

SAN LUIS PLAZA
911 - 963 W PACHECO BLVD
1435 WEST I STREET
LOS BANOS, CA
FOR LEASE
1,509 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

BIG LOTS

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- ±151,514 SF retail center
- Big Lots! and Jungle Jim’s Adventure Lanes now open
- 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 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:

949C* 1,509 SF \$1,886.00 (\$1.25 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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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

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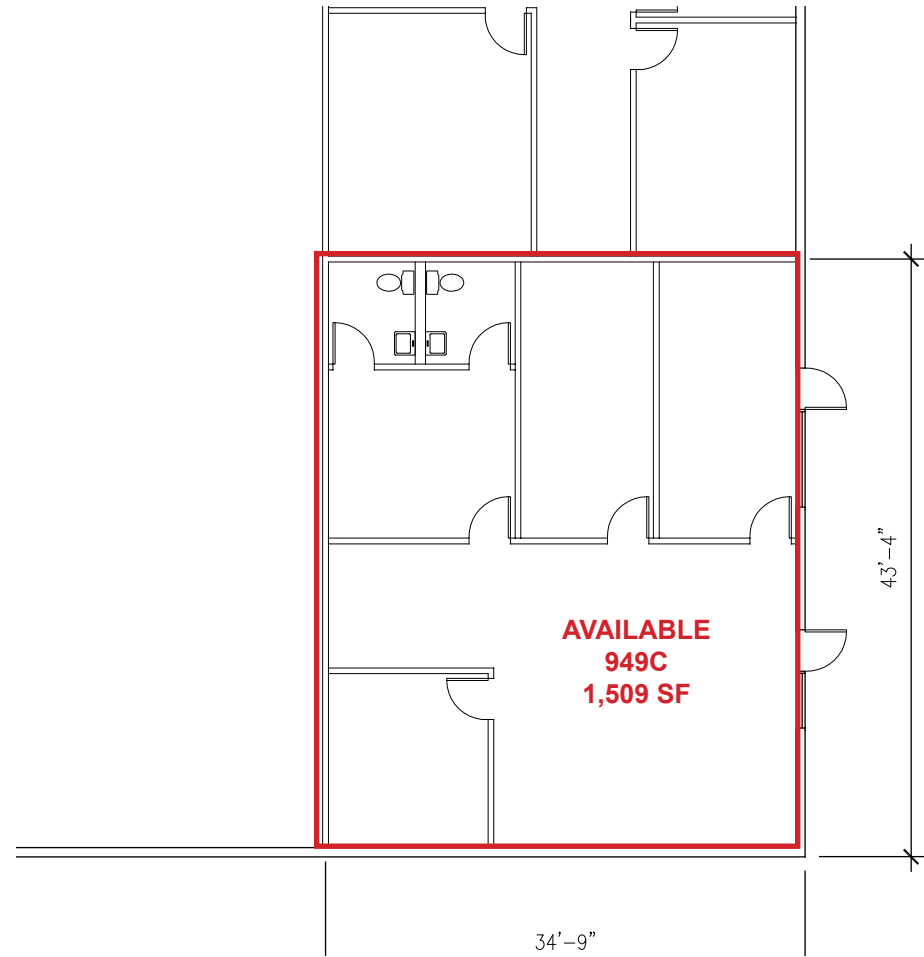
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
949C*	1,509	\$1.25 PSF, NNN	\$1,886.00
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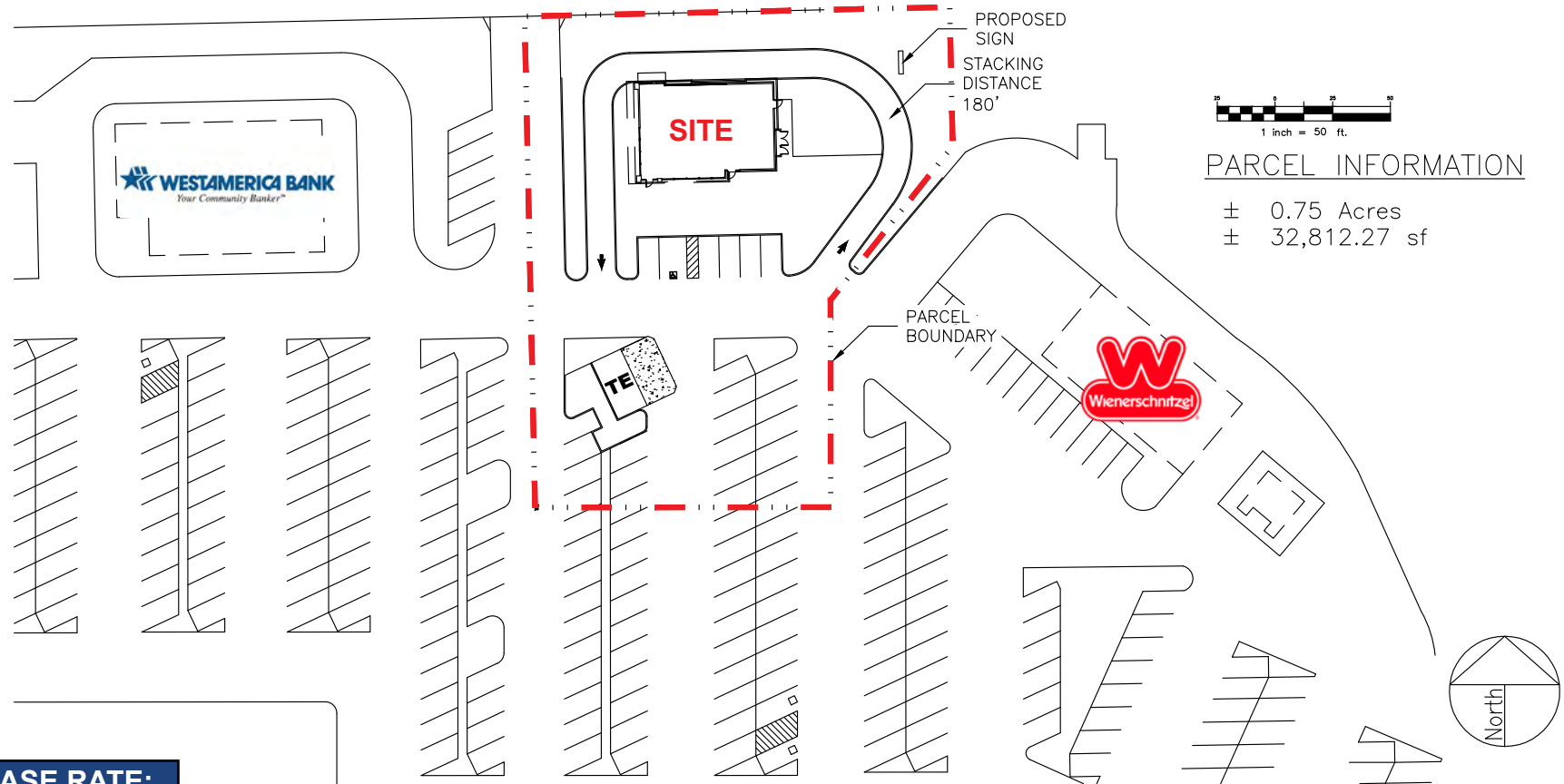
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FLOOR PLAN

W. PACHECO BLVD.



PARCEL INFORMATION

± 0.75 Acres
± 32,812.27 sf

GROUND LEASE RATE:

\$4,500.00 per month

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