

LAND FOR SALE

HIGHWAY COMMERCIAL DEVELOPMENT SITE

WARD RD., LOS BANOS, CA 93635

4.05 ACRES

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THE OFFERING

The Property

4.05-acre vacant Highway Commercial (H-C) development site in Los Banos, offering a rare infill opportunity along the city's primary retail corridor (CA-152 / Pacheco Boulevard). The property benefits from direct Ward Road access with strong frontage visibility and convenient connectivity to one of the area's most active commercial arteries.

Zoned H-C (Highway Commercial), the site allows a broad range of uses including retail, restaurant, office, hotel/motel, auto-related services, fuel stations, and other commercial development.

Key infrastructure advantages include water, sewer, and power available at the site, completed offsite improvements, and existing power lines not required to be undergrounded—significantly reducing development complexity and upfront costs.

Positioned within an established commercial node supported by surrounding retail and residential growth, the site presents a flexible and well-positioned development opportunity along one of Los Banos' key growth corridors.

The Market

Los Banos is a city in Merced County, California, located in the western San Joaquin Valley approximately 70 miles (113 km) south of Stockton and 50 miles (80 km) north of Fresno along Interstate 5 and State Route 152. The city had a population of approximately 45,000 at the 2020 census and serves as a growing residential and agricultural hub within the Merced County region. The subject property is located within a developing trade area supported by regional transportation corridors, expanding housing growth, and strong agricultural and logistics-based economic activity.



WATCH VIDEO OFFERING MEMORANDUM!

Nearby Point of Interest

- Stone Creek Plaza
- Canal Farms Shopping Center
- College Plaza
- Merced College - Los Banos Campus
- Los Banos High School
- Pacheco Boulevard / Highway 152 Commercial Corridor
- Target
- Walmart Supercenter
- Home Depot

Traffic Count

Located at the signalized intersection of Ward Rd and CA-152 (E Pacheco Blvd), Providing strong dual-corridor visibility and consistent retail traffic generation.

Main Street: E. Pacheco Blvd., VPD: 38,000
Secondary Street: Ward Rd.

KEY SELLING POINTS

- 4.05 ACRES OF HIGHWAY COMMERCIAL LAND
- UTILITIES AVAILABLE AND OFFSITE WORK COMPLETED
- STRATEGIC LOS BANOS LOCATION NEAR PACHECO BOULEVARD
- PRICE: \$2,200,000

WARD ROAD HIGHWAY COMMERCIAL DEVELOPMENT SITE

2510 E. PACHECO BLVD., LOS BANOS, CA 93635







LOS BANOS HIGH SCHOOL

GROCERY OUTLET
Bargain Market
five below DISCOUNTS
dds
SUBWAY
CANAL FARMS SHOPPING CENTER

TARGET Walmart HOBBY LOBBY
HARBOR FREIGHT Burlington Marshalls
DOLLAR TREE Denny's verizon GameStop VALLEY FITNESS
STONE CREEK PLAZA

LOS BANOS

Food 4 Less
BIG 5 SPORTING GOODS
verizon Acron's DOLLAR TREE
Domino's
SHERWIN WILLIAMS
COLLEGE PLAZA

WARD RD

WARD ROAD HIGHWAY COMMERCIAL DEVELOPMENT SITE

38,000 VPD
PACHECO BLVD



POINTS OF INTEREST



STONE CREEK PLAZA is Los Banos' premier regional power center, strategically positioned along West Pacheco Boulevard. The center is anchored by Target, with major national retailers including Marshalls, Hobby Lobby, Harbor Freight, Petco, and Dollar Tree. Additional dining and service destinations contribute to its role as one of the city's strongest retail destinations, drawing shoppers from throughout western Merced County and the surrounding region.



MERCED COLLEGE - LOS BANOS CAMPUS is a public community college extension located along Highway 152 in Los Banos. Part of the Merced College district serving ~12,400 students systemwide, the campus offers transfer programs, certificates, and workforce training. Established in 1971 and operating from a 125-acre site since 2007, it serves as a key higher-education hub for western Merced County.



CANAL FARMS SHOPPING CENTER is a prominent neighborhood shopping destination located at one of Los Banos' busiest commercial intersections. The center is anchored by Grocery Outlet, dd's DISCOUNTS, and Five Below, providing a strong mix of value-oriented retail and daily-needs shopping. Conveniently located near residential neighborhoods, the center serves as an important retail hub for local residents and visitors alike.



LOS BANOS HIGH SCHOOL is a public comprehensive high school located in Los Banos, California, serving the Los Banos Unified School District. The campus enrolls approximately 2,000+ students and offers a full academic curriculum including college preparatory, Advanced Placement (AP), and career technical education programs. Established in 1895, it is one of the oldest educational institutions in the region and serves as a key secondary education hub for the local community.



COLLEGE PLAZA is a prominent neighborhood shopping center located along East Pacheco Boulevard (CA-152), one of Los Banos' main retail corridors. The center is anchored by Food 4 Less, Big 5 Sporting Goods, Dollar Tree, and Planet Fitness, offering a strong mix of grocery, value retail, fitness, and daily-needs services. Conveniently positioned near residential areas and major commuter routes, it serves as a key retail hub for local residents and regional traffic.



The Property benefits from proximity to several of Los Banos' largest national retailers, including The Home Depot (0.6 miles), Target (2.3 miles), and Walmart Supercenter (2.6 miles). Together, these high-performing anchors drive significant consumer traffic and reinforce the East Pacheco Boulevard corridor as the city's premier retail destination.

CITY VIEW: LOS BANOS



UTILITIES



OFFSITE WORK
COMPLETED



POWER AVAILABLE
AT THE SITE



WATER AVAILABLE
AT THE SITE



SEWER AVAILABLE
AT THE SITE



EXISTING POWERLINES
NOT REQUIRED TO BE
UNDERGROUNDED



HIGHWAY
COMMERCIAL ZONING

4.05 ACRES

HIGHWAY COMMERCIAL DEVELOPMENT SITE

WARD RD., LOS BANOS, CA 93635

PARCEL SIZE: 4.05 ACRES

MAIN STREET FACING: E. PACHECO BLVD. | 38,000 VPD
SECONDARY STREET: WARD RD.

- **4.05 Acres of Highway Commercial Land**
- **Utilities Available and Offsite Work Completed**
- **Strategic Los Banos Location Near Pacheco Boulevard**

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DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.