

RETAIL SPACE FOR LEASE

1989 E. Pacheco Boulevard • Los Banos, California



- 1,400± sq. ft. @ \$1.85 psf (NNN)
- Attractive & well-maintained center
- Good street visibility & signage
- Monument signage available
- Ample common parking
- Tenants in center include: Home Depot, Chili's, Carl's Jr., Boot Barn, Togo's, Wing Stop, Sierra Dental Group, Tacos El Grullense Mexican Restaurant & Exclusive Wireless
- Nearby retailers: Walgreens, Save Mart, Ross Dress for Less, Rite Aid, Denny's, Jack in the Box, Taco Bell, Dollar Tree, Food-4-Less, McDonalds, Subway, Rent-a-Center, Panda Express, Deli Delicious, Starbucks, In-Shape City & more...

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

JEANETTE WOERMAN-MASON DRE# 01748696

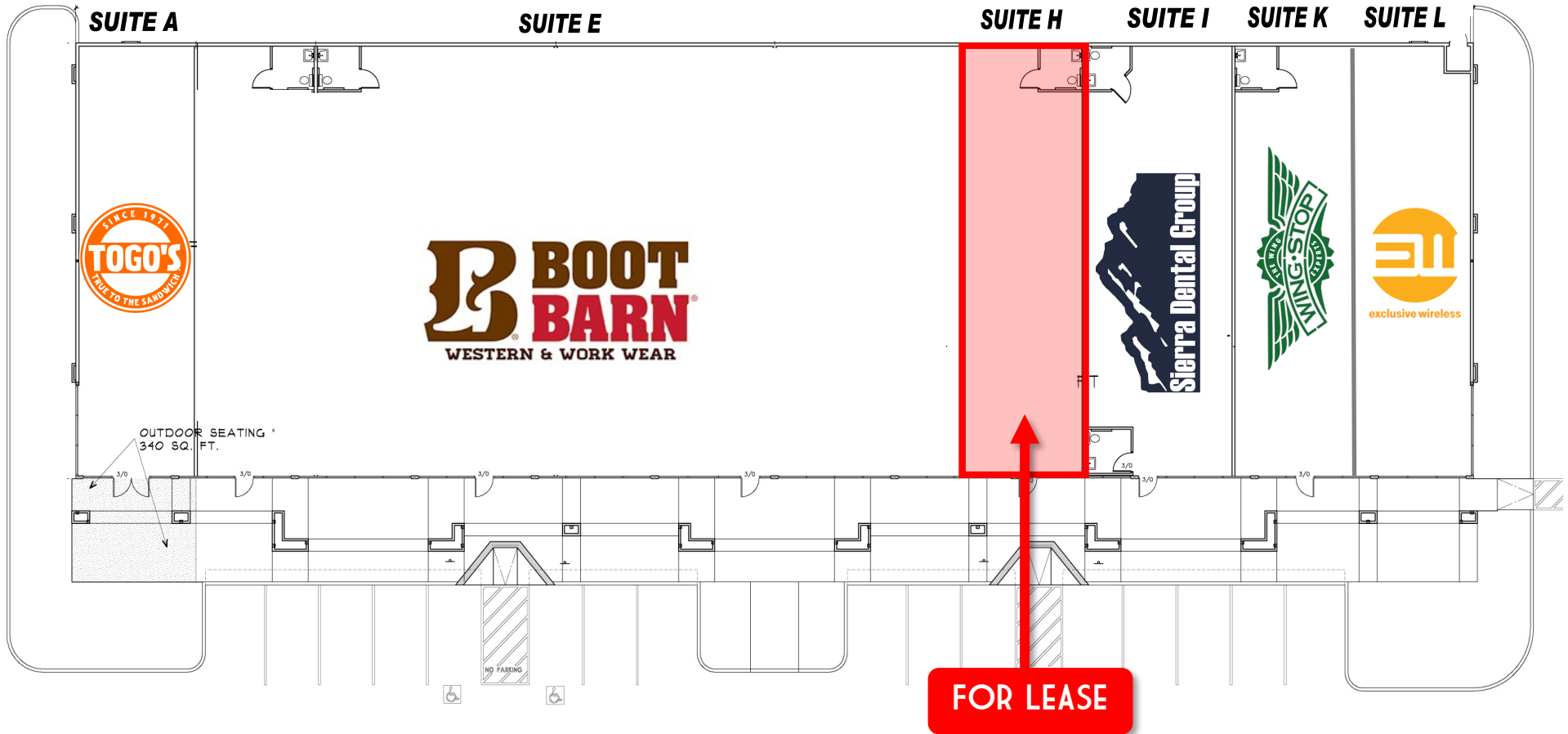
Office 209.571.7230 | Cell 209.605.6265 | jeanette@brekkere.com



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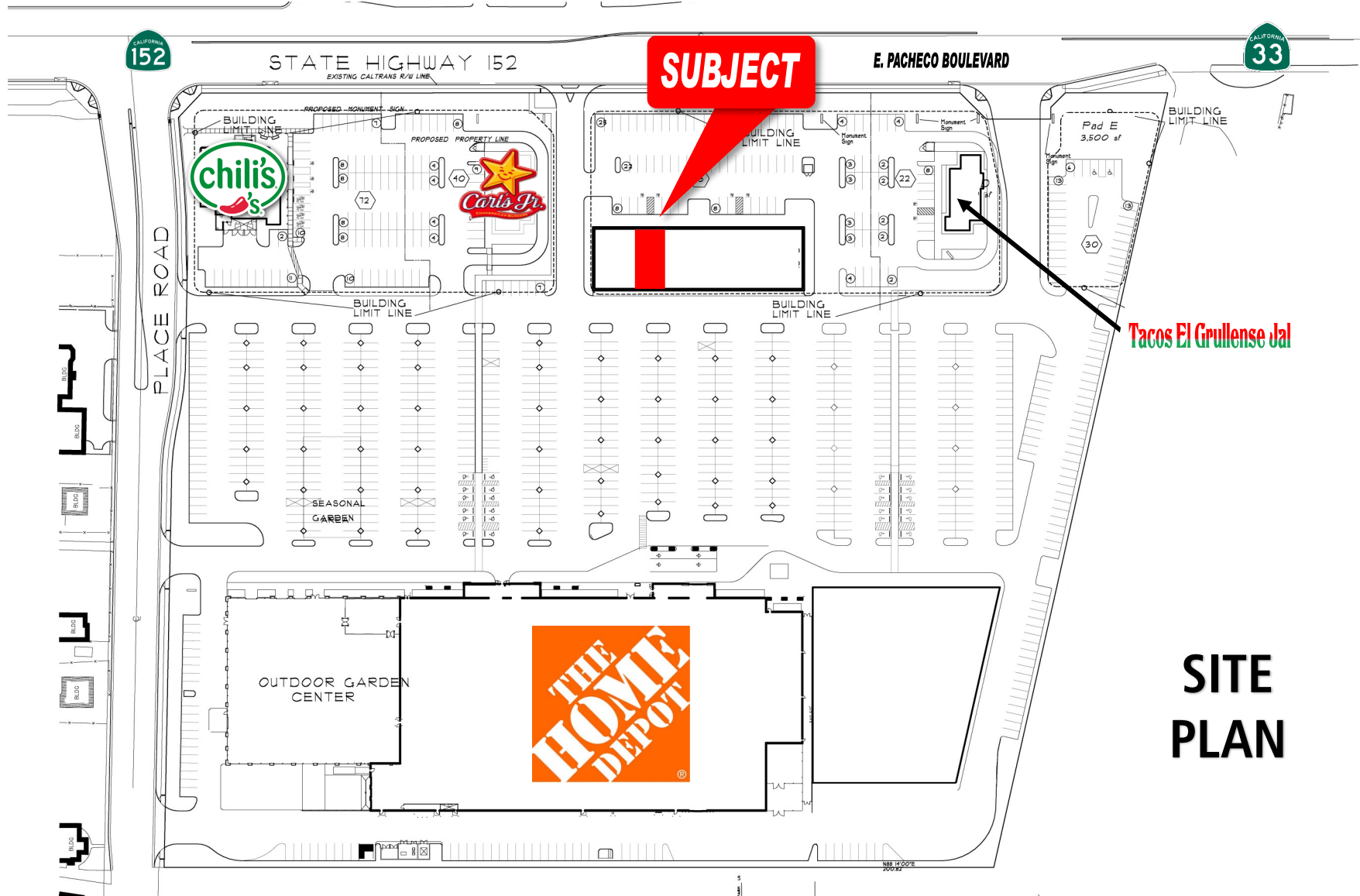


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East Pacheco
SHOPPING CENTER



**SITE
PLAN**

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East Pacheco
SHOPPING CENTER



SUBJECT

Tacos El
Grullense Jal



E. PACHECO BOULEVARD



PLACE ROAD

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East Pacheco
SHOPPING CENTER

LOS BANOS RETAIL MAP



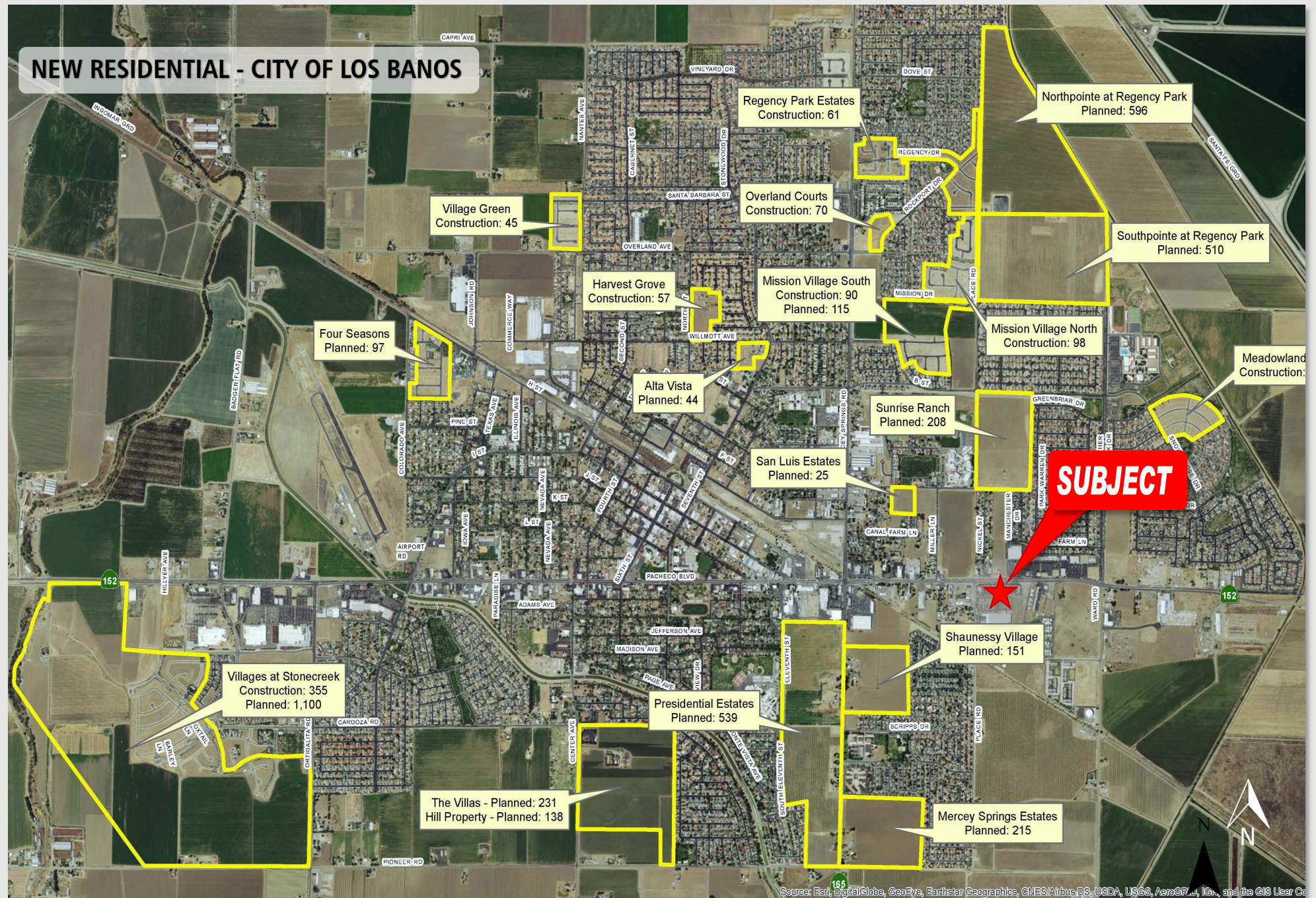
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NEW RESIDENTIAL - CITY OF LOS BANOS



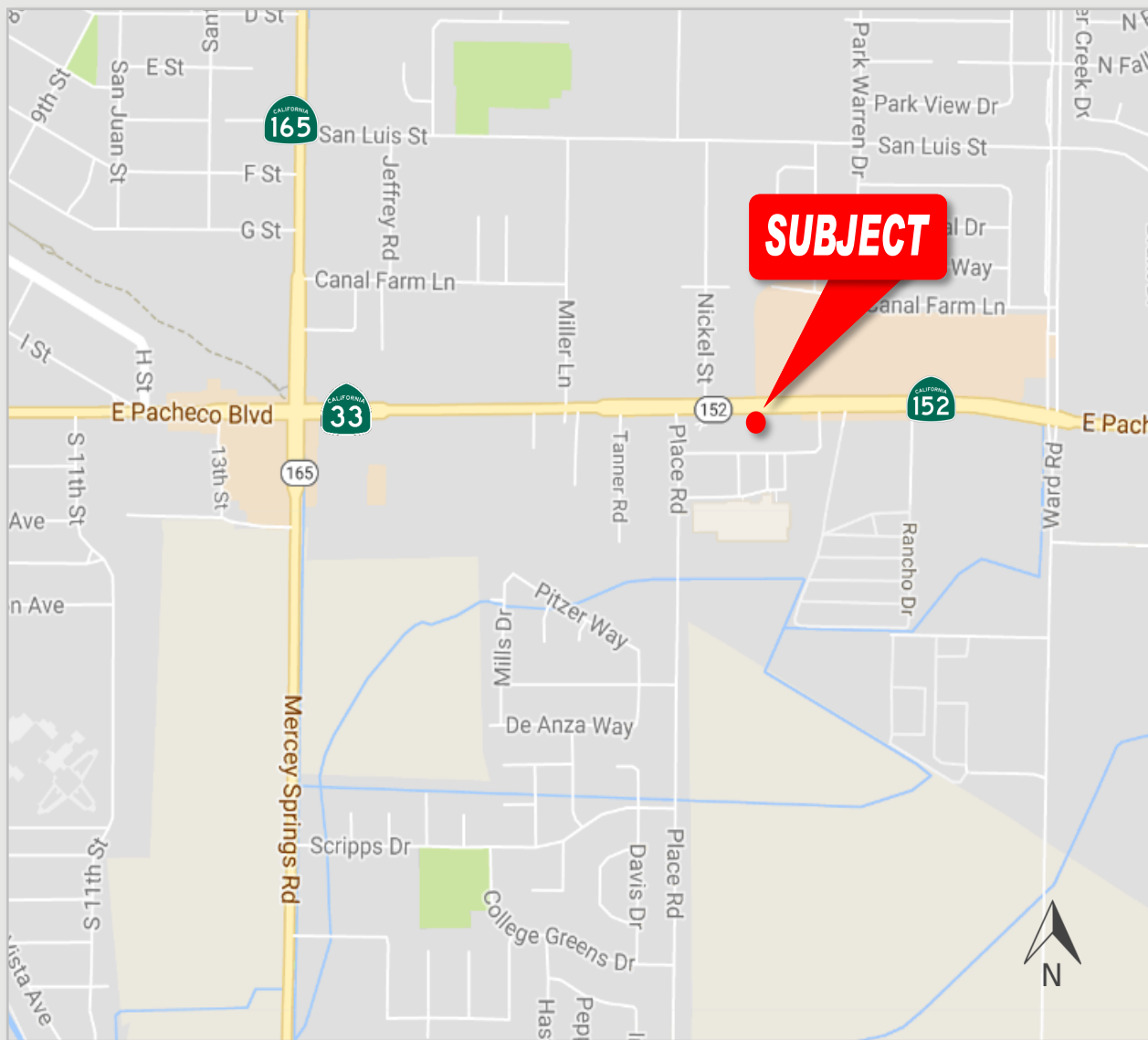
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LOCATION MAP



AVERAGE DAILY VEHICLES

E. Pacheco Blvd. @ Mercy Springs Rd. 33,500 ADV

Mercy Springs Rd. @ E. Pacheco Blvd. 12,000 ADV

DISTANCES

To Merced..... 35 Miles

To Modesto..... 45 Miles

To Fresno..... 72 Miles

To San Francisco..... 124 Miles

To Sacramento 127 Miles

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<u>POPULATION</u>			
Current Population	10,343	39,063	40,986
2023 Population	10,654	40,385	41,710
<u>AVERAGE HH INCOME</u>			
	\$59,502	\$62,625	\$62,775
<u>HOUSEHOLDS</u>			
Total Households	3,276	11,234	11,627
<u>MEDIAN AGE</u>			
	30.2	29.6	29.6

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