



W. PACHECO BLVD (± 28,600) ADT

For Sale

Highway Commercial Out Parcels

W Pacheco Boulevard | Los Banos, CA 93635



Investment Sales | Leasing | Asset Management



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Frank Cuevas

Investments Associate

209 599 0100

frank.cuevas@ngcip.com

Lic. # 02064774

Bill Johnson

Investments Partner

209 546 6051

bill.johnson@ngcip.com

Lic. # 01992157

Xavier Santana

CEO, Broker

925 226 2455

xavier@ngcip.com

Lic. # 01317296

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Property Information

Parcel 1

<i>Sales Price:</i>	<i>Contact Broker</i>
APN:	430-010-042
Parcel Size:	1.32 Acres
Buildable Space:	±14,000 SF

Parcel 2

<i>Sales Price:</i>	<i>Contact Broker</i>
APN:	430-010-045
Parcel Size:	1.61 Acres
Buildable Space:	±18,000 SF

Two highway commercial parcels for sale along major thoroughfare in Los Banos, CA.

- Rare retail pad opportunity
- Excellent visibility and access along Highway 33 (W Pacheco Blvd)
- Exceptional ingress and egress from Pacheco Blvd
- Within a newly developed area and surrounded by dense residential to the south
- Pad is ideal for fast food or strip center
- Anchored by Target & Hobby Lobby
- High Daily Traffic Counts (W. Pacheco Blvd: 28,600 ADT)
- Shopping Center Co-tenants include: Target, Fit Republic, Hobby Lobby, Starbucks, Petco, Dollar Tree, Famous Footwear, Mattress-Firm, Verizon, GameStop, Blaze Pizza and many more
- Highway Commercial Zoning
- Ability to build up to ±14,000 SF (Parcel 1) & ±18,000 SF (Parcel 2)

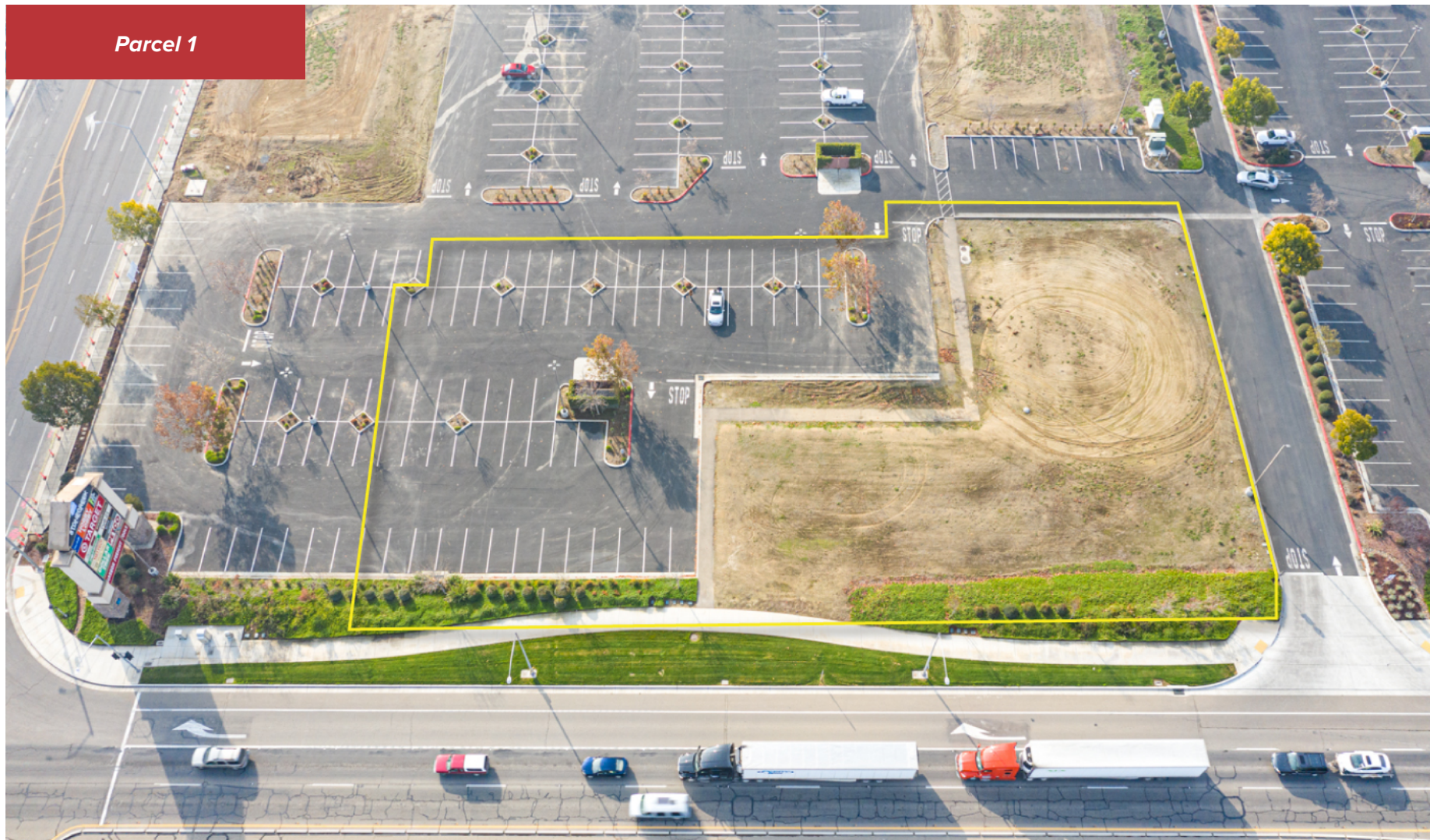
Market View



Market View



Aerial View



Aerial View





Demographics

Population	1 mi	3 mi	5 mi
2019 Estimated Population:	7,313	34,923	43,360
2024 Projected Population:	7,762	37,156	46,146
2010 Census Population:	6,085	30,574	38,130
2024 Projected Growth:	1.2%	1.3%	1.3%

Households	1 mi	3 mi	5 mi
2019 Estimated Households:	2,133	10,338	12,651
2024 Projected Households:	2,177	10,572	12,957
2010 Census Households:	1,736	8,918	10,957
Projected Growth:	0.4%	0.5%	0.5%

Businesses	1 mi	3 mi	5 mi
2019 Estimated Total Businesses:	268	987	1,039
2024 Estimated Total Employees:	2,410	8,391	9,045

Income	1 mi	3 mi	5 mi
2019 Estimated Average Household Income:	\$72,731	\$67,183	\$68,334
2019 Estimated Median Household Income:	\$64,419	\$57,434	\$58,198
2019 Estimated Per Capita Income:	\$21,308	\$19,937	\$19,980

Race & Ethnicity	1 mi	3 mi	5 mi
2019 Estimated White:	53.8%	57.8%	57.9%
2019 Estimated Black/African American:	3.4%	3.5%	3.4%
2019 Estimated Asian/Pacific Islander:	7.3%	4.1%	4.1%
2019 Estimated American Indian/Native Alaskan:	1.0%	1.4%	1.3%
2019 Estimated Other Races:	28.9%	28.1%	28.1%
2019 Estimated Two or More Races:	5.5%	5.3%	5.2%



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