

SAN LUIS PLAZA
951 W PACHECO BLVD
LOS BANOS, CA
FOR LEASE
20,000 SF - 36,499 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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

FEATURES:

- 20,000 SF - 36,499 SF anchor suite available
- 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:

951: 36,499 SF \$32,484.00 (\$0.89 PSF, NNN)
 Divisible to 20,000 SF Lease rate available upon request.

NNN costs are approximately \$0.24 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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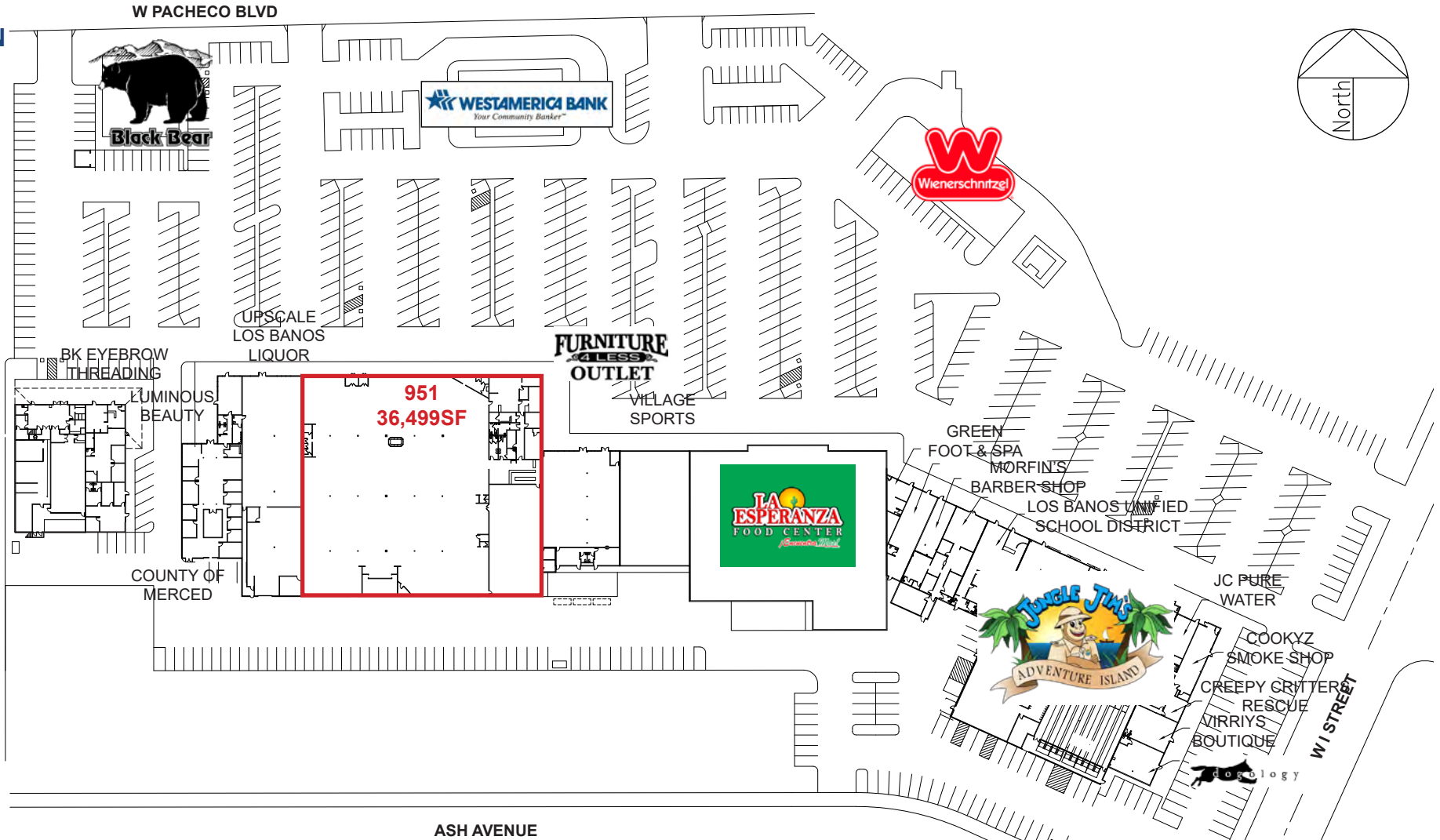
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FOR LEASE

SAN LUIS PLAZA | ANCHOR

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SITE PLAN



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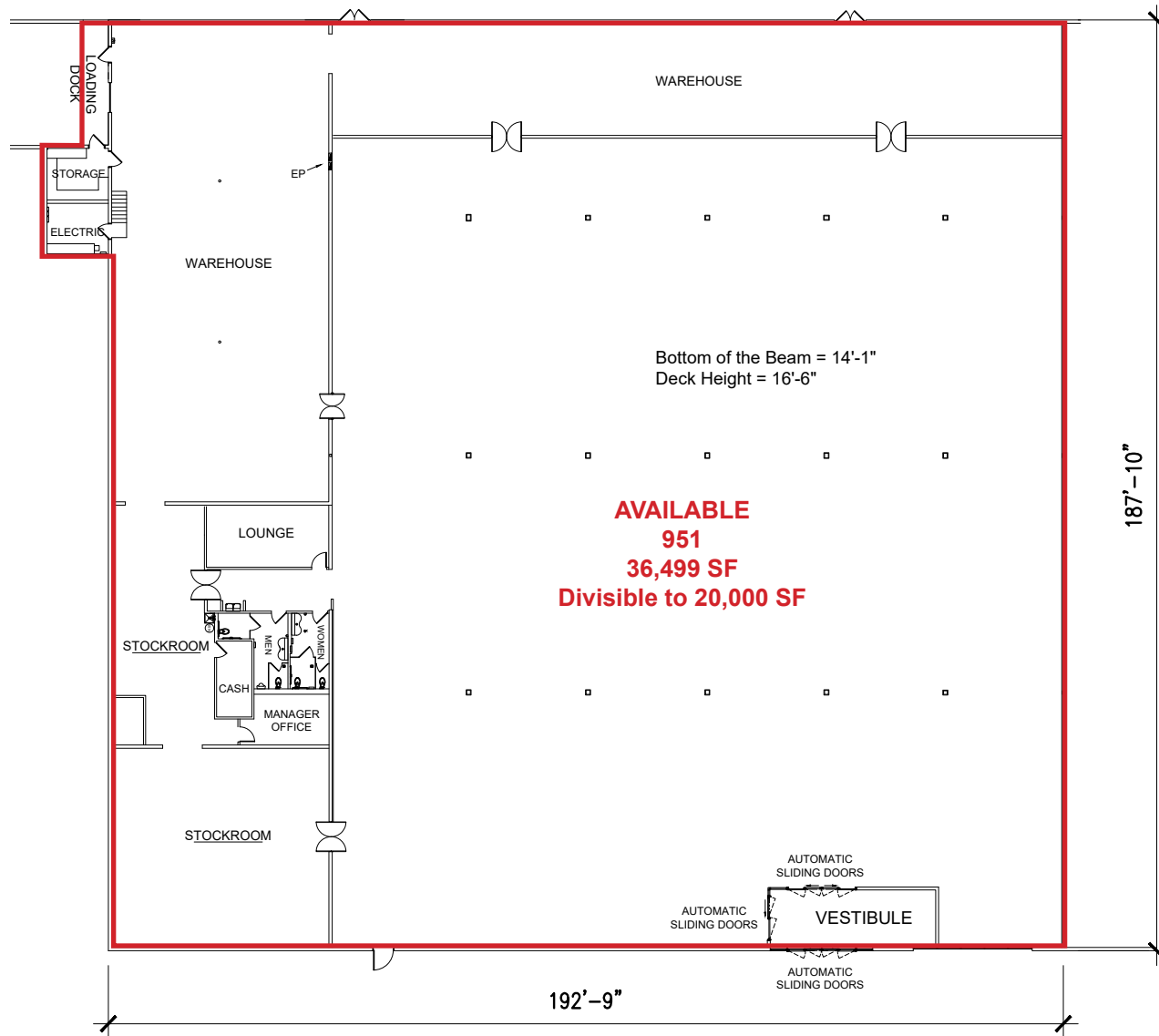
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FLOOR PLAN



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