

CANAL FARMS SHOPPING CENTER

1313 - 1341 E PACHECO BLVD

LOS BANOS, CA

FOR LEASE

2,500 SF - 10,485 SF AVAILABLE

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

GROCERY OUTLET
bargain market

dd's
DISCOUNTS

five BELOW



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Grocery Outlet and dd’s Discounts anchors now open! Five Below lease signed!
- ±110,597 SF retail center.
- Located at the most prominent corner of the retail corridor of Los Banos.
- Monument and building signage available.
- Ample parking.
- Close proximity to Los Banos Municipal Airport and Merced College, Los Banos Campus.
- Dense Hispanic population - 68% within 10 miles.

PROPERTY DETAILS:

Canal Farms Shopping Center is located at the southwest corner of E Pacheco Blvd and Mercey Springs Rd, the most prominent intersection in Los Banos. This property is located on the main retail corridor of the city and is surrounded by national retailers. Notable co-tenants in this center include Rite Aid and Subway. Neighboring tenants include Safeway, McDonald’s, Walgreens, Taco Bell, Starbucks, and more.

Located on 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.

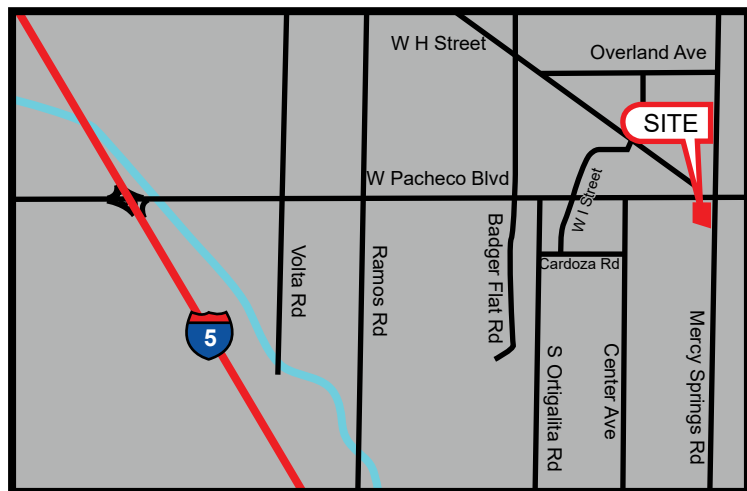
LEASE RATES:

| | | |
|---------------|-----------|-------------------------------|
| 1317 | 10,485 SF | \$13,106.00 (\$1.25 PSF, NNN) |
| 1321-A | 8,473 SF | \$11,777.00 (\$1.39 PSF, NNN) |
| 1341-A* | 4,586 SF | \$10,043.00 (\$2.19 PSF, NNN) |
| -Divisible to | 2,500 SF | (\$2.19 - \$2.29 PSF, NNN) |

NNN costs are approximately \$0.33 PSF.

DEMOGRAPHICS:

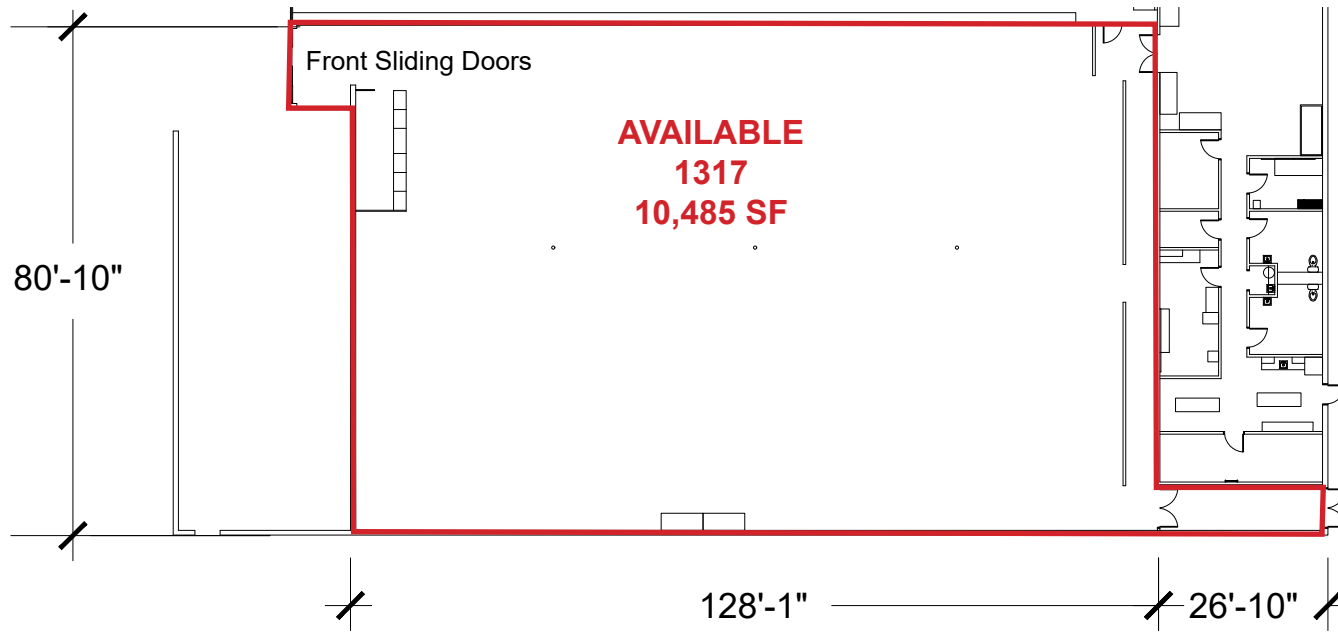
| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|---------------|---------------|---------------|
| 2023 Total Population (est): | 13,273 | 49,600 | 50,446 |
| 2023 Average HH Income: | \$84,305 | \$83,961 | \$83,926 |
| Traffic Count @ E Pacheco: | 30,605 | | |



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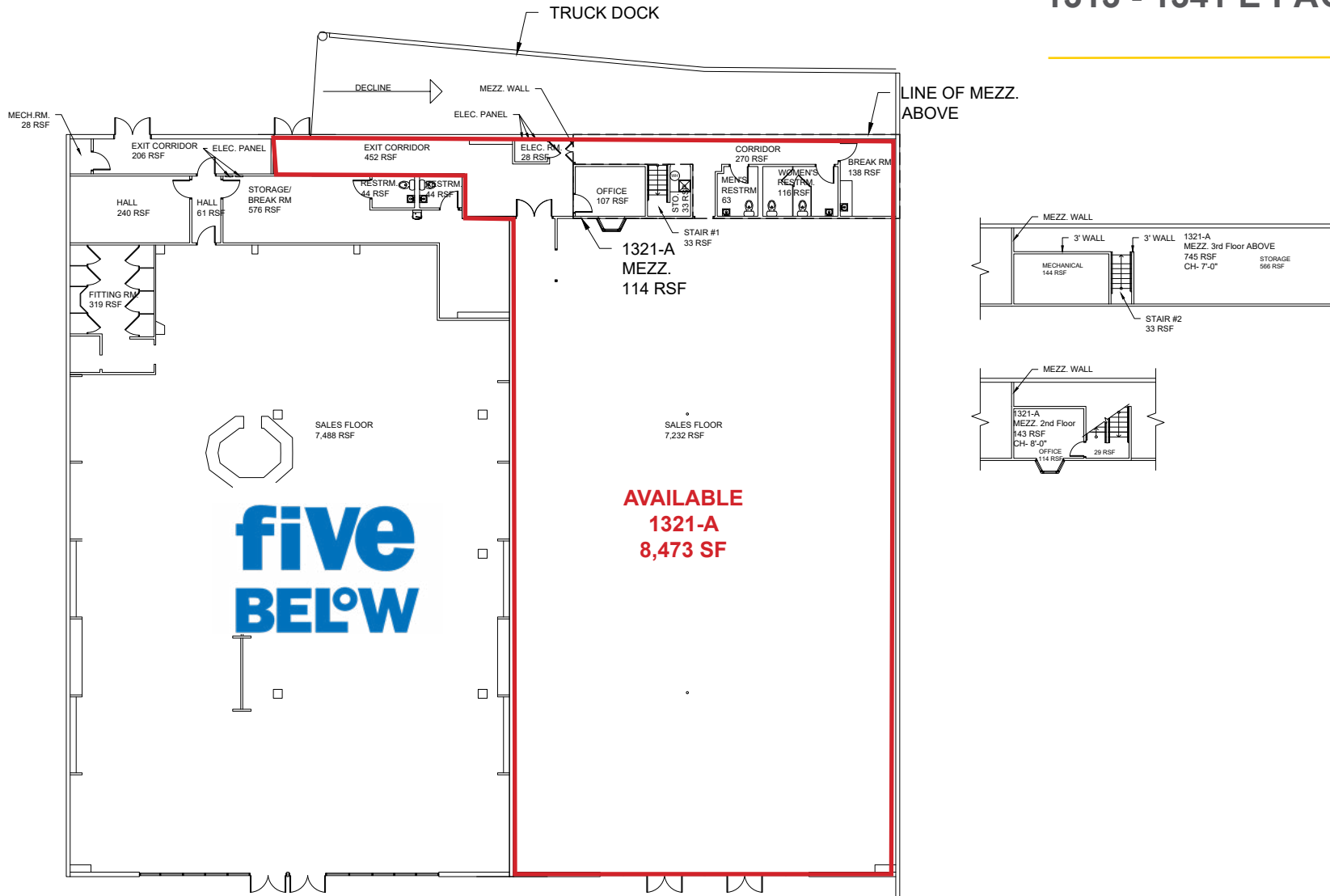
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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



| Suite | SF | Lease Rate | Monthly Rent |
|---|--------|-----------------|--------------|
| 1317 | 10,485 | \$1.25 PSF, NNN | \$13,106.00 |
| NNN costs are approximately \$0.33 PSF. | | | |

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**five
 BEL^oW**

**AVAILABLE
 1321-A
 8,473 SF**

| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|-----------------|--------------|
| 1321-A | 8,473 | \$1.39 PSF, NNN | \$11,777.00 |
| NNN costs are approximately \$0.33 PSF. | | | |

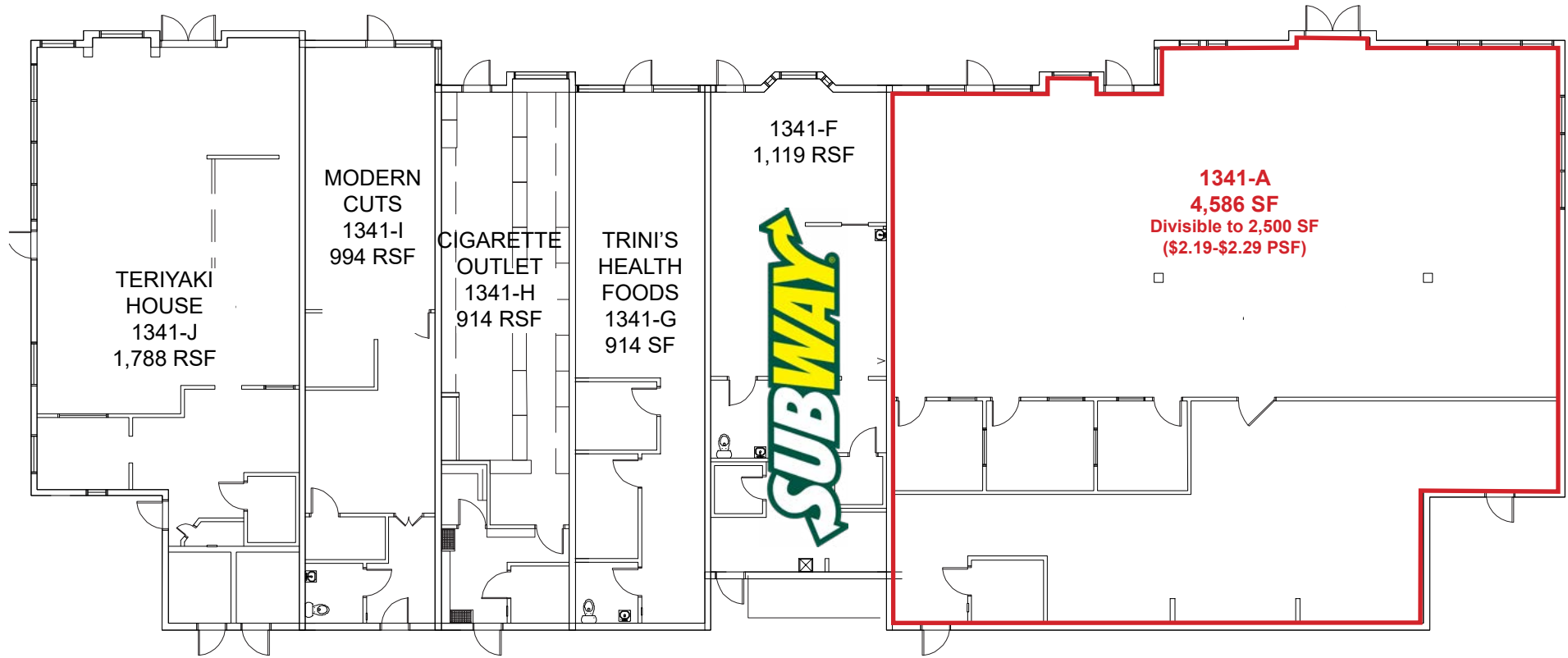
[VIEW VIRTUAL TOUR](#)

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| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|-----------------|--------------|
| 1341-A | 4,586 | \$2.19 PSF, NNN | \$10,043.00 |
| NNN costs are approximately \$0.33 PSF. | | | |

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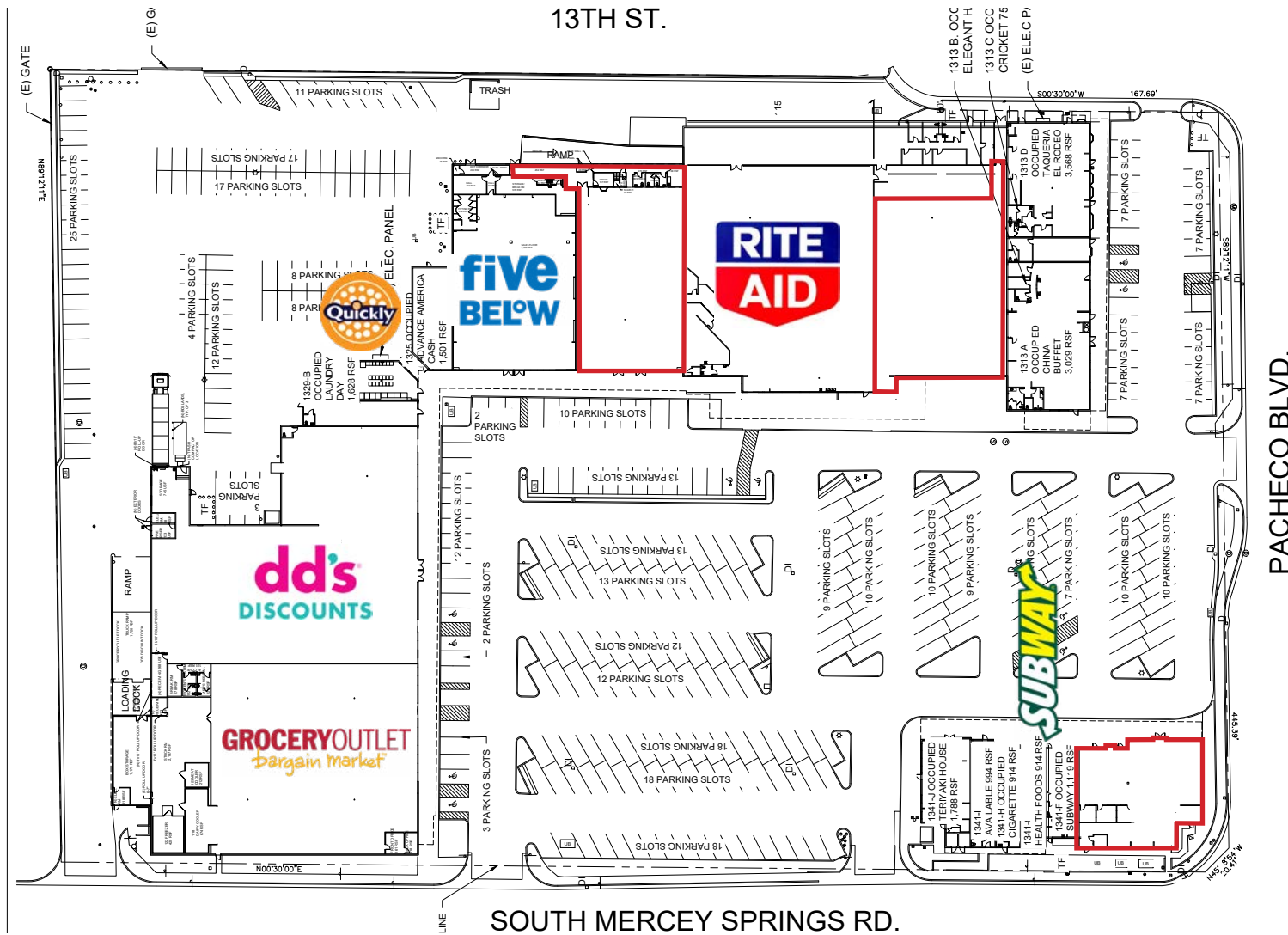
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SITE PLAN



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