

FOR LEASE

Los Banos Shopping Center

1060 E PACHECO BLVD

Los Banos, CA 93635

PRESENTED BY:

JOSE LECHUGA, CCIM

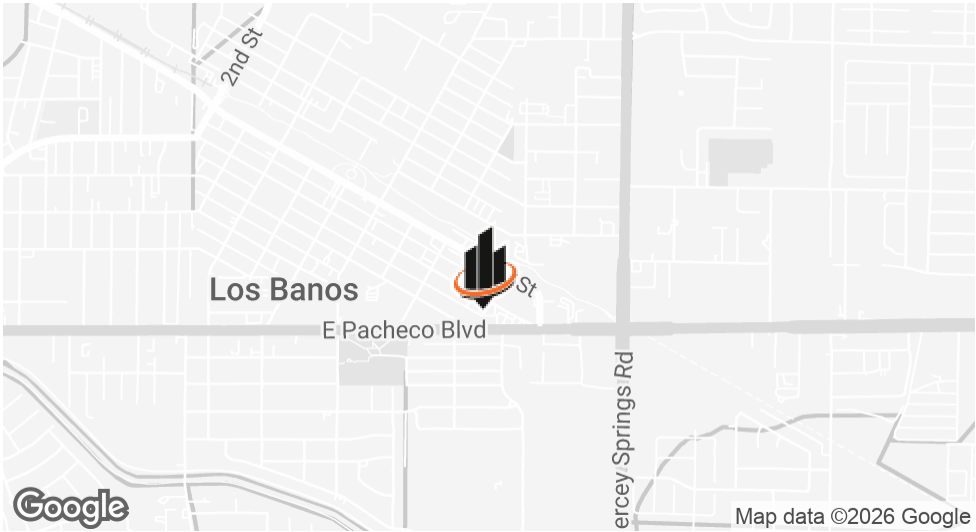
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CalDRE #02095520



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.70 SF/month (NNN's \$0.77 SF/month)
NUMBER OF UNITS:	7
AVAILABLE SF:	970
LOT SIZE:	0.29 Acres
BUILDING SIZE:	7,118 SF

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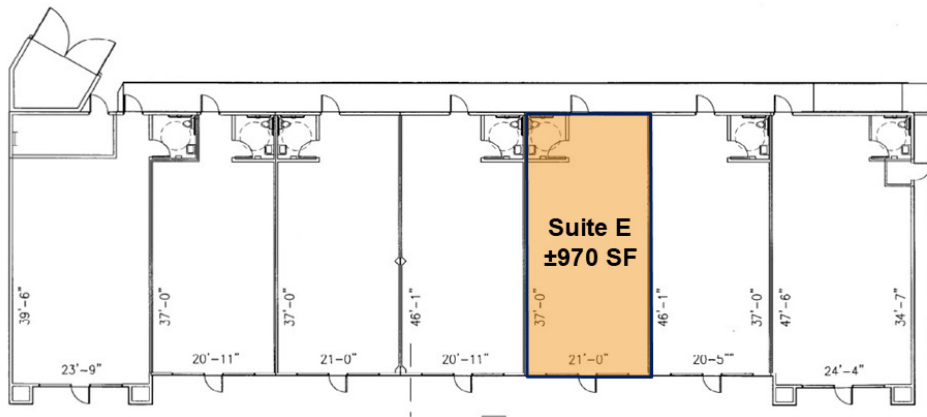
PROPERTY OVERVIEW

Well maintained multi-tenant retail building located on Pacheco Boulevard. The property is well-suited for a variety of businesses, from retail to office space. With its high visibility and easy accessibility, this location ensures maximum exposure for your business. The modern design creates an inviting environment for both customers and employees.

PROPERTY HIGHLIGHTS

- Available February 1, 2026
- Excellent Tenant Mix
- High Visibility and access along Highway 152
- Monument Sign Available
- Wide variety of concepts allowed

FLOORPLAN



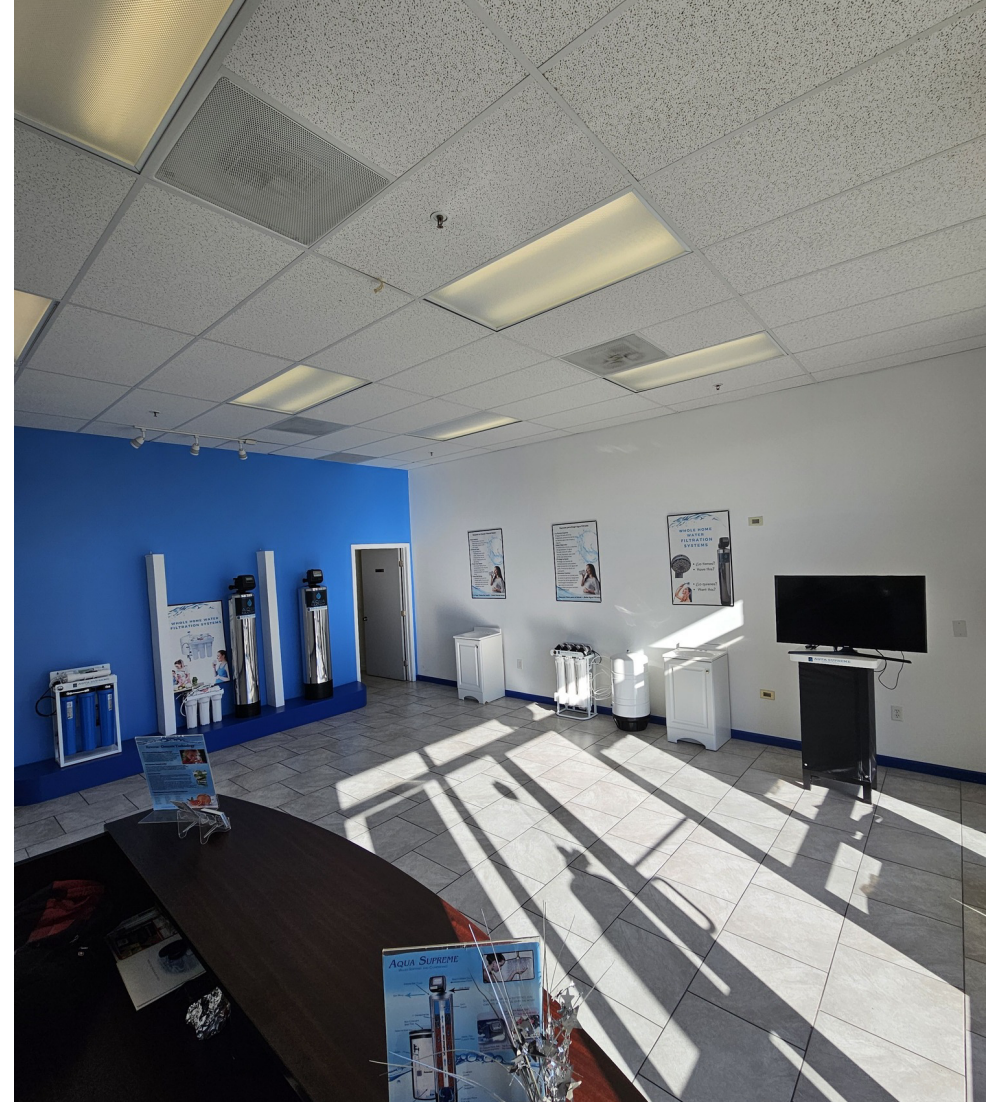
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ADDITIONAL PHOTOS



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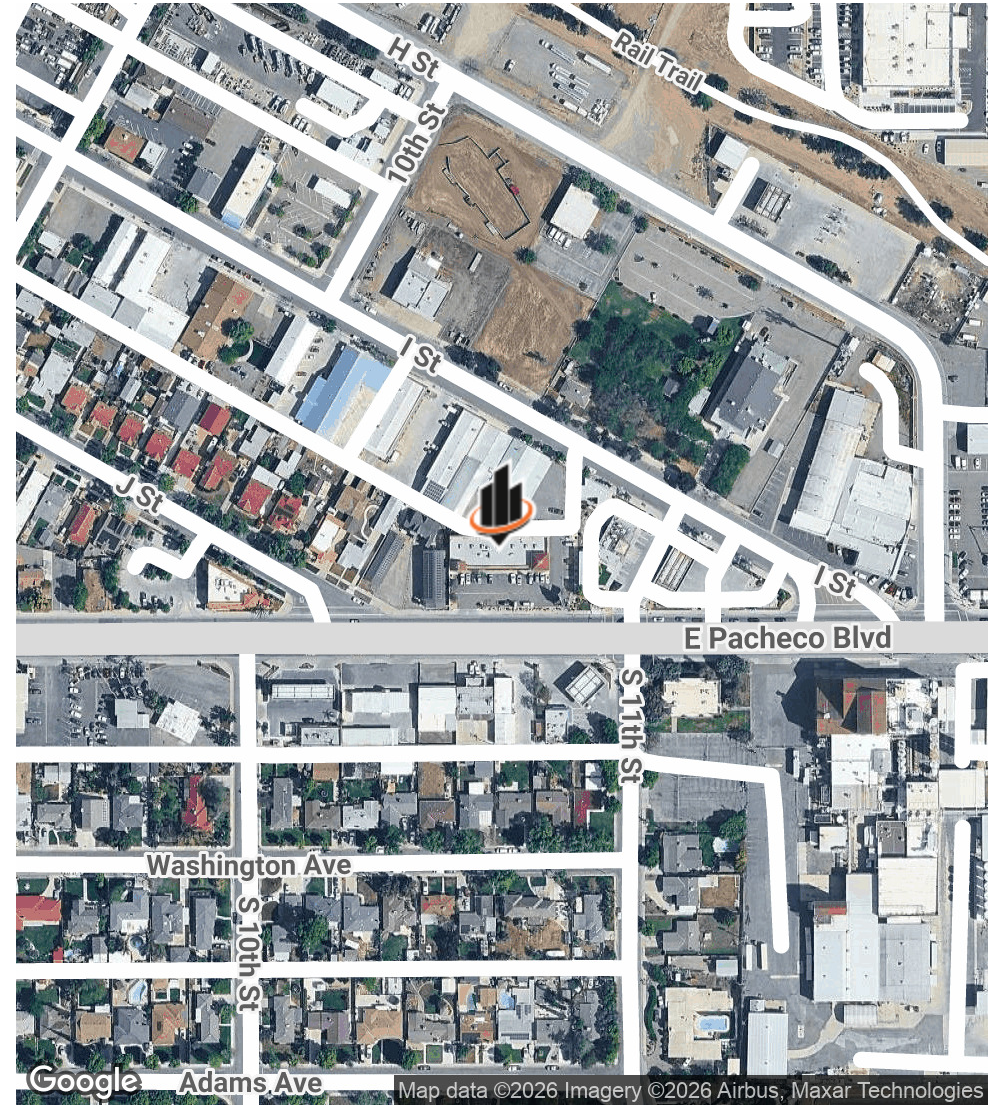
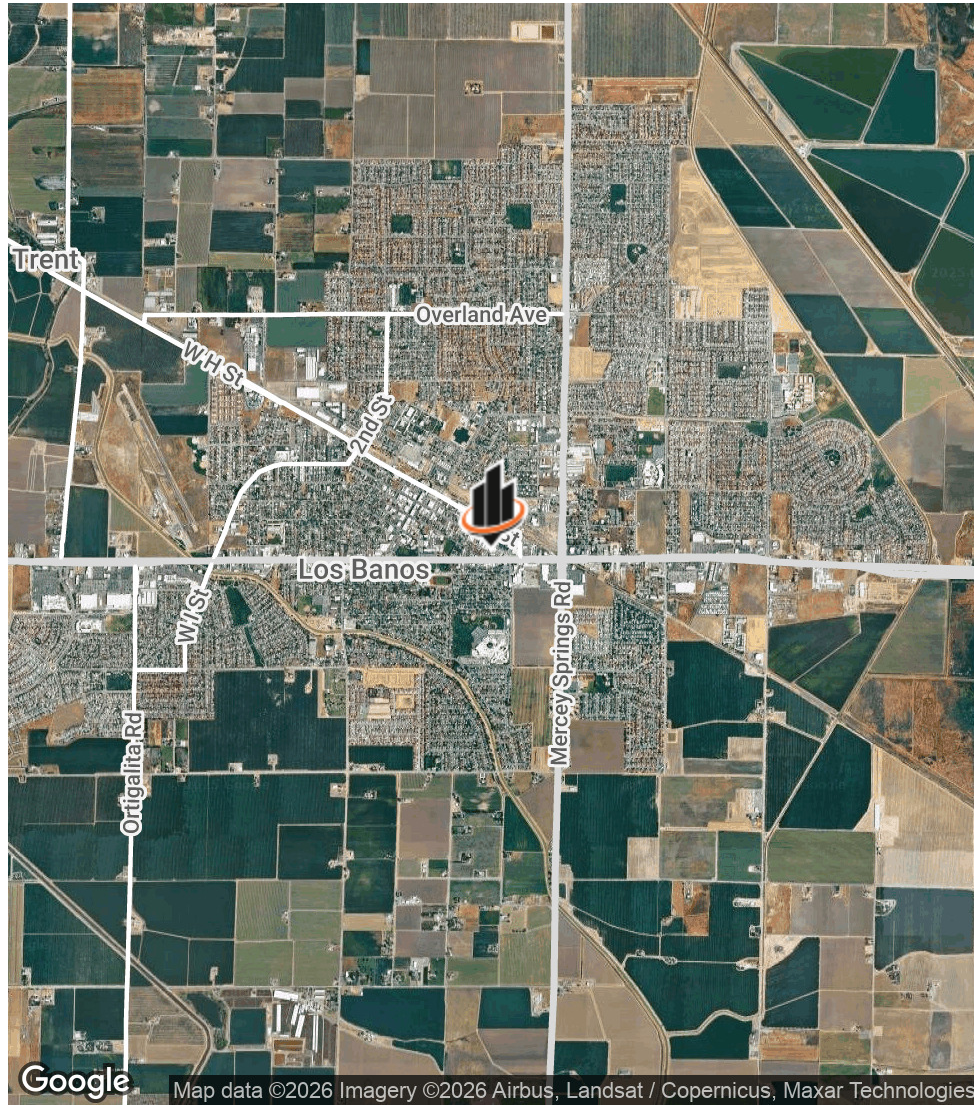
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LOCATION MAP



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LOS BANOS SHOPPING CENTER | 1060 E Pacheco Blvd Los Banos, CA 93635

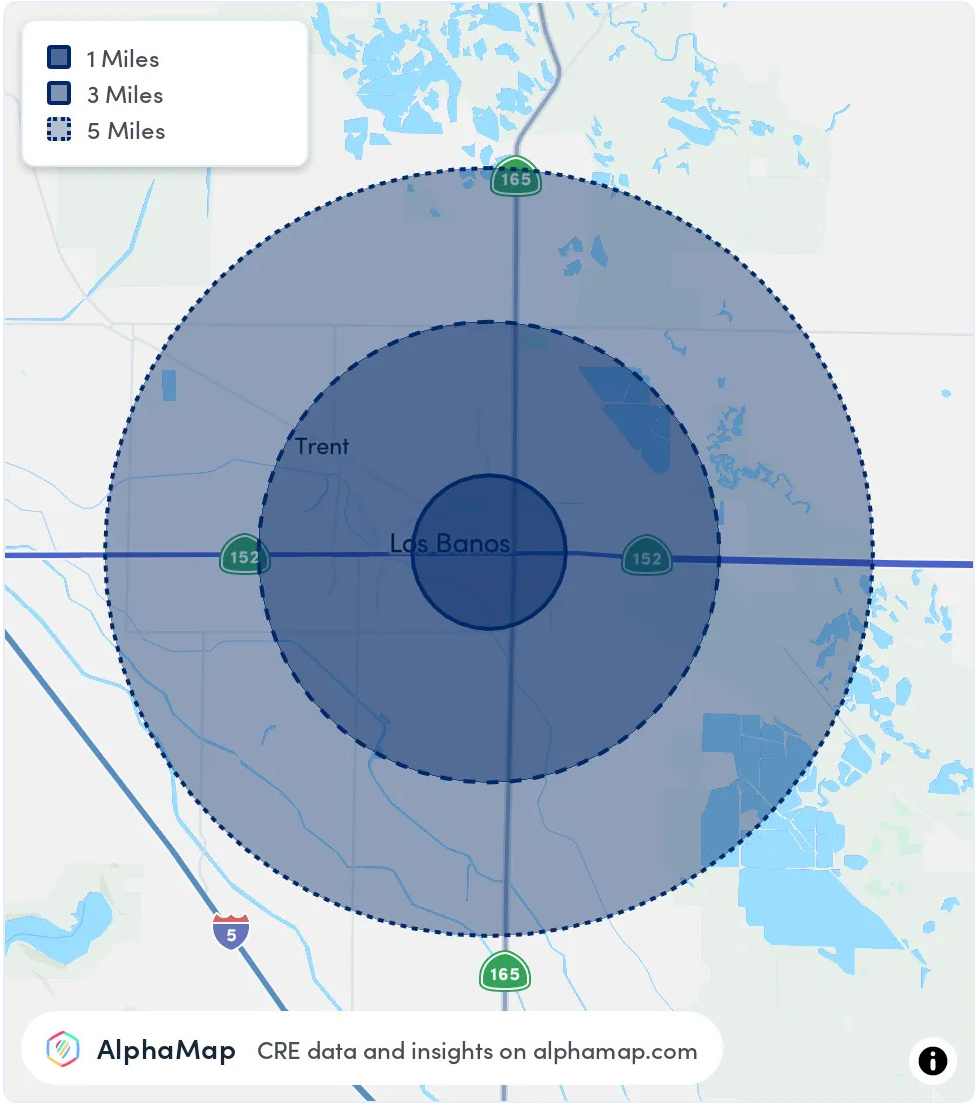
SVN | CAPITAL WEST PARTNERS

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,139	49,457	50,379
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	35	34	34
AVERAGE AGE (FEMALE)	37	35	35

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,369	13,646	13,927
PERSONS PER HH	3.2	3.6	3.6
AVERAGE HH INCOME	\$79,072	\$86,319	\$86,263
AVERAGE HOUSE VALUE	\$458,613	\$470,217	\$476,734
PER CAPITA INCOME	\$24,710	\$23,977	\$23,961

Map and demographics data derived from AlphaMap



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