

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

**ETHAN CONRAD**  
PROPERTIES INC.

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

**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**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



**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.

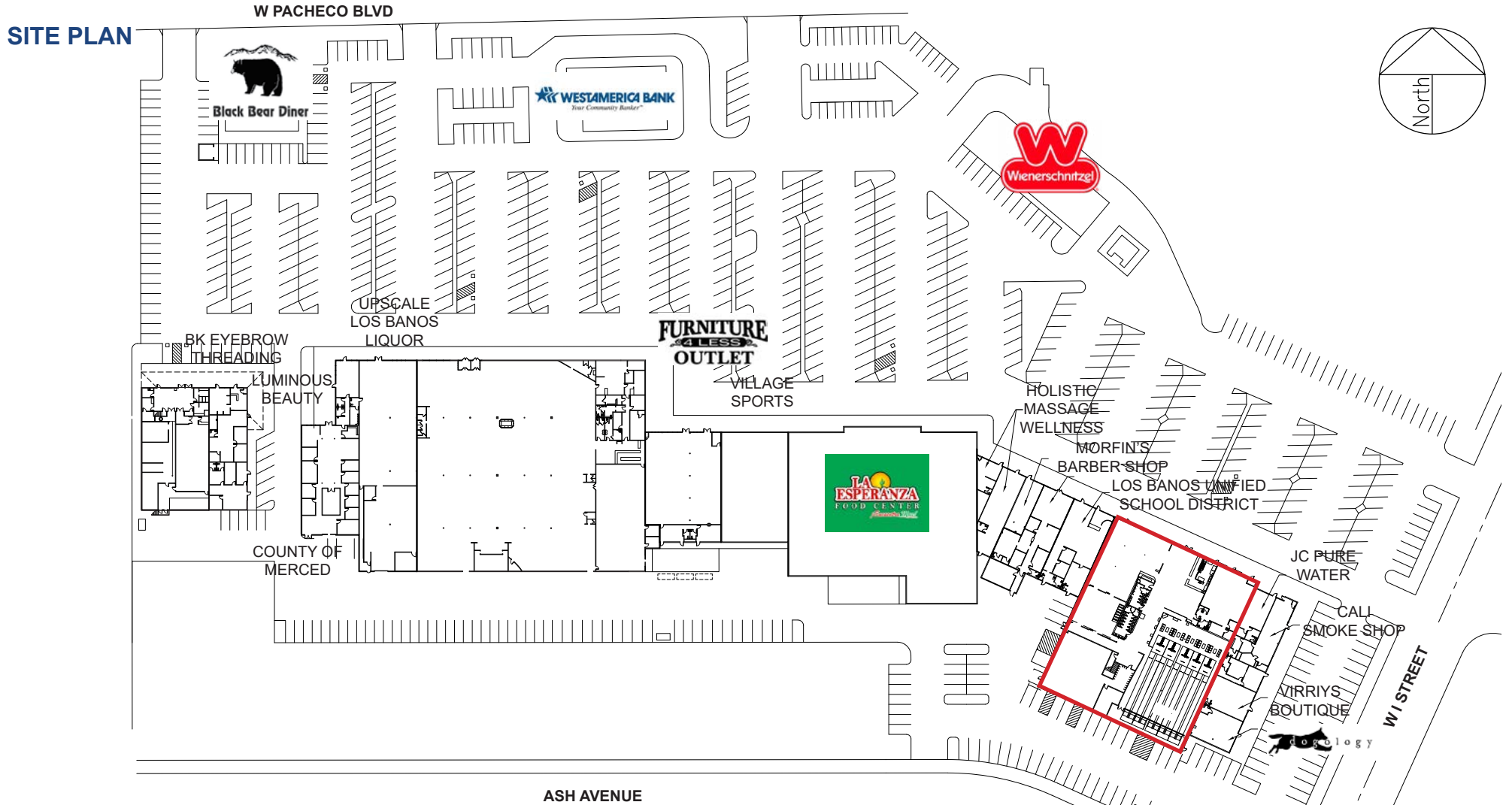
**DEMOGRAPHICS:**

	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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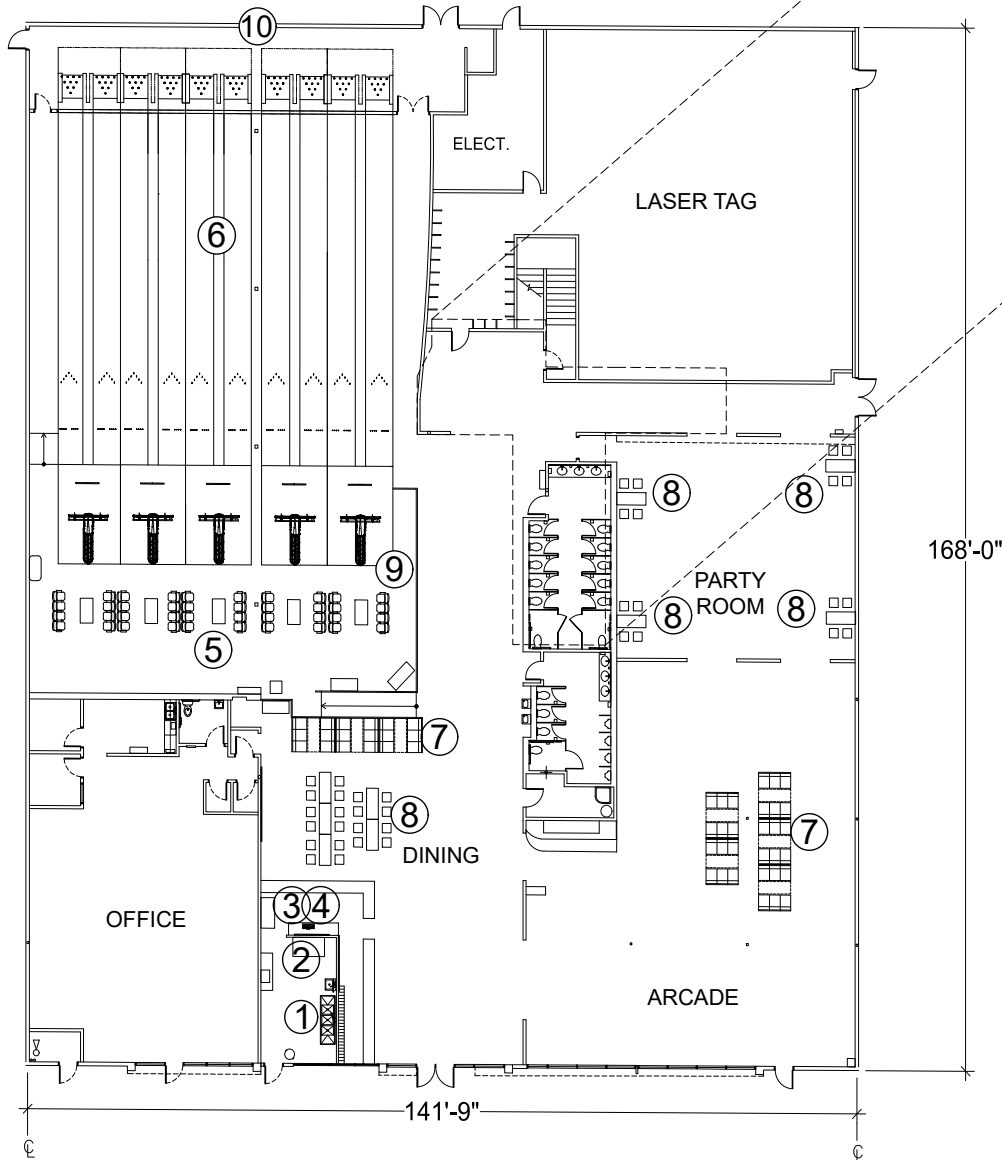
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**FLOOR PLAN**



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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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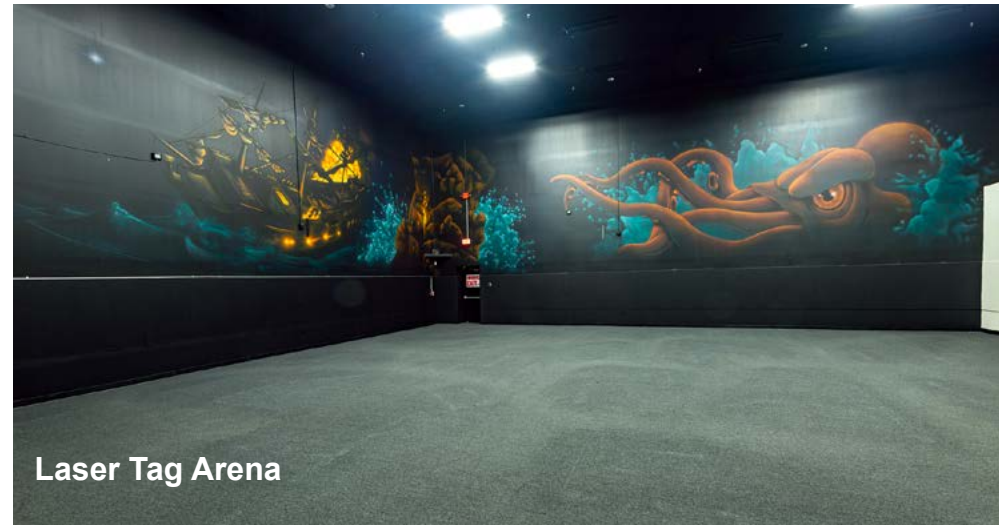
Bar and Seating Area



Open Space



Arcade Area



Laser Tag Arena

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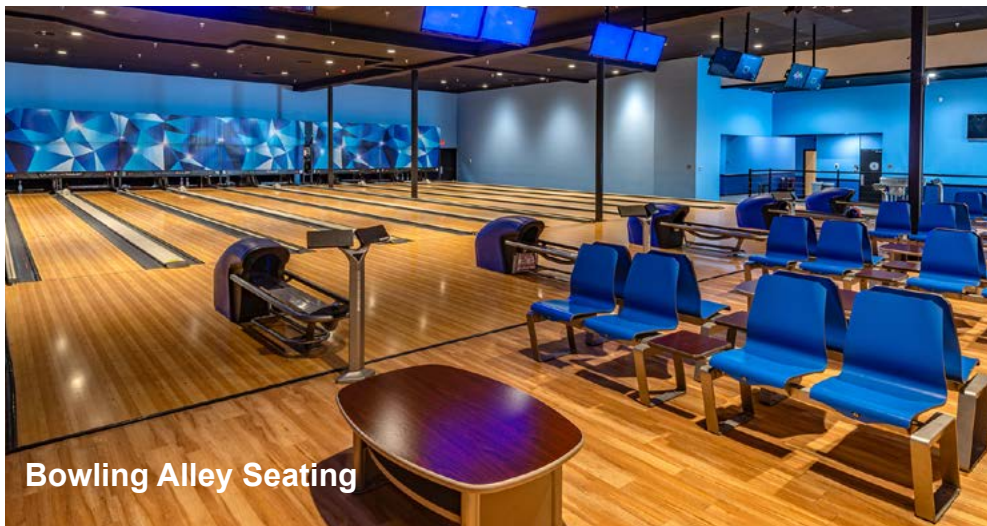
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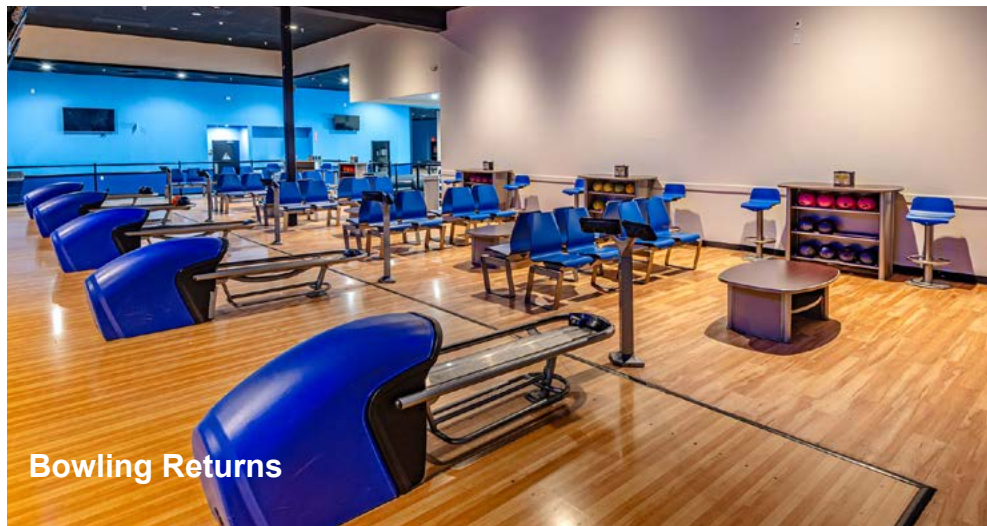
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Bowling Alley Seating



Bowling Returns



Bowling Seating Area



Bowling Lanes

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