

LOS BANOS MOTEL

2509 E. Pacheco Blvd, Los Banos, CA.

18 units, including 9 one-bedroom and 9 two-bedroom rooms, plus a spacious manager's suite, sitting on slightly over 1 acre of land.

FOR MORE INFORMATION PLEASE CONTACT:



KELVIN CHEMPARATHY

REAL ESTATE AGENT

DRE# 02113152

Call: 209-675-3273

Mail: kelvin.chemparathy@experalty.com

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REALTY

The background image shows the Los Banos Motel, a long, single-story building with a red-tiled roof and light-colored walls. The building has a series of small, uniform units or rooms along its length. In front of the building is a large, paved parking lot. Several tall palm trees are scattered around the property, and there are some flowering bushes in the foreground. The sky is blue with some white clouds. The overall scene is bright and sunny, with long shadows cast across the parking lot.

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2509 E. Pacheco Blvd,
Los Banos, CA.

EXECUTIVE SUMMARY

LOS BANOS MOTEL

2509 E. PACHECO BLVD,
LOS BANOS, CA.

Zoning: H-C

APN: 084-250-010-000

Features: 18 units, including 9 one-bedroom and 9 two-bedroom rooms, plus a spacious manager's suite, sitting on slightly over 1 acre of land.

Located on the highly trafficked Pacheco Blvd highway 33, this property benefits from over 30,000 cars passing by each day, making it a prime location for travelers and visitors to the area. The motel is perfectly positioned amidst an array of franchise retail locations and new commercial developments, allowing for increased visibility and customer traffic. In fact, this stretch of Pacheco Blvd is fast becoming a central hub for business growth in Los Banos.

Adding to its potential, the Los Banos Motel sits on the corner of the future Pioneer Extension Project, a key infrastructure developmen



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

	1 Mile	2 Mile	3 Mile
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





Mobil



165

Miano
Elementary
School

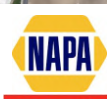
12,557 VPD

Los Banos
Junior
High School

Pacheco
High School

PREMIERE
CINEMAS

Walgreens



Los Banos
Elementary
School

H STREET

Westside
Union
Elementary
School

33

30,303 VPD

21,113 VPD

33

TOSCANOV



165

10,282 VPD

Los Banos
High School



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Los Banos, CA.

INTERIOR PICTURES





LOS BANOS MOTEL

2509 E. Pacheco Blvd,
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EXTERIOR PICTURES





EXCLUSIVELY LISTED BY



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The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Kelvin Chemparathy Commercial Advisors does not doubt its accuracy; however, Kelvin Chemparathy Commercial Advisors makes no guarantee, representation or warranty about the accuracy contained herein.

It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Kelvin Chemparathy Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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