

AVAILABLE FOR SALE AND LEASE
1,650± SF (FORMER AFFECTION CLOTHING) | 23,768± SF RETAIL PAD

1245 W. PACHECO BOULEVARD

LOS BANOS, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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PROPERTY INFORMATION

Availability: 1,650± SF | Former Affection Clothing (*For Lease*)
23,768± SF | Retail Pad (*For Lease or Sale*)



Contact Agent

FOR PRICING

HIGHLIGHTS

- Near Pacheco Boulevard
- Near Major Retailers
- Retail/Office

| | DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------|------------------------------------|---------------|---------------|---------------|
| POPULATION | 2030 Projection | 9,492 | 45,749 | 53,601 |
| | 2025 Estimate | 9,026 | 43,638 | 51,046 |
| | Growth 2025-2030 | 5.16% | 4.84% | 5.01% |
| | Growth 2020-2025 | 13.12% | 12.57% | 12.41% |
| | Growth 2010-2020 | 21.80% | 21.35% | 19.82% |
| HOUSEHOLD | 2030 Projection | 2,694 | 12,755 | 14,857 |
| | 2025 Estimate | 2,566 | 12,186 | 14,164 |
| | Growth 2025-2030 | 5.01% | 4.67% | 4.89% |
| | Growth 2020-2025 | 13.39% | 11.89% | 12.10% |
| | Growth 2010-2020 | 16.39% | 14.85% | 13.71% |
| | 2025 Est. Average HH Income | \$99,250 | \$93,221 | \$92,363 |

Source: Claritas 2025



TRAFFIC COUNTS
31,155± ADT

Pacheco Boulevard at Ortigalita Road
(Intersection)

Source: Kalibrate TrafficMetrix 2025

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PROPERTY

IMAGES

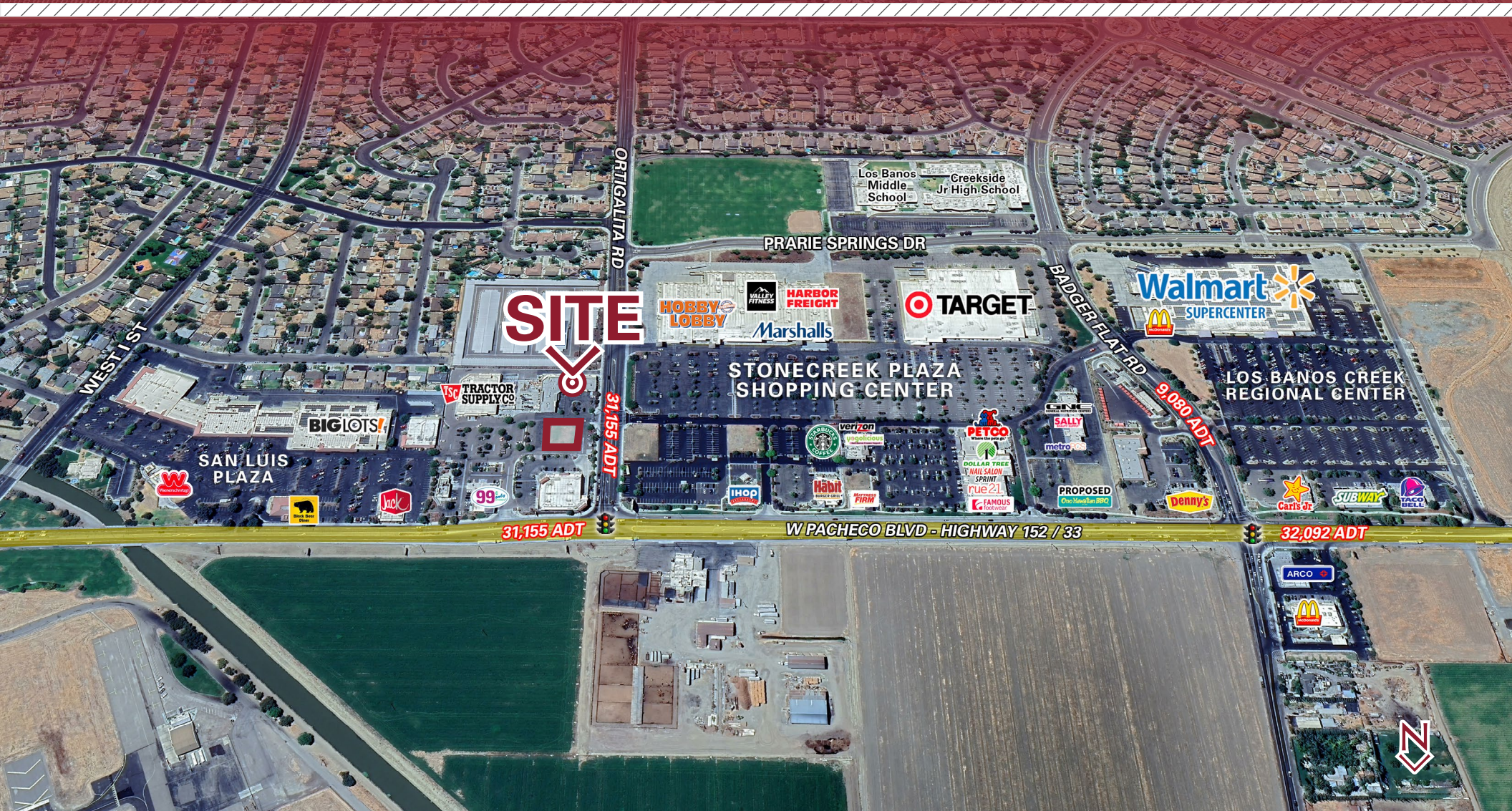
PROPERTY DESCRIPTION

The subject property consists of one retail/shop space located at Pacheco Boulevard & Ortigalita Road in Los Banos, CA. Existing tenants are DaVita, Soya Tea Lounge and Lovely Nails & Hair. Adjacent tenants are Tractor Supply, Western Dental & Jack in The Box.



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AERIAL
MAP



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