

**SAN LUIS PLAZA**  
**911 - 963 W PACHECO BLVD**  
**1435 - 1451 WEST I STREET**  
**LOS BANOS, CA**  
FOR LEASE  
776 SF - 23,628 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

**Ravjeet Basi**  
DRE: #02087094  
[basi@ethanconradprop.com](mailto:basi@ethanconradprop.com)

**Ethan Conrad**  
DRE: #01298662  
[ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- 23,628 SF bowling/entertainment space
- 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
- Watermill Express water & ice kiosk on-site

**PROPERTY DETAILS:**

San Luis Plaza is a ±151,514 SF retail center anchored by La Esperanza 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:**

|       |           |                               |
|-------|-----------|-------------------------------|
| 923   | 23,628 SF | \$29,535.00 (\$1.25 PSF, NNN) |
| 947B* | 776 SF    | 1,552.00 (\$2.00 PSF, NNN)    |

NNN costs are approximately \$0.22 PSF.

\*Available with 30 days' notice.

**DEMOGRAPHICS:**

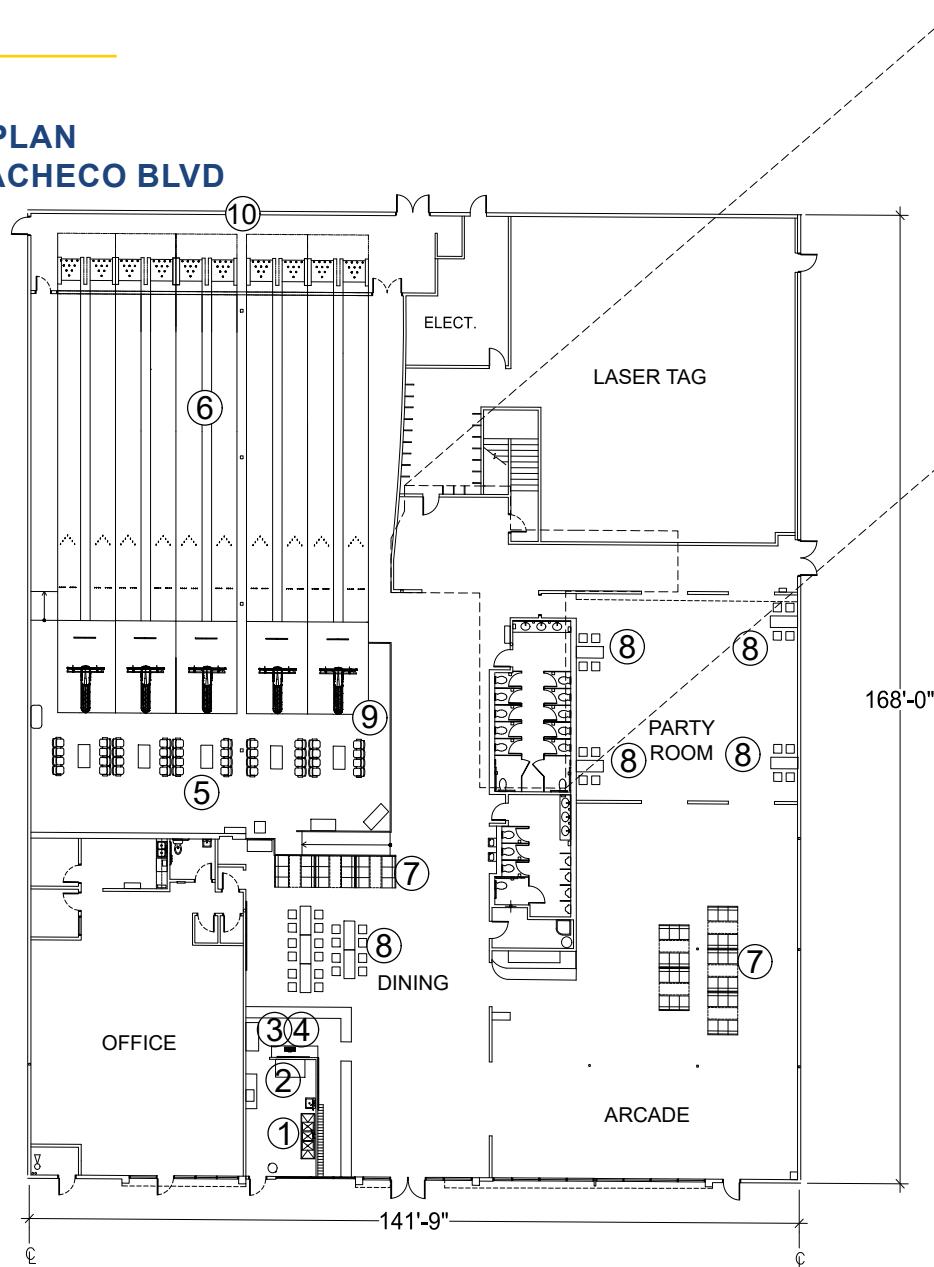
|                                 | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------------|----------|----------|----------|
| 2023 Total Population (est):    | 11,188   | 46,716   | 50,711   |
| 2023 Average HH Income:         | \$86,418 | \$84,293 | \$83,878 |
| Traffic Count @ W Pacheco Blvd: |          | 51,000   |          |

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FLOOR PLAN  
923 W PACHECO BLVD



| 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         |              |                       |

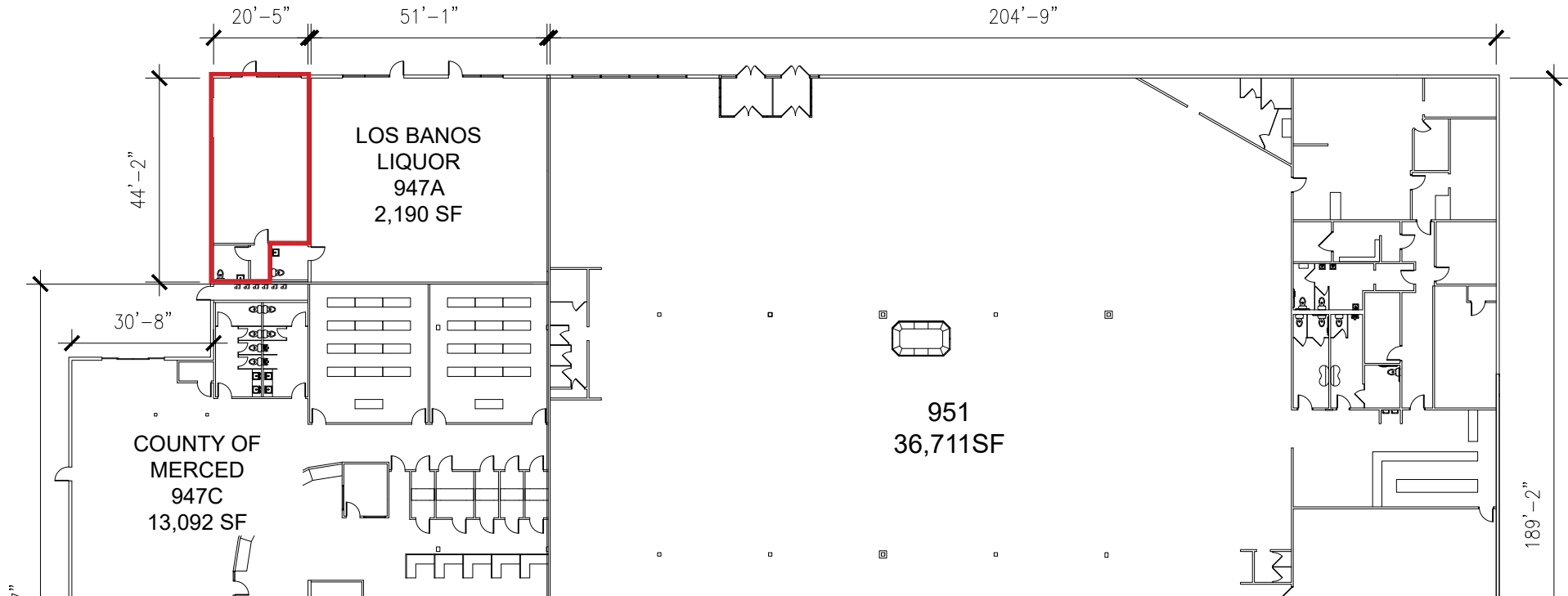
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**FLOOR PLAN**

**AVAILABLE**  
**947B\***  
**776 SF**



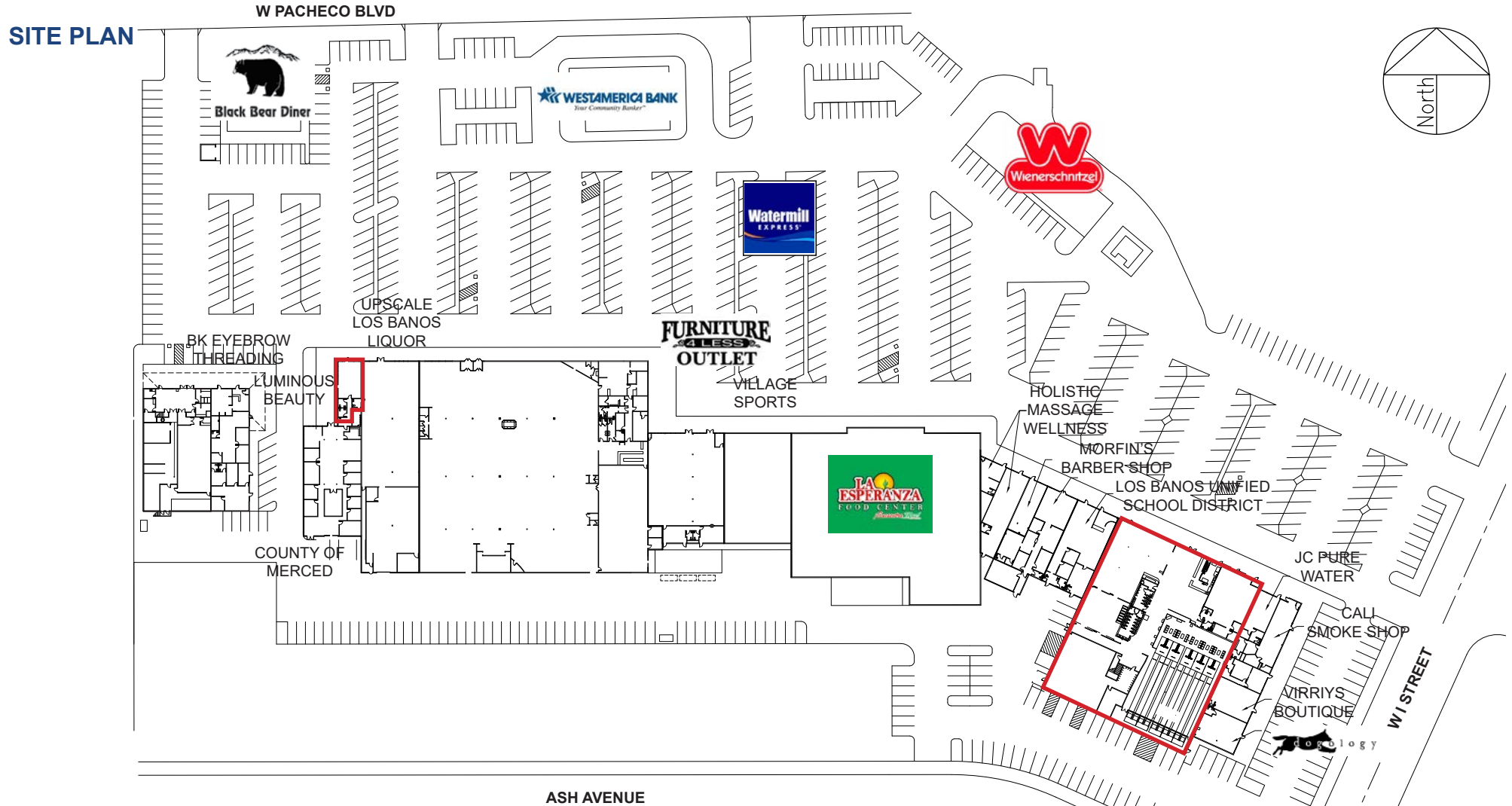
| Suite                                                                       | SF  | Lease Rate      | Monthly Rent |
|-----------------------------------------------------------------------------|-----|-----------------|--------------|
| 947B*                                                                       | 776 | \$2.00 PSF, NNN | \$1,552.00   |
| NNN costs are approximately \$0.22 PSF.<br>*Available with 30 days' notice. |     |                 |              |

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