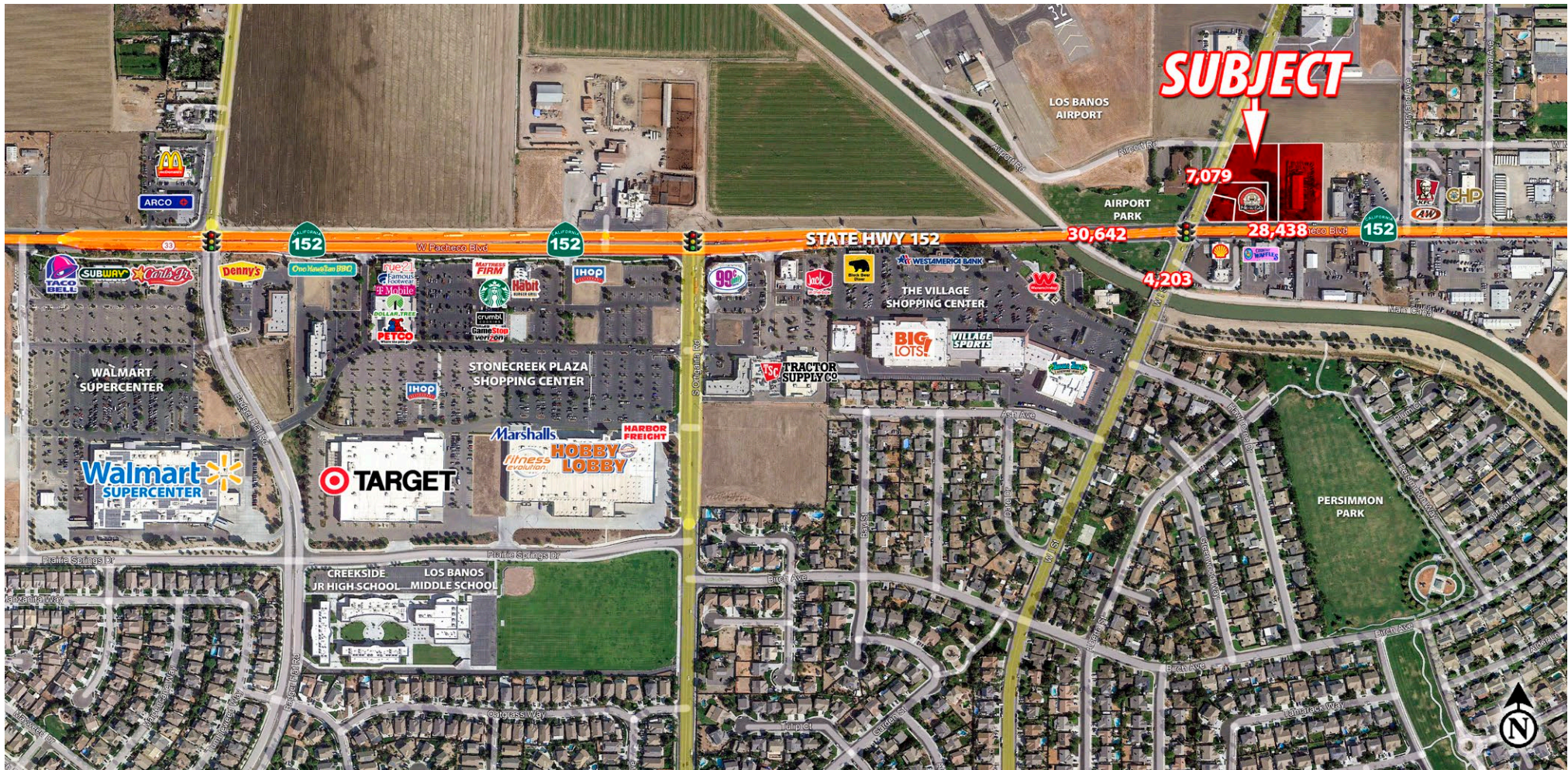


4 PARCELS AVAILABLE • 3.33 ACRES TOTAL

# PRIME HIGHWAY COMMERCIAL LAND FOR SALE

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



## RETAIL CALIFORNIA CRE

A Division of Pearson Realty

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Fresno, CA 92711

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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

## 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)

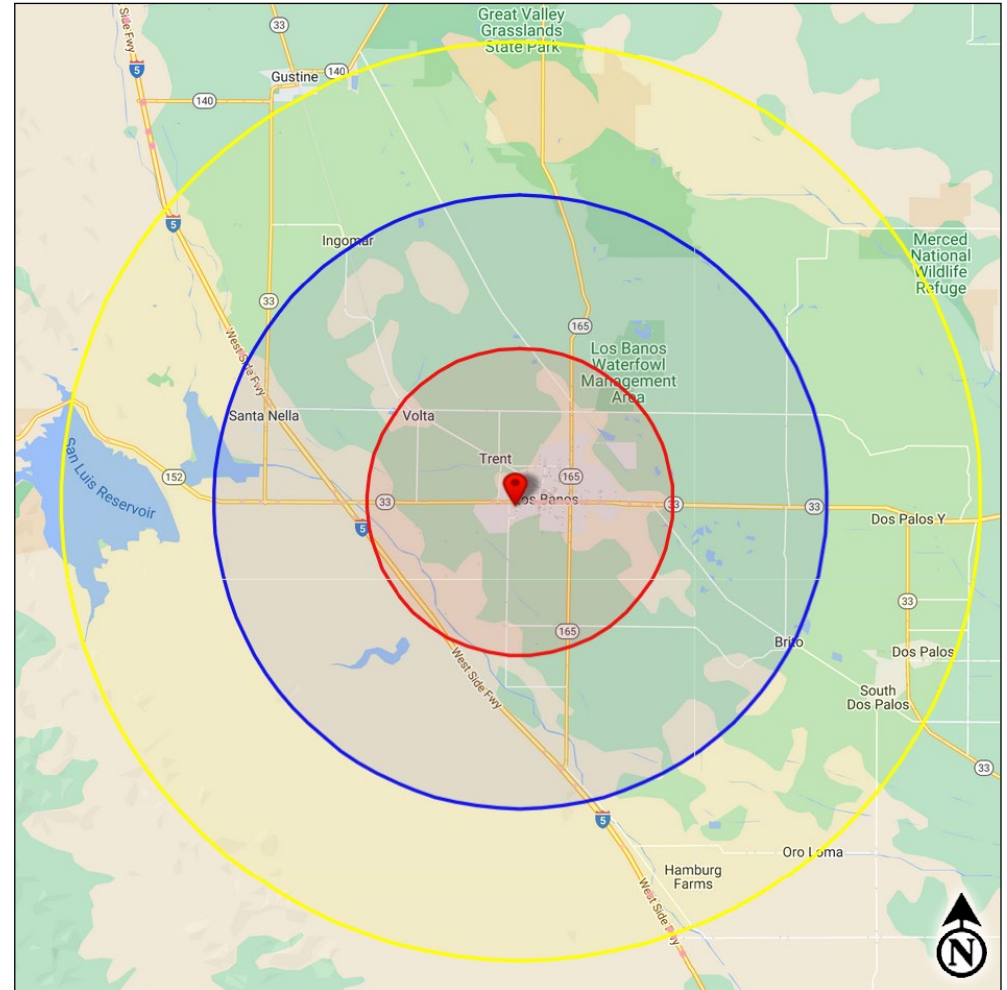
## 2024 Demographics:

	5 Mile	10 Miles	15 Miles
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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## 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. 10S., R. 10E., M.D.B. & M.**

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.

Tax Rate Area 4-054 27-13

NE COR. LOT 20

"= 100'

14

NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

City of Los Banos  
Assessor's Map Bk.27 Pg.13  
County of Merced, Calif.  
Dec. 1962

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# PROPOSED SITE PLAN & PARCEL MAP

## 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 W. 1ST AND PACHECO BLVD.

## PARKING REQUIRED:

- 82 SPACES
- 3 ADA 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 + 8 EVCS SPACES PER) [CBC 2022, TABLE 5.106.5.3.1]

## PARKING PROVIDED:

- 82 SPACES (TOTAL)
- 6 ADA SPACES INCLUDED (3 VAN ACCESSIBLE)
- 9 EVCS READY SPACES
- 15 EVCS SPACES
- 16 FUEL CANOPY SPACES
- 18 VACUUM SPACES

TOTAL SPACES PROVIDED: 116 SPACES

Required Parking				
Name	Area	Factor	Min. Parking	Commercial Type
GAS STATION CANOPY	6333 SF			
General Retail				
C-STORE BUILDING	5599 SF	250	23	General Retail
CAR WASH	3743 SF	250	15	General Retail
Restaurants / Cafes				
QSR BUILDING	2990 SF	181	17	Restaurants / Cafes
RETAIL BUILDING	6003 SF	181	34	Restaurants / Cafes
Grand Total	24697 SF		89	

## Site Legend

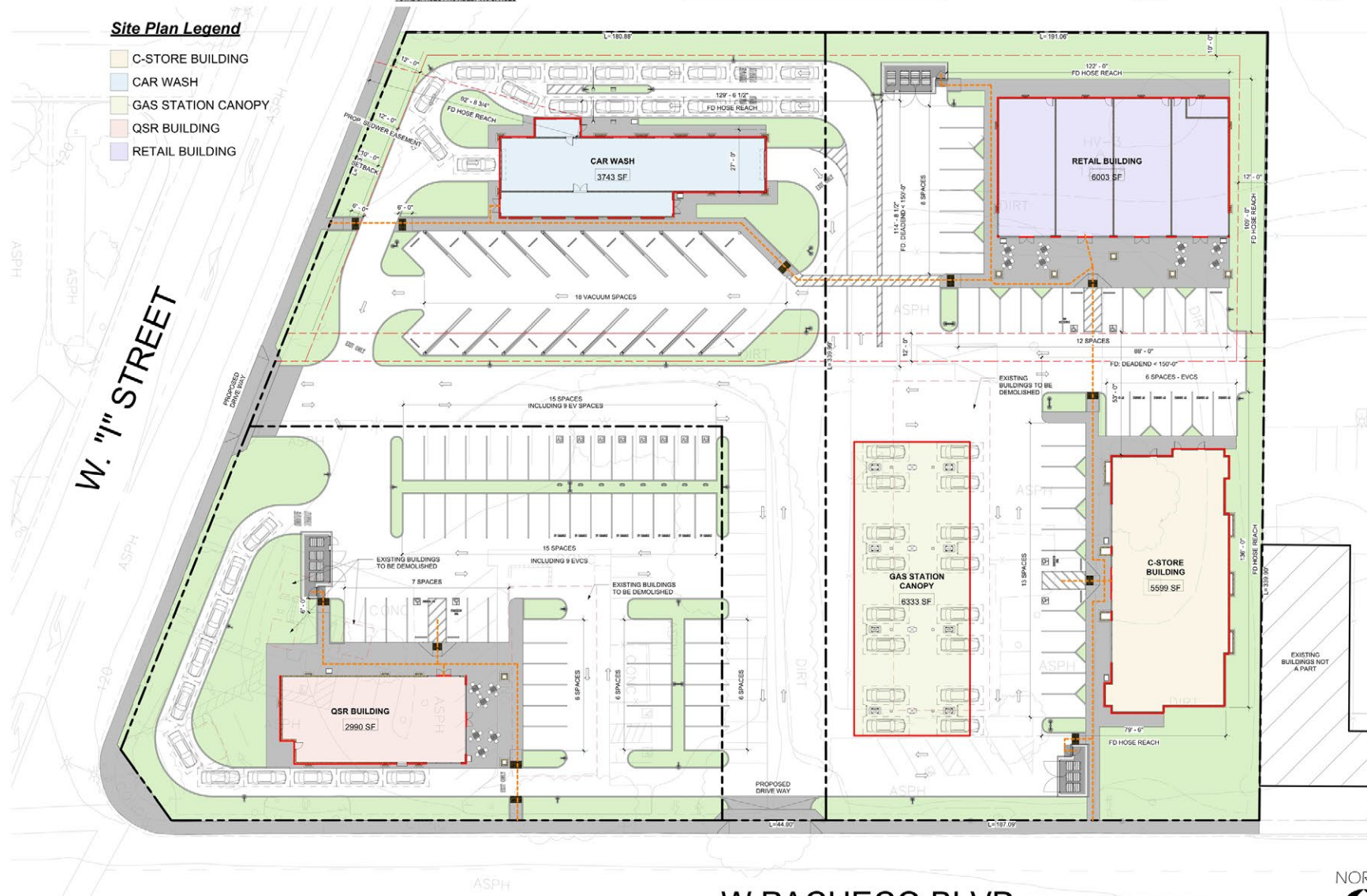
- EV
- EVCS
- EV CHARGING SPACE FOR FUTURE USE
- EV CHARGING SPACE PROVIDED WITH EVSE

Site GLA Area			
Name	Number	Area	
C-STORE BUILDING	101	5599 SF	
CAR WASH	102	3743 SF	
QSR BUILDING	103	2990 SF	
RETAIL BUILDING	104	6003 SF	
GAS STATION CANOPY	105	6333 SF	
NON GLA		6333 SF	
Grand Total		24697 SF	

Number	Revision	Description	Date
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## 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



DR101

Site Plan

1 Site Plan  
1" = 20'-0"

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