

LEASE
1450 S Mercey Springs
Blvd

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Los Banos, CA 93635

PRESENTED BY:

MIKE PRIOLO

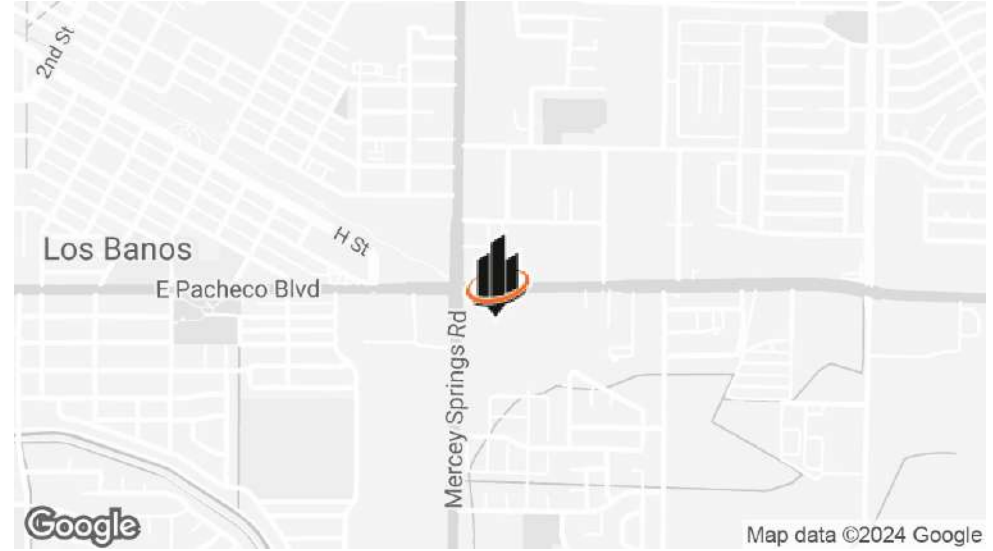
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CaDRE #01878385



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.25 SF/month (NNN)
BUILDING SIZE:	12,000 SF
AVAILABLE SF:	860 - 2,400 SF
LOT SIZE:	1.1 Acres
YEAR BUILT:	2000

PROPERTY OVERVIEW

Step into the perfect leasing opportunity within this co-anchored building, home to Ross and Save Mart Grocery. With versatile spaces ranging from 860 to 2400 square feet, each unit features its own restroom and HVAC system, providing convenience and comfort for tenants and customers alike. The building's prestigious co-anchor tenants draw a steady flow of shoppers, making it an ideal location for retailers to thrive. Don't miss the chance to secure your business in this prime retail space, offering the flexibility and amenities needed to succeed in a bustling commercial center.

PROPERTY HIGHLIGHTS

- - Prominent location in a thriving grocery-anchored shopping center
- - Spaces ranging from 860 to 2400 square feet
- - Each unit equipped with its own restroom and HVAC system
- - Co-anchored by Ross and Save Mart Grocery

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ADDITIONAL PHOTOS



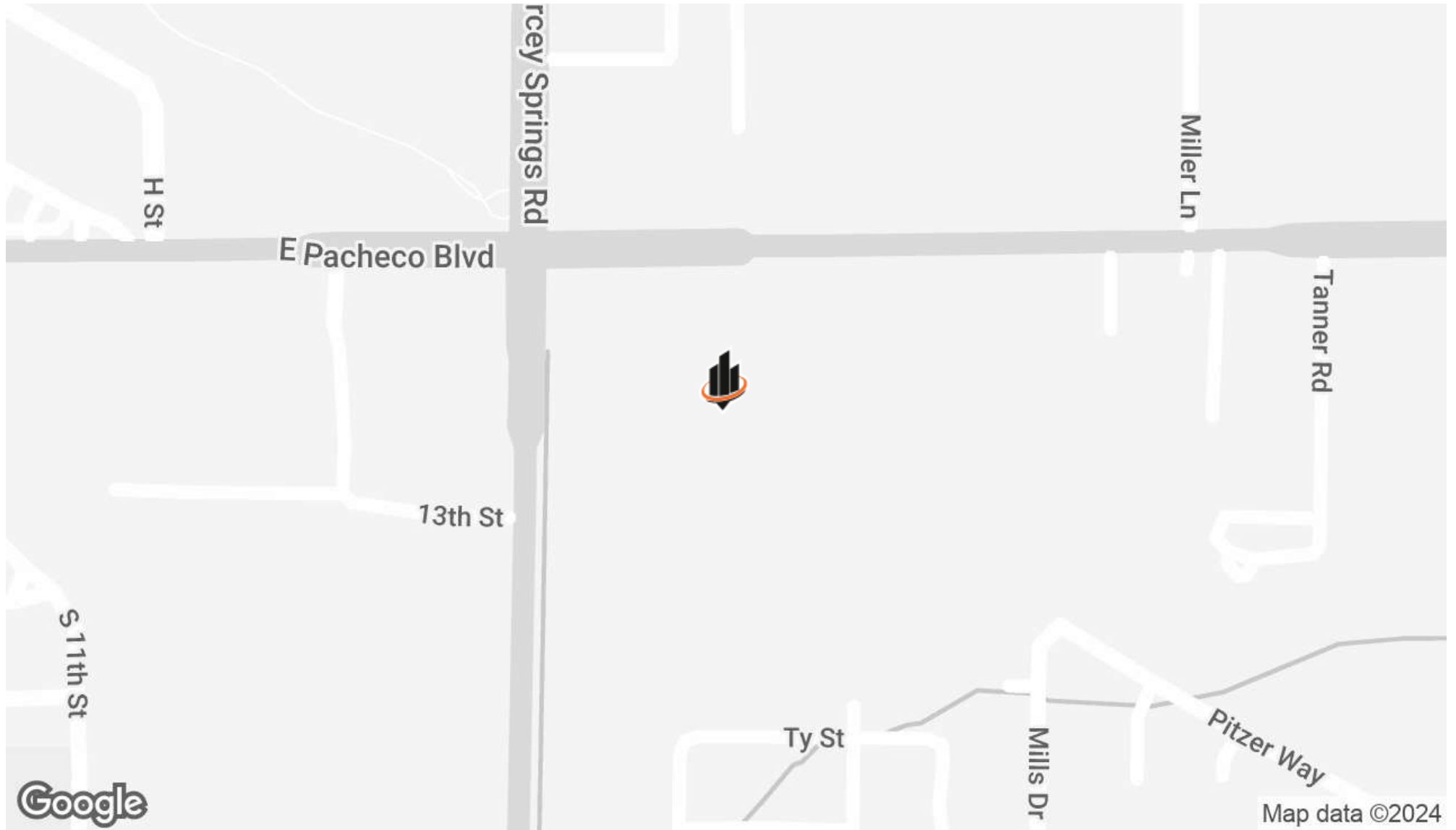
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

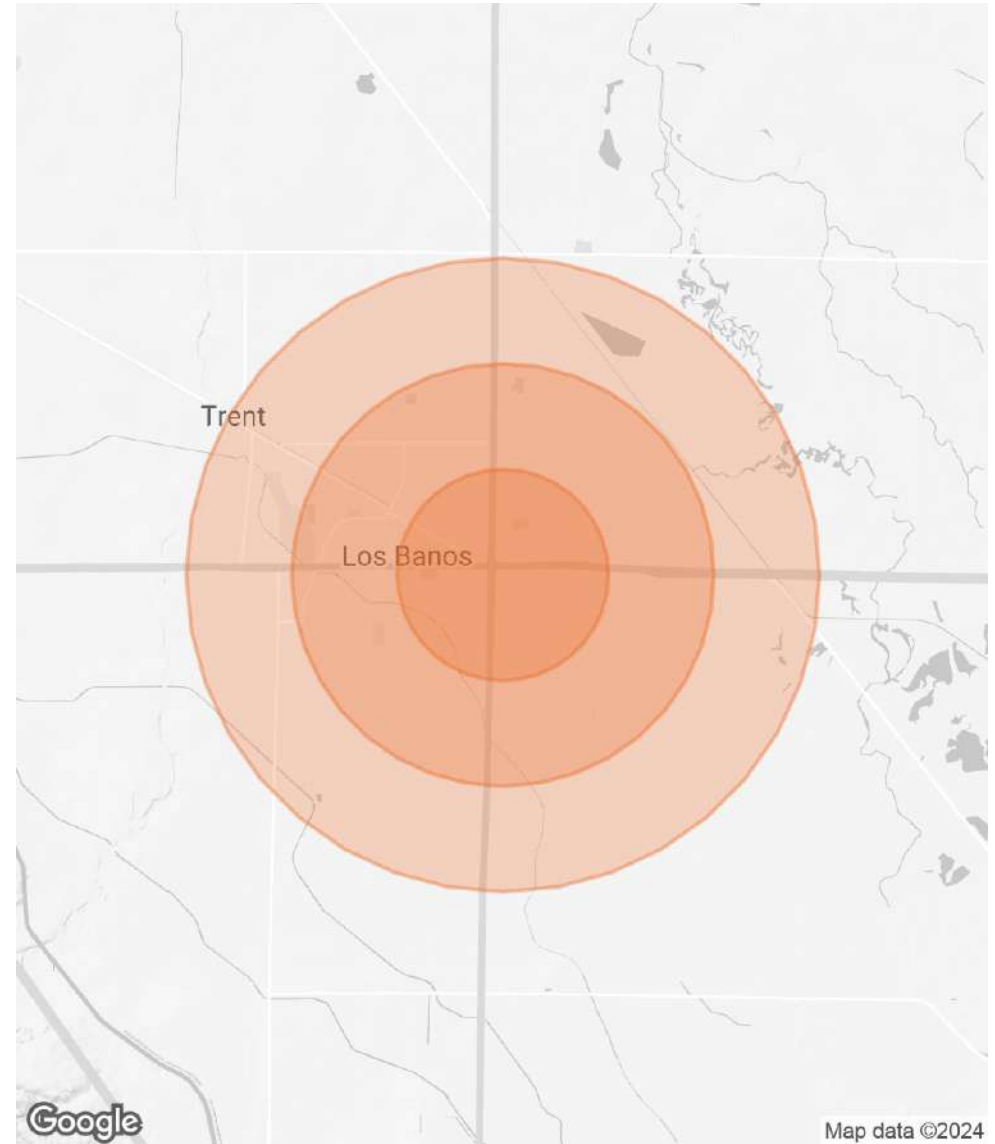
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,240	30,419	37,718
AVERAGE AGE	30.9	29.6	29.4
AVERAGE AGE (MALE)	33.8	30.7	30.1
AVERAGE AGE (FEMALE)	31.3	29.3	29.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,145	9,099	10,940
# OF PERSONS PER HH	2.9	3.3	3.4
AVERAGE HH INCOME	\$76,549	\$76,633	\$76,739
AVERAGE HOUSE VALUE	\$291,236	\$294,221	\$296,502

* Demographic data derived from 2020 ACS - US Census



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