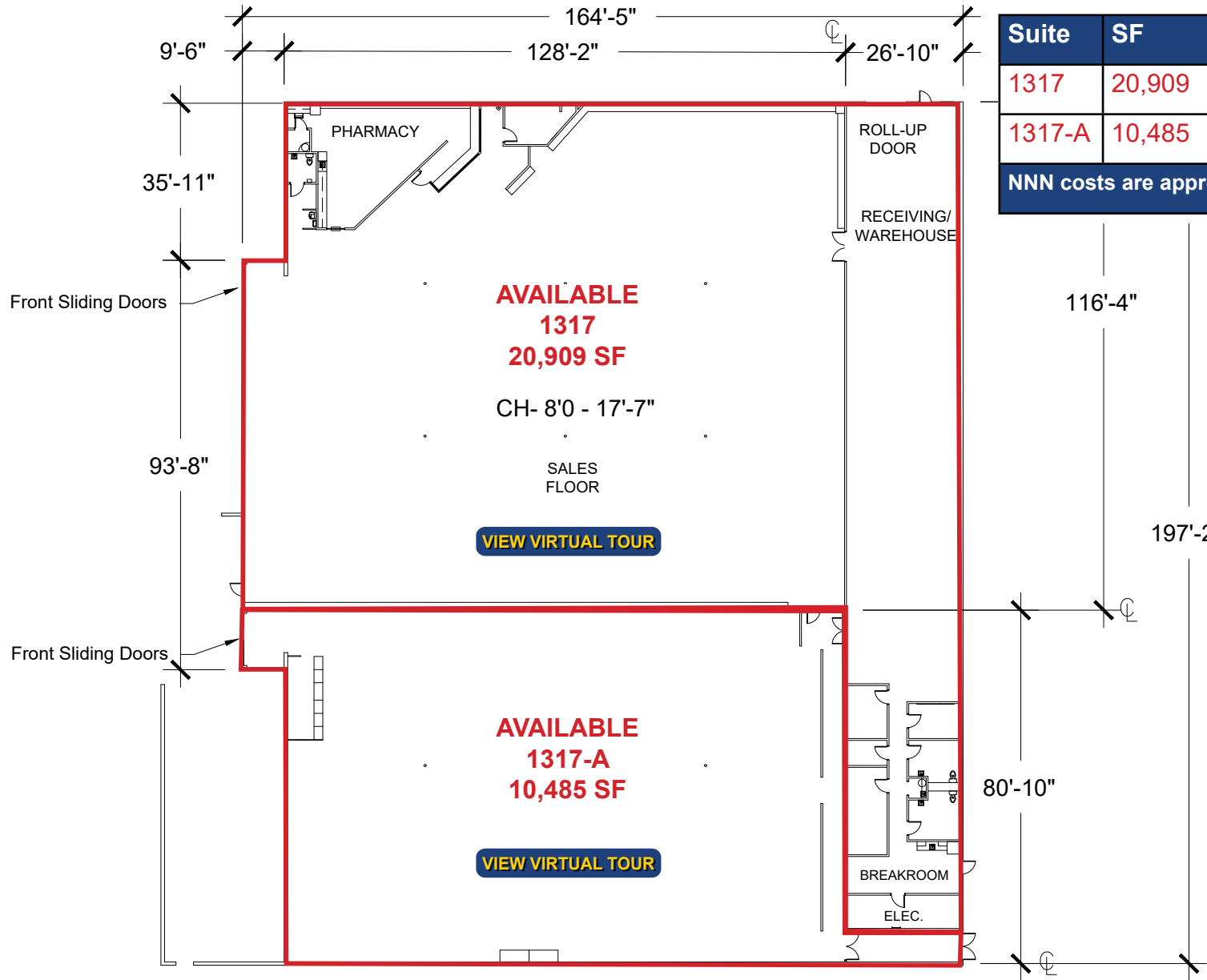
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SITE PLAN



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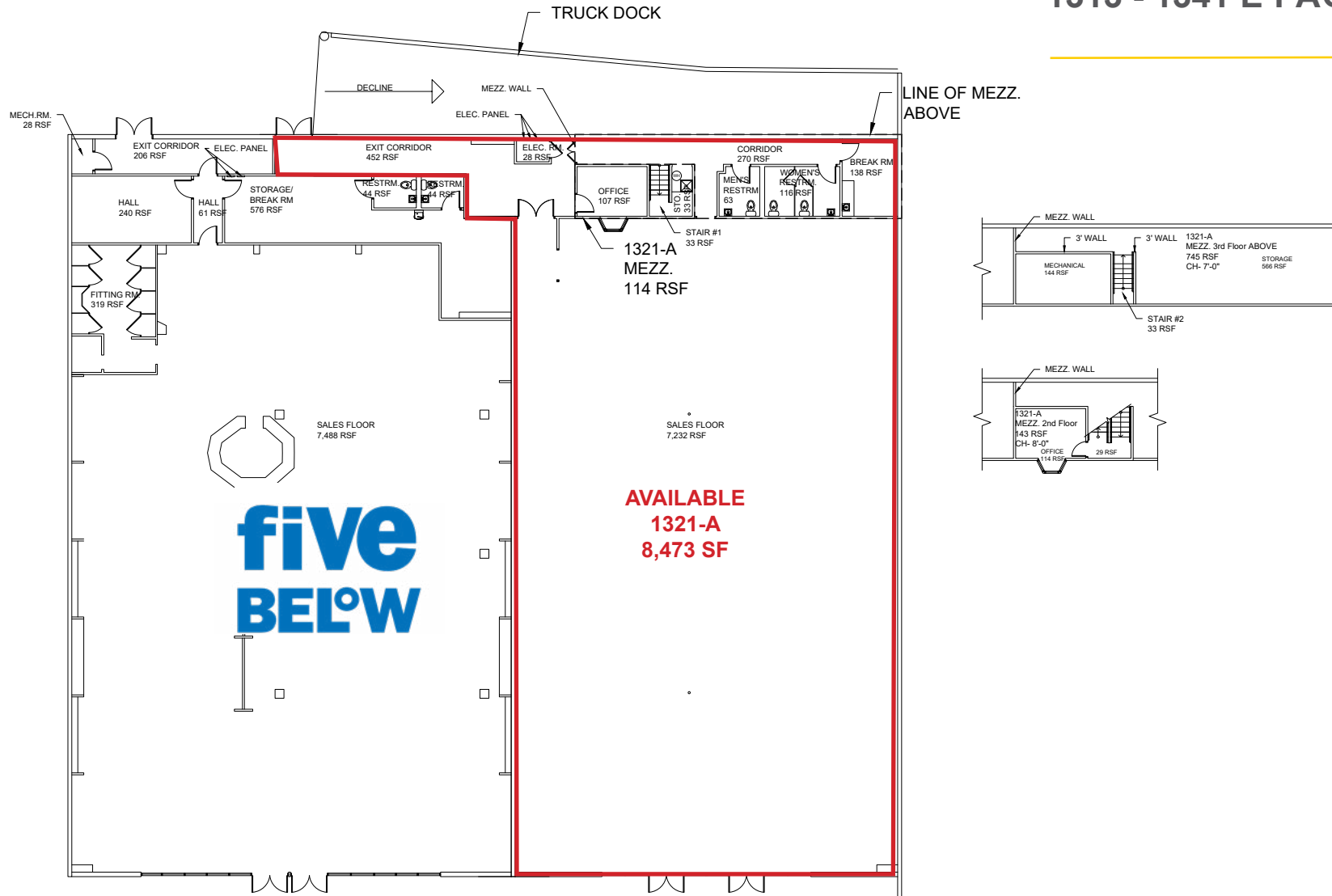


Suite	SF	Lease Rate	Monthly Rent
1317	20,909	\$1.09 PSF, NNN	\$22,791.00
1317-A	10,485	\$1.25 PSF, NNN	\$13,106.00
NNN costs are approximately \$0.34 PSF.			

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**five
BEL^oW**

AVAILABLE
1321-A
8,473 SF

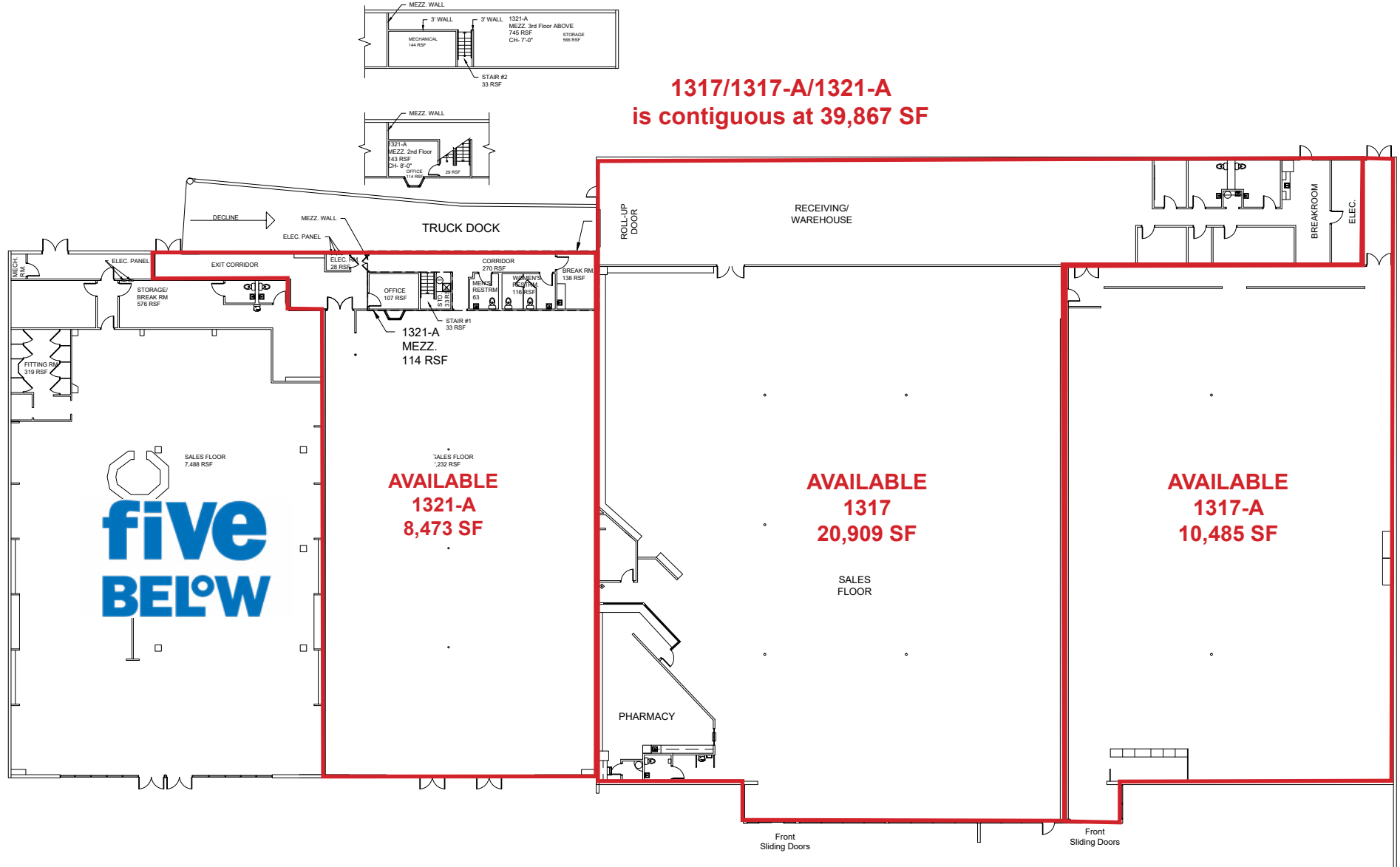
Suite	SF	Lease Rate	Monthly Rent
1321-A	8,473	\$1.39 PSF, NNN	\$11,777.00
NNN costs are approximately \$0.34 PSF.			

[VIEW VIRTUAL TOUR](#)

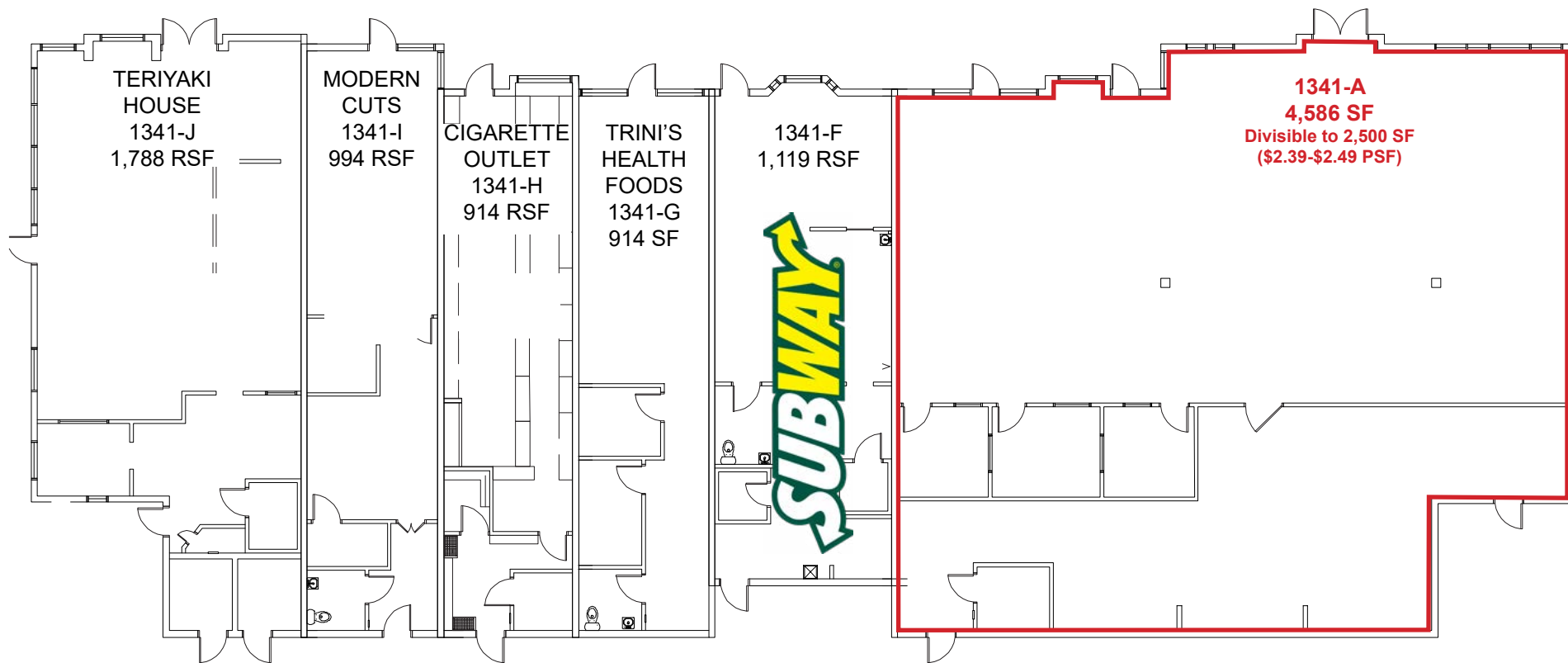
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1317/1317-A/1321-A
is contiguous at 39,867 SF



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Suite	SF	Lease Rate	Monthly Rent
1341-A	4,586	\$2.19 PSF, NNN	\$10,043.00
NNN costs are approximately \$0.34 PSF.			

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