



**RETAIL BUILDING
FOR LEASE**

**Highly visible location
Dense retail corridor
Signalized hard corner
Excellent signage**

16,450 SF RETAIL BUILDING

1209 W Pacheco Blvd Los Banos, CA

- Located on Pacheco Boulevard – the main traffic & retail corridor of Los Banos
- Surrounded by major traffic generators including Walmart, Target and Tractor Supply
- High traffic location at signalized hard corner with tremendous visibility
- Traffic counts of 30,000 cars per day!
- Close proximity to Los Banos Municipal Airport and Merced College, Los Banos Campus

FOR MORE INFORMATION

John Cumbelich
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PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

Immediate Trade Area

The subject is located on the west end – the busiest section of the retail corridor with draw provided to the 324,382 SF Stonecreek Plaza (Target, Hobby Lobby), a Walmart Supercenter and Tractor Supply Co.

TARGET
HOBBY LOBBY
Marshalls
petco
HARBOR FREIGHT
DOLLAR TREE

LOS BANOS MUNICIPAL AIRPORT

TSC TRACTOR SUPPLY CO **BIG LOTS!**

Walmart

ExtraSpace Storage

SUBJECT

CREEKSIDE JUNIOR HIGH SCHOOL

ACE
The helpful place.

7 ELEVEN

LOS BANOS ELEMENTARY SCHOOL

Save Mart

LOS BANOS HIGH SCHOOL

RITE AID

GROCERY OUTLET
Paragon Market

five BELOW

Tires LES SCHWAB
Walgreens

planet fitness **BIG 5 SPORTING GOODS**
FOOD 4 LESS
DOLLAR TREE

chilis **THE HOME DEPOT**

Active retail corridor of local, regional and national retailers

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High traffic location in dense retail corridor



33

Walmart
 Carls Jr. TACO BELL

petco verizon
 DOLLAR TREE VALLEY FITNESS
 MATTRESS FIRM Famous Footwear
 Denny's the Habit crumbl
 BURGER GRILL



STONECREEK PLAZA
324,382 SF

W PACHECO BLVD 28,000 ADT
IHOP



LOS BANOS MUNICIPAL AIRPORT

HOBBY LOBBY
Marshalls
HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

S ORTIGALITA RD 6,402 ADT

Jack in the box Western Dental

ExtraSpace Storage

Davita

Black Bear Diner

TSC TRACTOR SUPPLY CO

BIG LOTS

WESTAMERICA BANK

33

Jungle Jim's ADVENTURE LANES

Wienerschnitzel

W I ST ADT 5,506 ADT

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SIGNAGE

Highly
Visible Signage



PARKING

53
Parking Stalls



LOCATION

Dense Retail
on Hard Corner



ACCESS

2 Entry/Exit Points
W Pacheco Blvd
& Ortigalita Rd



POPULATION

47,762
Estimated
Population



INCOME

\$100,000
Average
Household Income



16,450 SF retail building

Located at the signalized hard corner of West Pacheco Boulevard and Ortigalita Road, the subject offers excellent visibility and access to 28,000 cars per day. A heavily trafficked roadway, Pacheco Boulevard is the main thoroughfare through Los Banos; intersects with I-5 approximately five miles west of the property; and travels through Pacheco Pass, a popular route for commuters to and from the San Francisco Bay area.

Pacheco Boulevard also serves as the main commercial corridor in Los Banos, and a number of large shopping plazas and major national retailers are proximate to the property. Surrounding retailers include a Walmart Supercenter, Ortigalita Plaza, anchored by Tractor Supply Company and Big Lots and directly adjacent is Stonecreek Plaza, a 343,495 SF shopping center anchored by Target and Hobby Lobby.

The subject offers convenient parking and great signage.

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		1-Mile	3-Mile	5-Mile
POPULATION	2023 Estimated Population	10,512	43,703	50,402
	2028 Projected Population	11,710	48,190	56,226
	2020 Census Population	9,373	41,279	47,594
	2010 Census Population	7,206	32,875	38,085
	Projected Annual Growth 2023 to 2028	2.3%	2.1%	2.3%
	Historical Annual Growth 2010 to 2023	3.5%	2.5%	2.5%
	2023 Median Age	32.8	32.5	32.3
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	24,455	26,544	32,445
HOUSEHOLDS	2023 Estimated Households	2,876	12,139	13,876
	2028 Projected Households	3,238	13,590	15,707
	2020 Census Households	2,680	11,657	13,280
	2010 Census Households	2,105	9,512	10,942
	Projected Annual Growth 2023 to 2028	2.5%	2.4%	2.6%
	Historical Annual Growth 2010 to 2023	2.8%	2.1%	2.1%
RACE & ETHNICITY	2023 Estimated White	37.6%	36.8%	36.5%
	2023 Estimated Black or African American	3.4%	3.6%	3.6%
	2023 Estimated Asian or Pacific Islander	5.6%	4.5%	4.5%
	2023 Estimated American Indian or Native Alaskan	2.3%	2.6%	2.6%
	2023 Estimated Other Races	51.2%	52.5%	52.8%
	2023 Estimated Hispanic	67.6%	69.7%	70.0%
INCOME	2023 Estimated Average Household Income	\$101,608	\$101,046	\$99,557
	2023 Estimated Median Household Income	\$74,288	\$71,933	\$72,337
	2023 Estimated Per Capita Income	\$27,813	\$28,097	\$27,438
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0 -8)	15.3%	17.3%	17.6%
	2023 Estimated Some High School (Grade 9-11)	13.5%	11.1%	10.8%
	2023 Estimated High School Graduate	30.7%	32.2%	32.2%
	2023 Estimated Some College	23.5%	21.8%	21.0%
	2023 Estimated Associates Degree Only	4.8%	5.4%	6.0%
	2023 Estimated Bachelors Degree Only	9.6%	8.7%	8.8%
	2023 Estimated Graduate Degree	2.5%	3.5%	3.5%
BUSINESS	2023 Estimated Total Businesses	216	813	908
	2023 Estimated Total Employees	1,802	6,840	7,859
	2023 Estimated Employee Population per Business	8.3	8.4	8.7
	2023 Estimated Residential Population per Business	48.6	53.8	55.5



Centrally located at the “Crossroads of California”, Los Banos, population 47,762, is situated on the west side of Merced County and is the county’s second largest city.

The City is conveniently located in the center of California and is about two hours from the cities of San Francisco, Oakland and Sacramento, as well as Yosemite National Park. California’s Monterey Peninsula and the Pacific Ocean are accessible in one and a half hours, as well as the Valley’s major cities of Stockton and Fresno. The Silicon Valley is just more than an hour’s drive away.

A combination of new enterprise, local government, and agriculture-based operations all contribute to the City’s economy.

Los Banos offers a variety of retail and entertainment venues fand with its rich culture, prosperous business community, and thriving agricultural industry, you’ll find a family-friendly environment ideal for work or play.

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