

SAN LUIS PLAZA
911 - 963 W PACHECO BLVD
1435 - 1451 WEST I STREET
LOS BANOS, CA
FOR LEASE
23,628 SF BOWLING/
ENTERTAINMENT SPACE

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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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

**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 RATE:

923 23,628 SF \$29,535.00 (\$1.25 PSF, NNN)

NNN costs are approximately \$0.22 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	

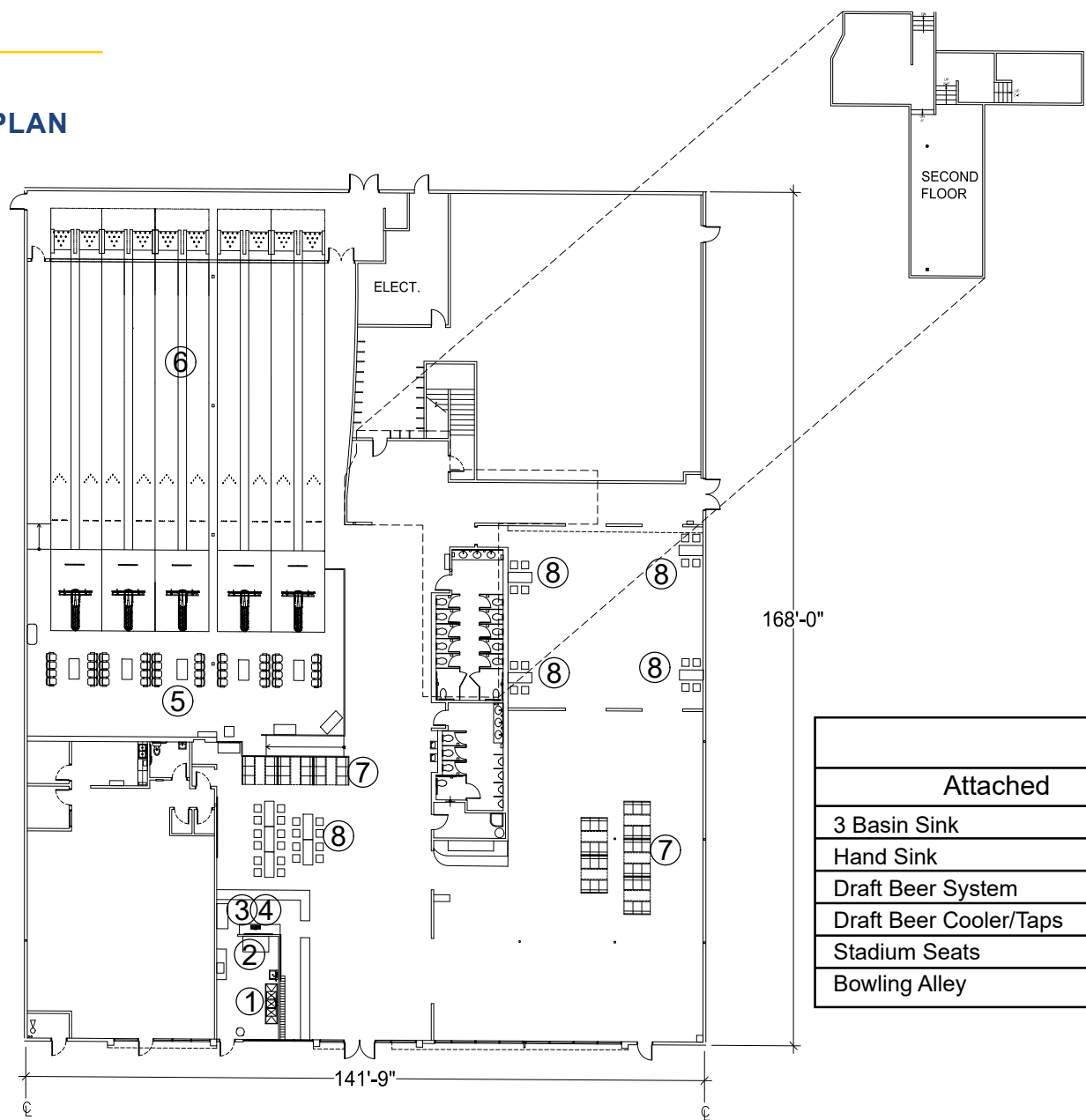
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FLOOR PLAN



FFE List			
Attached		Non Attached	
3 Basin Sink	1	Booth	7
Hand Sink	2	High Top Table/Chairs	8
Draft Beer System	3		
Draft Beer Cooler/Taps	4		
Stadium Seats	5		
Bowling Alley	6		

SUITE 923A / 923B /

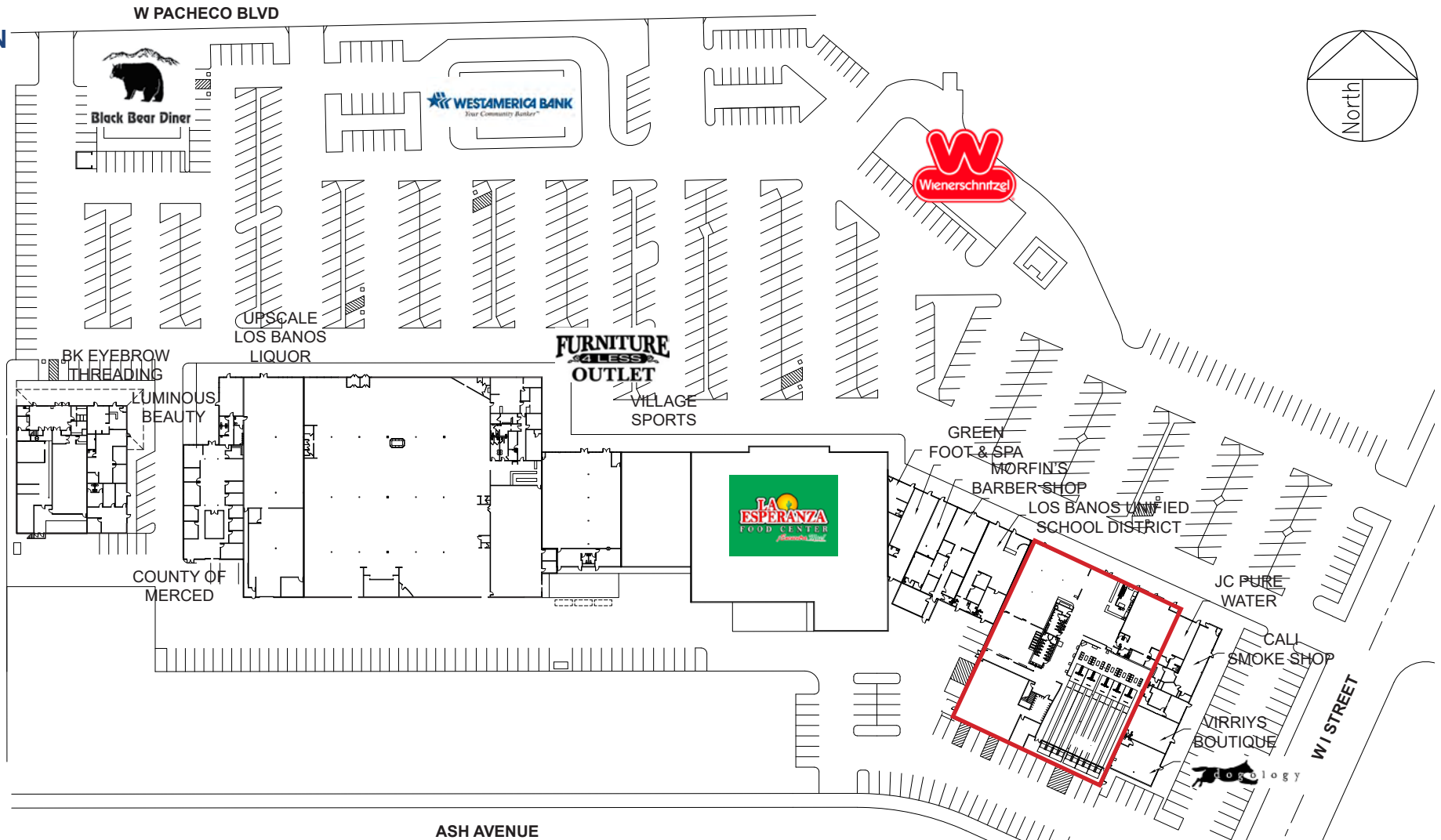
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SITE PLAN



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