

LOCATION:

SEQ of SH-152 & Mercey Springs Rd
Los Banos, CA 93635

AVAILABLE:

Land Size: .70± Acres (30,492± SF)
Bldg. Size: Up to 6,800± SF
Build-To-Suit | Ground Lease | Sale

DESCRIPTION:

- Anchored by new Save Mart & Ross Dress for Less
- Major signalized intersection
- Drive-thru allowed
- Growth area surrounded by residential
- High traffic counts on 2 major arterials
- No hamburger restriction
- Monument sign available
- Join these national retailers:



TRAFFIC COUNTS:

Mercey Springs Rd: 16,000 VPD (Caltrans 2019)
SH-152: 33,500 VPD (Caltrans 2019)

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2021 Population	10,993	42,142	43,240
Daytime Population	11,886	38,211	39,476
Average HH Income	\$71,488	\$77,383	\$77,169



UTILITIES TO PAD

WATER:

10" Line at North End of Pad

SEWER:

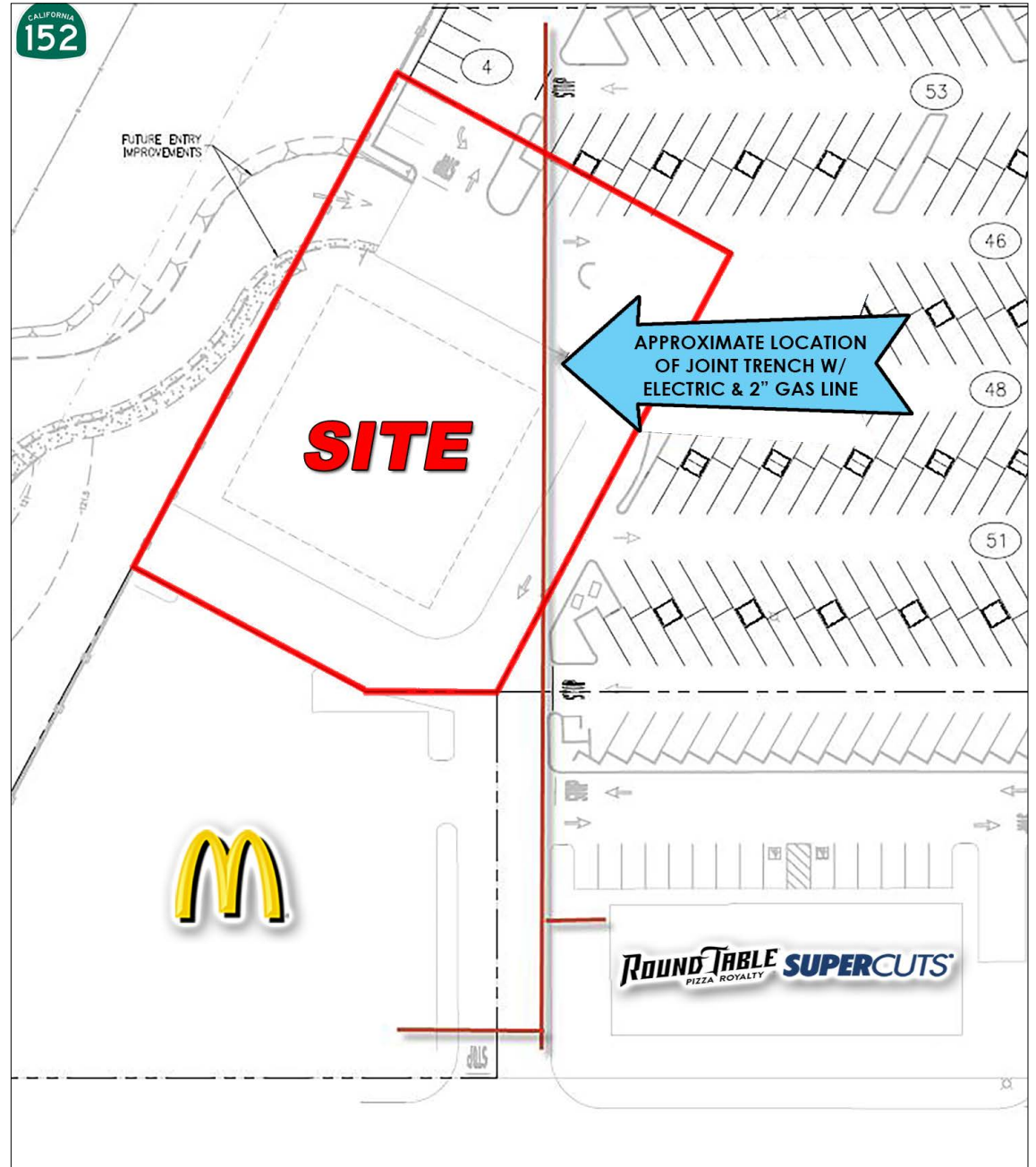
8" Sewer Stubbed

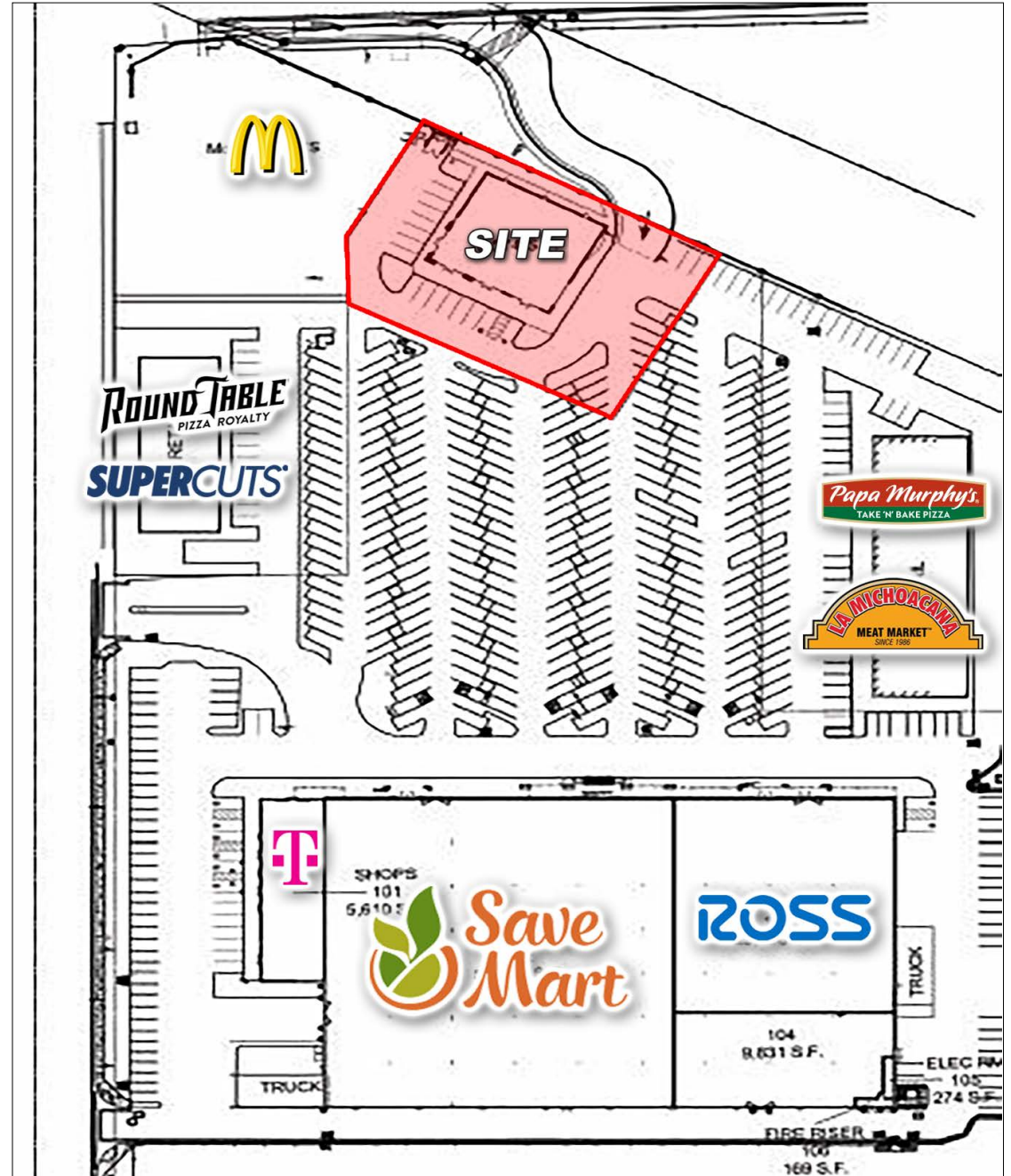
GAS:

2" Joint Trench with Electric

ELECTRIC:

Power Size to be Determined and Provided Upon Application Submittal to PG&E

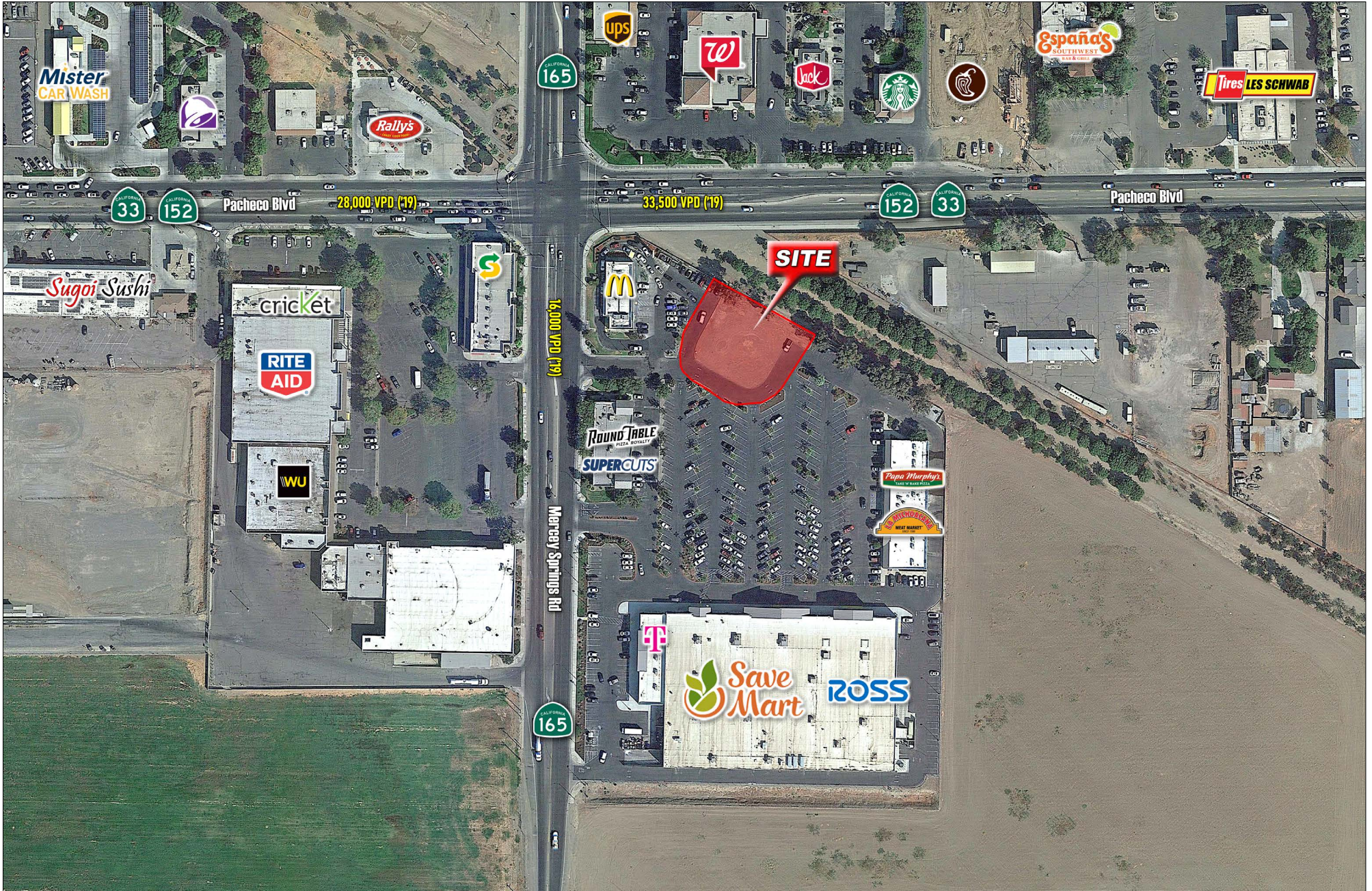




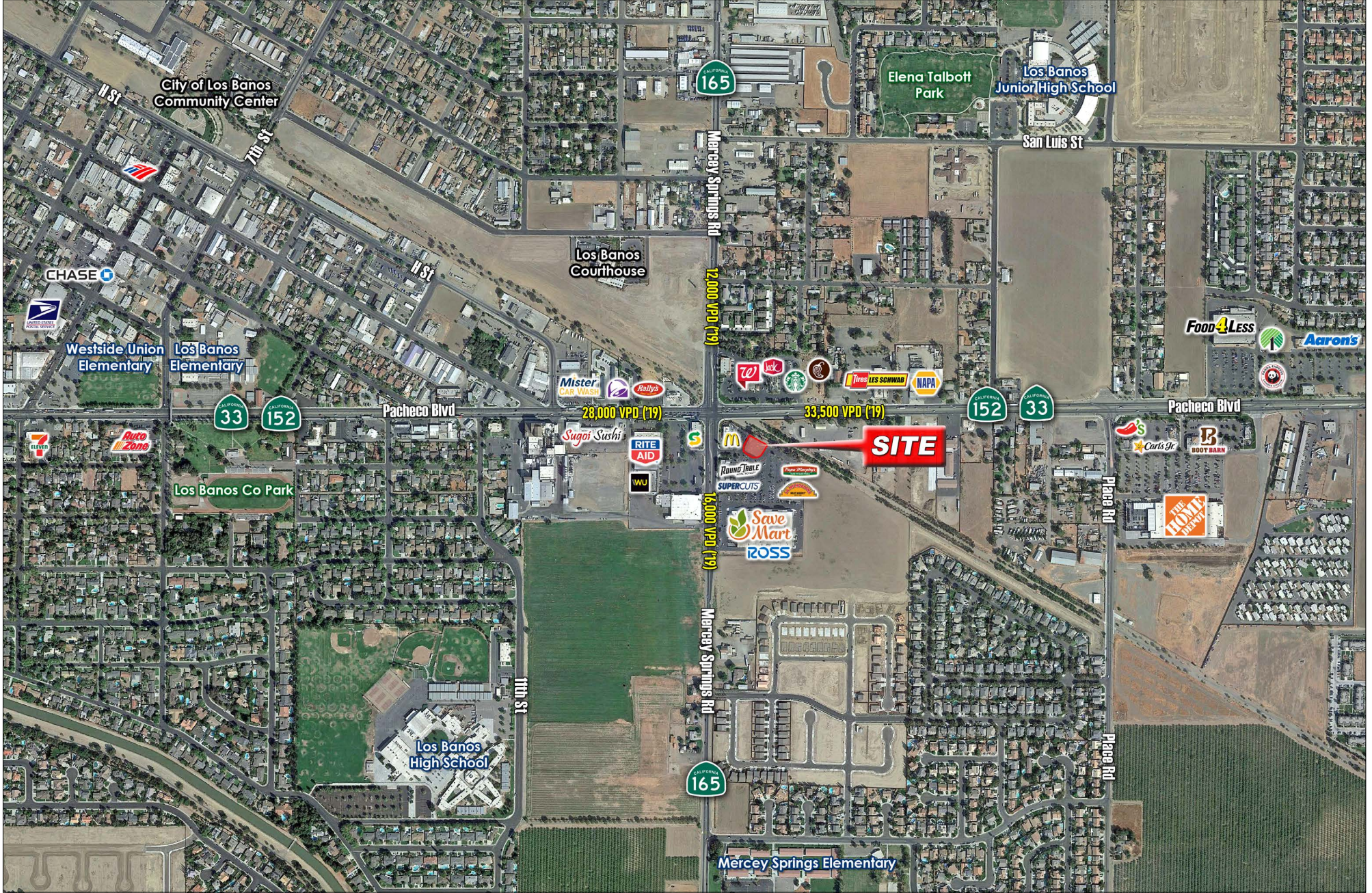
HIGHWAY COMMERCIAL PAD

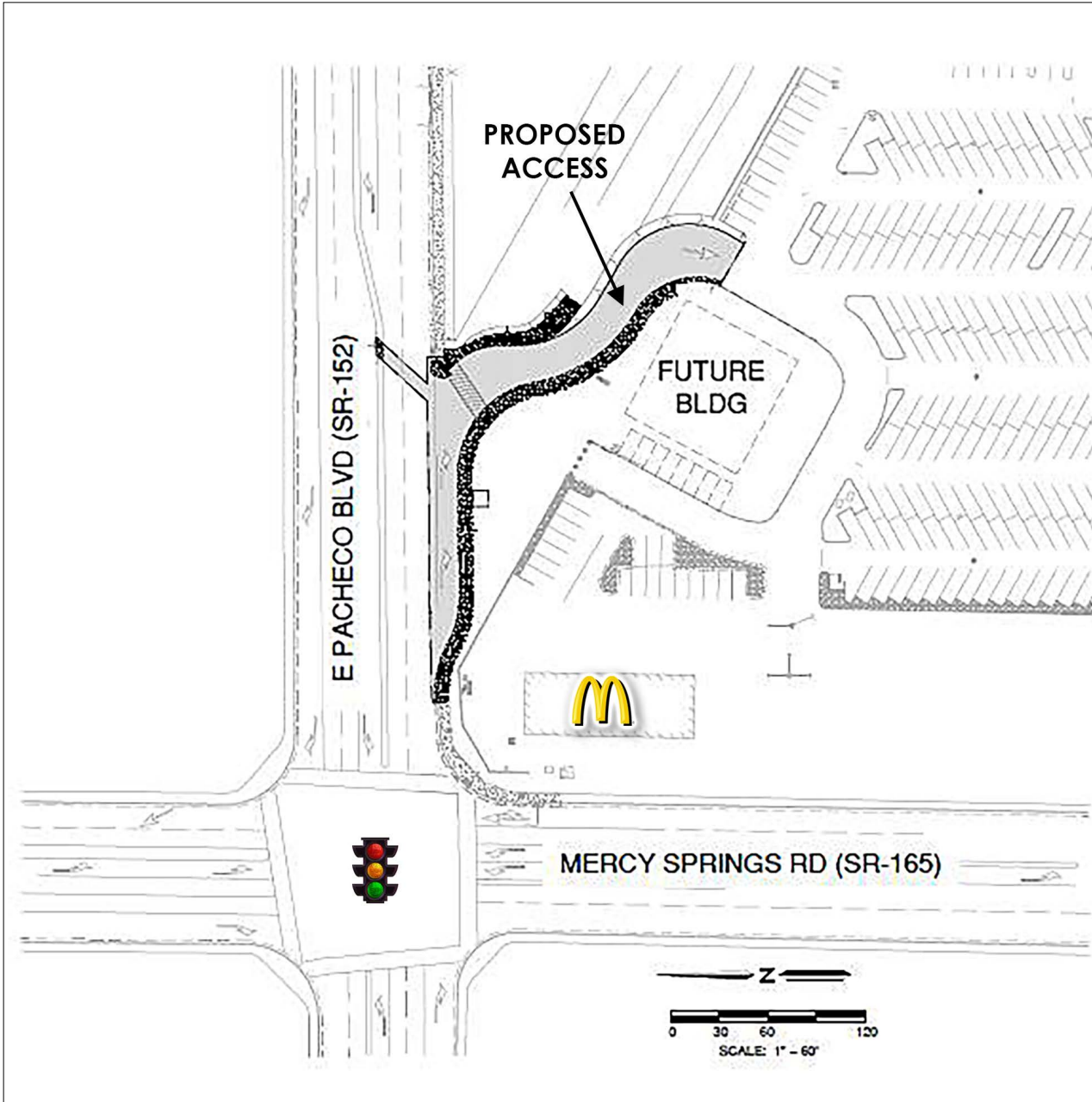
SH-152 & Mercey Springs Rd, Los Banos, CA 93635











PROPOSED ACCESS EASEMENT FROM HWY 152

- Planned and Designed Right Turn Access Road from Hwy. 152 (E. Pacheco Blvd.)
- Approved by City and State
- Traffic Studies & Engineering Completed
- Easement from Southern Pacific Railroad Approved, Subject to Payment of One-Time Fee
- Sale Price Does NOT Include One-Time Easement Fee or Improvement Cost



PORS. SECS. 13 & 24, T. 10S., R. 10E., M.D.B. & M.

Tax Rate Area 4-01 **83-1**
004-014
004-054
004-057

—NOTE—
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



2-90
10-19-06

NOTE—Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

Assessor's Map Bk. 83-Pg. 13
County of Merced, Calif.
1977

	1 mile	3 miles	5 miles
Population			
2000 Population	8,437	26,820	28,023
2010 Population	9,887	36,760	37,883
2021 Population	10,746	42,142	43,243
2026 Population	11,185	44,263	45,355
2000-2010 Annual Rate	1.60%	3.20%	3.06%
2010-2021 Annual Rate	0.74%	1.22%	1.18%
2021-2026 Annual Rate	0.80%	0.99%	0.96%
2021 Male Population	48.9%	49.7%	49.8%
2021 Female Population	51.1%	50.3%	50.2%
2021 Median Age	32.1	30.9	31.0

In the identified area, the current year population is 43,243. In 2010, the Census count in the area was 37,883. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 45,355 representing a change of 0.96% annually from 2021 to 2026. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	58.8%	55.2%	55.6%
2021 Black Alone	3.3%	3.1%	3.0%
2021 American Indian/Alaska Native Alone	1.9%	1.4%	1.4%
2021 Asian Alone	2.5%	3.0%	3.0%
2021 Pacific Islander Alone	0.4%	0.4%	0.4%
2021 Other Race	27.9%	31.4%	31.2%
2021 Two or More Races	5.3%	5.6%	5.5%
2021 Hispanic Origin (Any Race)	67.7%	72.0%	71.8%

Persons of Hispanic origin represent 71.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	64	65	65
2000 Households	2,749	8,025	8,401
2010 Households	3,175	10,526	10,897
2021 Total Households	3,433	11,987	12,356
2026 Total Households	3,567	12,581	12,948
2000-2010 Annual Rate	1.45%	2.75%	2.64%
2010-2021 Annual Rate	0.70%	1.16%	1.12%
2021-2026 Annual Rate	0.77%	0.97%	0.94%
2021 Average Household Size	3.11	3.49	3.48

Median Household Income

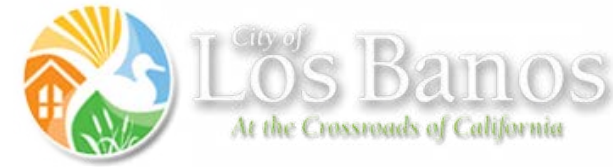
2021 Median Household Income	\$52,524	\$62,076	\$61,747
2026 Median Household Income	\$62,166	\$71,781	\$71,241
2021-2026 Annual Rate	3.43%	2.95%	2.90%

Average Household Income

2021 Average Household Income	\$71,624	\$77,383	\$77,169
2026 Average Household Income	\$82,030	\$88,453	\$88,196
2021-2026 Annual Rate	2.75%	2.71%	2.71%

Per Capita Income

2021 Per Capita Income	\$22,409	\$22,022	\$22,022
2026 Per Capita Income	\$25,629	\$25,152	\$25,146
2021-2026 Annual Rate	2.72%	2.69%	2.69%



The City of Los Banos is located in the heart of San Joaquin Valley. A family-oriented community, which has managed to maintain its small-town atmosphere while accommodating growth. The City of Los Banos population is 40,000± and is situated on the west side of Merced County and is the second largest city in the county.

Los Banos has access to three major Highways. Interstate I-5, Highway 152 and Highway 165. Highway 99 is a 30 minute drive from Los Banos.

Conveniently located in the center of California, Los Banos is about two hours from the cities of San Francisco, Oakland, Sacramento and Yosemite National Park. Monterey and San Jose are accessible in one and a half hours. The San Joaquin's Valley's major cities of Stockton and Fresno are reachable within one hour. Nine million people live within a 3 hour drive of Los Banos; 2.3 million people live within a 75 mile radius.

Los Banos is commonly referred to as "The Crossroads" because State Highways 33, 152, and 165 pass through the city; Interstate 5 skirts its western boundaries.

With 89 community clubs/organizations, 27 churches, 51 parks, 26 playgrounds, numerous state & county parks, state and federal wildlife preserves, plus a multiplex cinema. The City Parks & Recreation offer recreational services for groups of ALL ages, and have an active Arts Council. Los Banos has been home to the Merced County Spring Fair (formerly May Day Fair) for near 100 years!