

4 PARCELS AVAILABLE · 3.33 ACRES TOTAL

PRIME HIGHWAY COMMERCIAL LAND FOR SALE

850, 846, 828 W. Pacheco Avenue (Hwy 152) & 1200 W. I Street · Los Banos, CA 93635



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PRIME HIGHWAY COMMERCIAL LAND FOR SALE

850, 846, 828 W. Pacheco Avenue (Hwy 152) & 1200 W. I Street · Los Banos, CA 93635

Property Description:

Situated on the west side of Merced County, the City of Los Banos is the County's second largest city. Los Banos is built along a segment of State Highway 152, approximately seven miles east of Interstate 5, and 32 miles west of Highway 99.

Location Description:

Parcels on the northeast corner of Pacheco Blvd (Hwy 152) are adjacent to the signalized intersection of Hwy 152 and West I Street with 72,284± average daily traffic.

Available Parcels: 027-130-011: 12,641± SF; 027-130-013: 28,061± SF;
027-130-014: 43,560± SF; 027-130-009: 60,984± SF

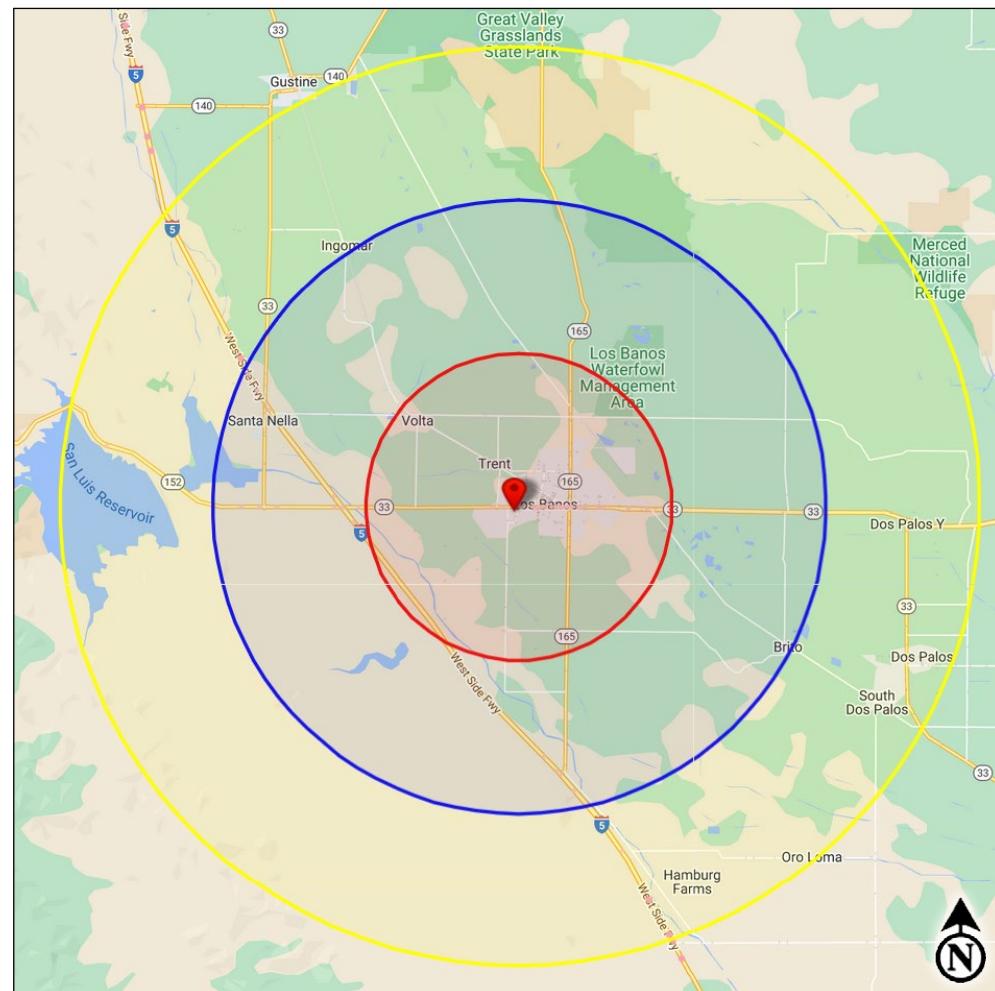
Price: \$2,730,000 (\$18.82± psf)

	<u>5 Mile</u>	<u>10 Miles</u>	<u>15 Miles</u>
Total Population:	50,649	54,615	65,829
Total Households:	14,018	15,158	18,484
Avg. HH Income:	\$85,301	\$84,406	\$83,889
Total Daytime Pop:	42,510	45,462	55,816

2024 Traffic Counts:

Pacheco Blvd (CA-152): 58,181 ADT
West I Street: 14,103 ADT
Intersection Total: 72,284 Avg Daily Traffic

Sources: Claritas, LLC; KalibrateTrafficMetrix



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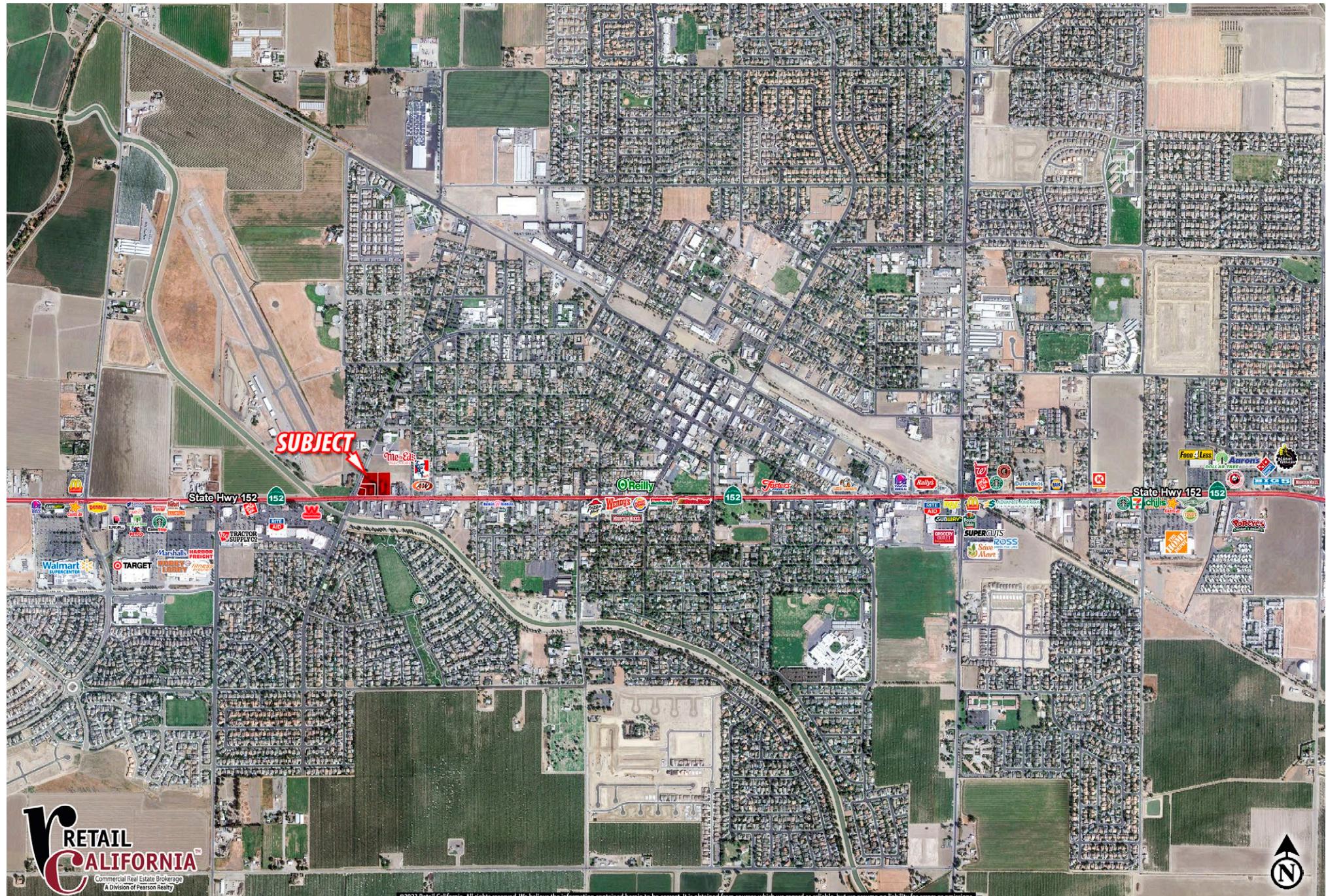
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RETAIL COMPETITION & INTERSECTION TRAFFIC AERIAL



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MAJOR RETAIL COMPETITION • LOS BANOS, CA

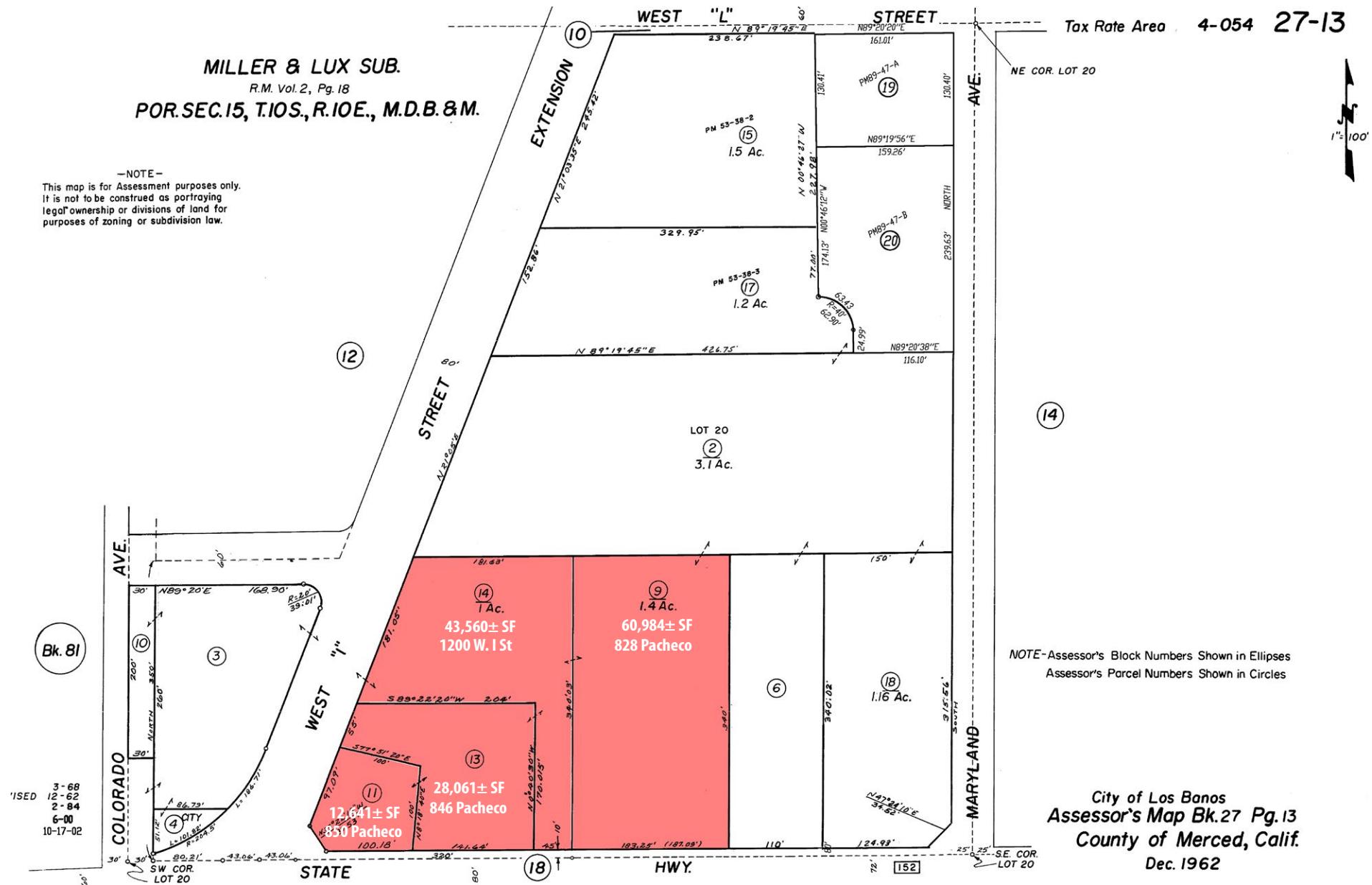


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CURRENT PARCEL MAP

MILLER & LUX SUB.
R.M. Vol. 2, Pg. 18
POR. SEC. 15, T. 10 S., R. 10 E., M.D.B. & M.

-NOTE-



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PROPOSED SITE PLAN & PARCEL MAP

FIRE DEPARTMENT NOTES:

- ALL BUILDINGS SHOULD BE SPRINKLED, INCLUDING GARAGE CANOPY
- ALL BUILDINGS SHALL HAVE A 150-FOOT HOSE THAT REACHES AROUND THE BUILDING AND NOT MORE THAN 150 FEET OF BACKUP DEAD-END SPACE FOR FIRE TRUCKS WITHOUT A T-TURN

POLICE NOTE:

- ALL STRUCTURES STILL HAVE CAMERAS AROUND EACH BUILDING TO PROVIDE SECURITY.

Fire Department Notes:

- ALL BUILDINGS SHOULD BE SPRINKLED, INCLUDING GAS CANOPY.
- ALL BUILDINGS SHALL HAVE A 150-FOOT HOSE THAT REACHES AROUND THE BUILDING AND NOT MORE THAN 150 FEET OF BACKUP DEAD-END SPACE FOR FIRE TRUCKS WITHOUT A T-TURN.

Police Note:

- ALL STRUCTURES STILL HAVE CAMERAS AROUND EACH BUILDING TO PROVIDE SECURITY.
- A CAMERA SHALL BE INSTALLED AT THE INTERSECTION OF Q.W. LST. AND PACHECO BLVD.

PARKING REQUIRED:
- 68 SPACES
- 30 PARKING SPACES (INCLUDING 3 VAN ACCESSIBLE) [CBC 2022, TABLE 11B-208.2]
- 80 ACTUAL PARKING SPACES = 17 EVCS CAPABLE SPACES
(25% OF 17 EVCS CAPABLE SPACES = 5 EVS SPACES PER) [CIBC 2022, TABLE 11B-208.2]
PARKING PROVIDED:
- 62 PARKING SPACES (TOTAL)
- 16 PARKING SPACES (INCLUDED (3 VAN ACCESSIBLE)
- 9 EVS READY SPACES
- 16 SPACES
- 16 FUEL CANOPY SPACES

Required Parking				
Name	Area	Factor	Min. Parking	Commercial Type
GAS STATION CANOPY	6333 SF			
General Retail				
C-STORE BUILDING	5569 SF ²	250	23	General Retail
CAR WASH	3743 SF ²	250	15	General Retail
Restaurants / Cafes				
DRIVE THRU DINER	2096 SF ²	181	17	Restaurants / Cafes
RETAIL BUILDING	8003 SF ²	181	34	Restaurants / Cafes
Grand total	24667 SF		89	

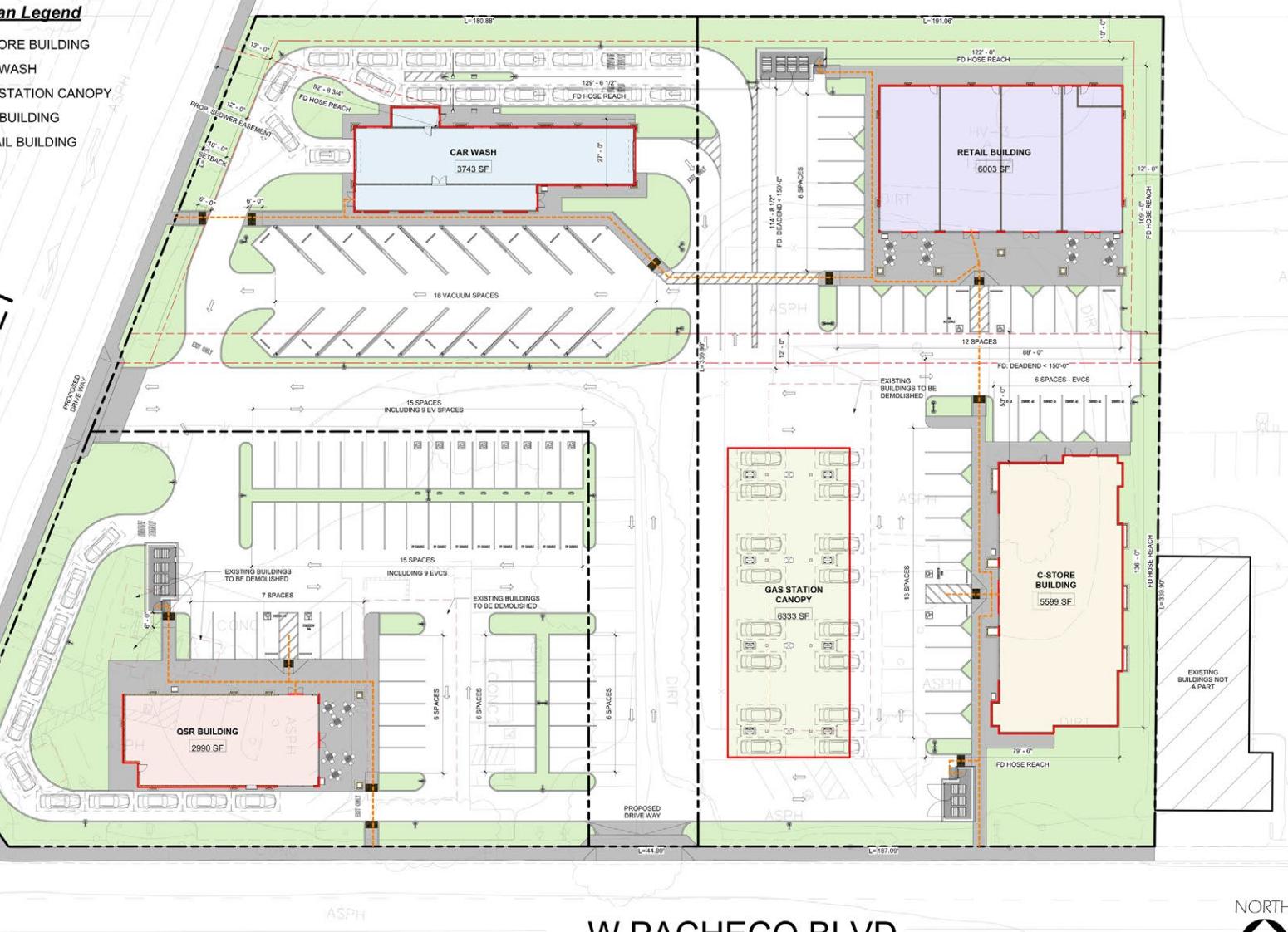
Site Legend

Site GLA Area		
Name	Number	Area
C STORE BUILDING	101	5689
CAR WASH	102	3743
QSR BUILDING	103	2990
RETAIL BUILDING	104	8000
		16334
GAS STATION CANOPY	105	6333
NON GLA		6333
Grand Total		22667

Revision
Number *Description* *Date*

Site Plan Legend

-  C-STORE BUILDING
-  CAR WASH
-  GAS STATION CANOPY
-  QSR BUILDING
-  RETAIL BUILDING



23-808

06/07/2024

**850 W Pacheco Blvd, Los
Banos, CA 93635**

DRAFT



DR101

Site Plan

W.PACHECO BLVD.

1 **Site Plan**

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