

STONE CREEK PLAZA
1301 W PACHECO BLVD
LOS BANOS, CA
FOR LEASE
27,661 SF ANCHOR SPACE
AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Anchored by Hobby Lobby, Marshalls and Valley Fitness
- Located in the main traffic and retail corridor of Los Banos
- Situated on the newer 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:

Stone Creek 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: Hobby Lobby, Marshalls, Harbor Freight, and Valley Fitness.

Neighboring retailers include: Walmart, Target, Tractor Supply, Petco, McDonald's and Starbucks.

LEASE RATE:

Suite E 27,661 SF \$26,278.00 (\$0.95 PSF, NNN)

NNN costs are approximately \$0.23 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	9,430	47,837	51,560
2023 Average HH Income:	\$100,817	\$89,809	\$88,826
Traffic Count @ W Pacheco Blvd:		51,000	



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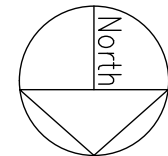
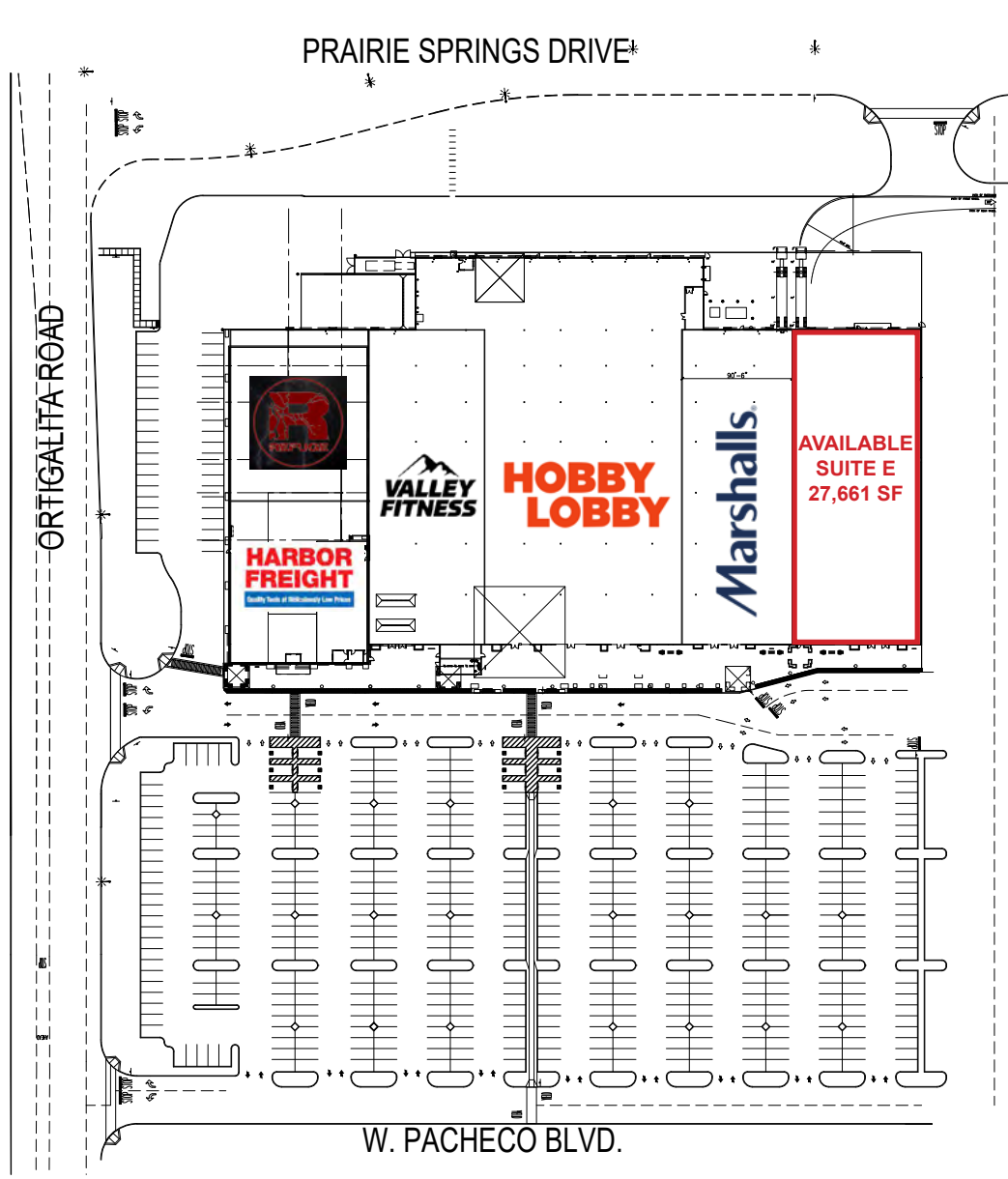
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SITE PLAN



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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
E	27,661	\$0.95 PSF, NNN	\$26,278.00

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[VIEW VIRTUAL TOUR](#)

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