

For Sale

±4.73 Acres Development Opportunity

NWC Mercey Springs Rd. (Hwy 165) & Overland Rd.
Los Banos, California

Ted Fellner
559 256 2435
ted.fellner@colliers.com
DRE #00977465

Gil Lara
559 256 2434
gilbert.lara@colliers.com
DRE #01356043

Joley Schwoerer
559 221 7394
joley.schwoerer@colliers.com
DRE #01467860

← Silicon Valley
±80 miles

← Interstate 5
8.8 miles | 57,770 ADT



Pacheco Blvd

HWY 152



Northpointe at
Regency Park
Planned 596
Homes

Southpointe at
Regency Park
Planned 510
Homes



Future Retail
Development



Site

Mercey Springs Rd

Property Summary

Approximately 4.73 acres available for sale in Los Banos, California, just south of Dollar General within the County of Merced. The subject property is located at the northwest corner of Mercey Springs Rd. (Highway 165) and Overland Rd. and is zoned Highway Commercial (H-C).

- Highway Commercial Zoning
- Near Residential Growth Area
- Underserved Retail Trade Area
- Asking Price: \$12.00 PSF

Location

NWC of Mercey Springs Road (Hwy 165) and Overland Rd., Los Banos, CA

Zoning

Highway Commercial Zoning (H-C), City of Los Banos

APN

082-072-027-000

Land Area

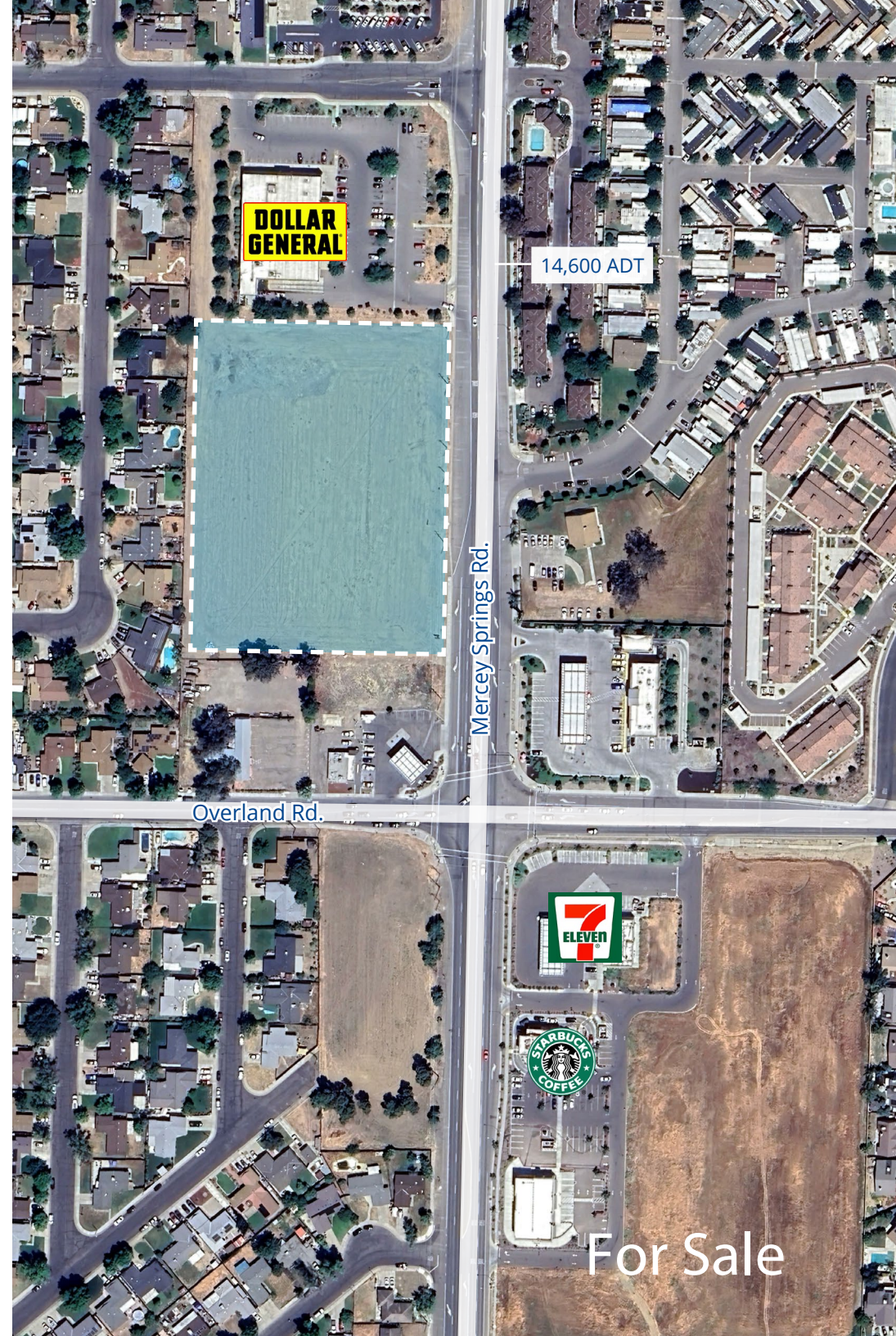
Approximately 4.73 acres

Asking Price

\$12.00 PSF

Property Restrictions

Contact Broker



City of Los Banos

Los Banos is located in Merced County, a mostly rural county located in the northern San Joaquin Valley region of California's larger Central Valley, approximately 8.8 miles east of Interstate 5.

To the east of Merced County are major recreational destinations like the Sierra National Forest, Yosemite Valley and Mono Lake. West of Merced County, California's Central Valley region transitions into the Monterey Bay coastline. Approximately 25 miles northeast of Los Banos is the City of Merced, the County seat, with a population of approximately 83,000 people. The City of Merced contains the newest University of California Campus, UC Merced, with approximately 8,000 undergraduate students. Merced County's other incorporated cities include Los Banos, Atwater, Livingston, Gustine, and Dos Palos. These cities are significantly smaller than the City of Merced, with populations of 38,000, 30,000, 13,000, 6,000 and 5,500 respectively, as of the 2010 U.S. Census. Most cities in Merced County, including Los Banos, have historically been characterized as small farming communities since their incorporation. The City of Los Banos has grown significantly within the last two decades, transitioning from a smaller, primarily agricultural town to the bustling, full-service community it is today. While most of the land area in Merced County and in the Central Valley region generally is dedicated to agriculture, the City of Los Banos itself is largely comprised of single-family neighborhoods, with commercial uses heavily concentrated along the Pacheco Boulevard corridor.

Los Banos provides quick access to the Silicon Valley (approximately 80 miles) and the Ports of Stockton (approximately 70 miles) via State Route 152. The city's population has changed with a continuing influx of people who work in the San Jose/Silicon Valley area but seek the semi-rural life of a small town within commuting distance of Silicon Valley. Los Banos is the connector between the Bay Area and the Central San Joaquin Valley.

Demographics

2024 Population

22,763

41,207

48,846

2024-2029 Population Growth

0.52%

0.66%

0.82%

2024 Average Household Income

\$95,588

\$92,581

\$95,707

2024 Number of Households

5,931

11,366

13,527

2024-2029 Household Growth

0.63%

0.77%

0.93%

Source: Esri, U.S. Census



City of
Los Banos
At the Crossroads of California



Pioneer Road Bypass

The City of Los Banos recently approved the Pioneer Road Bypass the will bypass the busy Highway 152 (Pacheco Boulevard) commercial district which will allow quicker access to Interstate 5, just west of Los Banos. The General Plan for Pioneer Road, currently a two-lane road, designates the road to be a four-lane arterial street. The Plan purposes future improvements that start at the existing two-lane Ward Road, which runs north-south and would connect Pioneer Road to Pacheco Boulevard at the east end of the project area. This connection will serve residents and local visitors, and offer an alternate route for travelers going through the City of Los Banos, especially at times of peak congestion, thus providing quicker access to Interstate 5, and both the Bay Area and the Central San Joaquin Valley.

The Pioneer Road Bypass will consist of two phases - a near-term phase and a long-term future phase.

Pioneer Road Bypass Project Overview



For Sale

±4.73 Acres Development Opportunity

NEC Mercey Springs Rd. (Hwy 165) & Overland Rd.
Los Banos, California

Ted Fellner

559 256 2435

ted.fellner@colliers.com

DRE #00977465

Gil Lara

559 256 2434

gilbert.lara@colliers.com

DRE #01356043

Joley Schwoerer

559 221 7394

joley.schwoerero@colliers.com

DRE #01467860



Future Retail
Development

Southpointe at
Regency Park
Planned
510 Homes

Mercey Springs Rd

Place Rd

Creekside
Junior
High

Pacheco Blvd



61,500 ADT



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved.