

# SAN LUIS PLAZA 913 W PACHECO BLVD

LOS BANOS, CA

FOR SALE OR LEASE ±32,812 SF  
DRIVE-THRU RESTAURANT PAD

**ETHAN CONRAD**  
PROPERTIES INC.

AVAILABLE  
916 779-1000

icpenney

Dental  
Laser Eye  
AQUA

LA ESPERANZA  
Mariscos y Carniceria

1.50 off Store  
1.50 or less

Insurance

50 - 23,624 SF For Lease  
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**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- Tremendous visibility fronting W Pacheco Blvd
- Traffic counts of 51,000 cars per day!
- 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.

**LEASE RATES:**

\$5,290.00 per month, NNN

**PURCHASE PRICE:**

\$886,000.00 (\$27.00 PSF)

Existing site improvements have a value of at least \$10.00 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

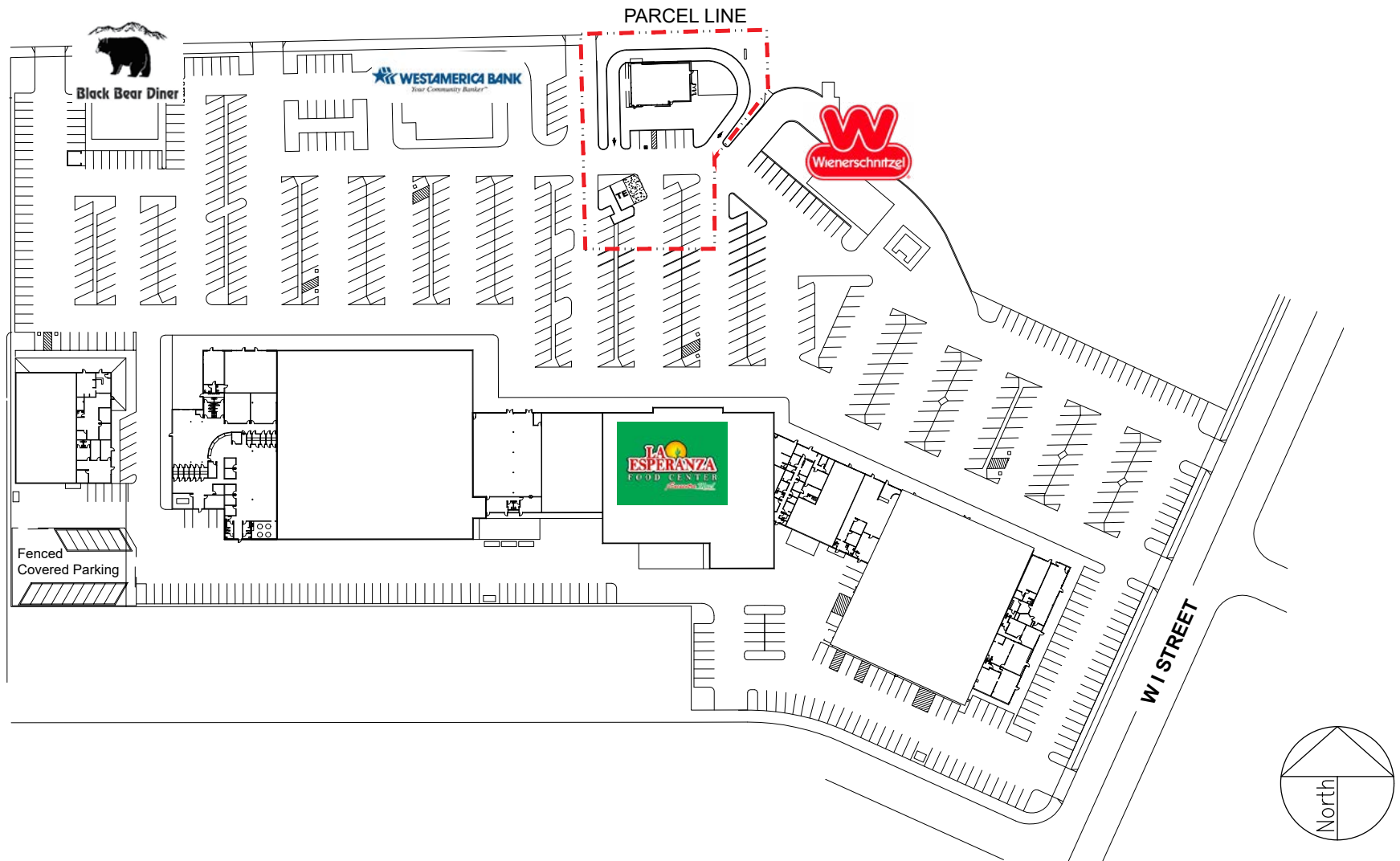
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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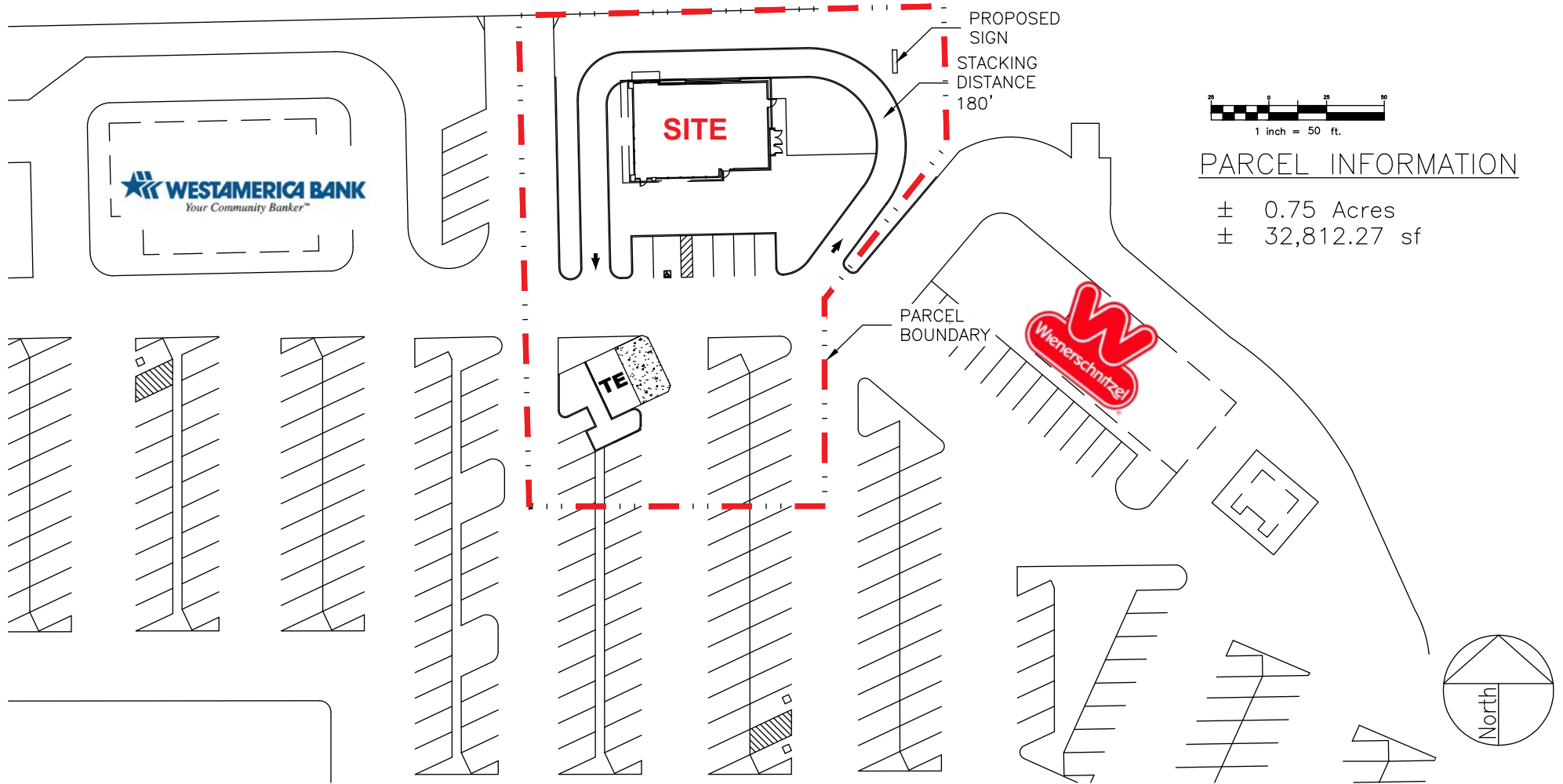
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**W. PACHECO BLVD.**



**PARCEL INFORMATION**

± 0.75 Acres  
± 32,812.27 sf

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