

For Sale

PRICE
REDUCED

±4.73 Acres Development Opportunity

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

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◀ Silicon Valley
±80 miles

◀ Interstate 5
8.8 miles | 57,770 ADT

Site

Overland Rd

HWY
165

DOLLAR
GENERAL



Future Retail
Development

Northpointe at
Regency Park
Planned 596
Homes

Southpointe at
Regency Park
Planned 510
Homes

Mercey Springs Rd



Pacheco Blvd

HWY
152



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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 (H-C) Zoning
- Near Residential Growth Area
- Underserved Retail Trade Area
- Asking Price: \$8.00 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

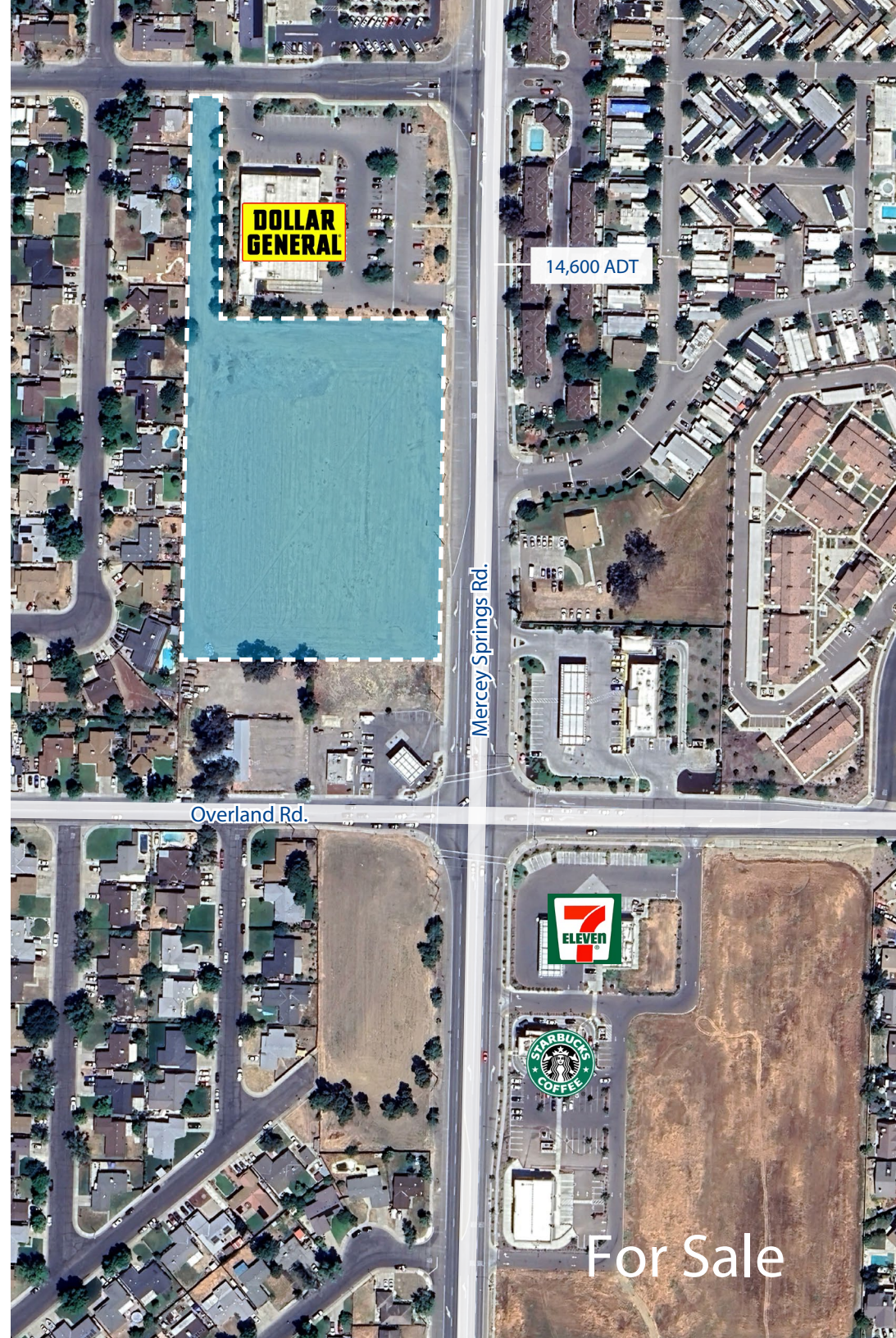
±4.73 acres (206,038 SF)

Asking Price

~~\$12.00 PSF~~ \$8.00 PSF or \$1,648,000

Property Restrictions

Contact Broker





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**DOLLAR
GENERAL**

72

PK 112-28-92H
(27)
4.73Ac.

Mercey Springs Road

Overland Road

Permitted Uses

- Sit-Down Restaurants (with or without bar)
- Hotels/Motels
- Medical/Dental Offices or Urgent Care
- National Bank or Credit Union Branch
- Fitness Center/Gym/Boutique Wellness
- Franchise Retail that Sells Non-Grocery Products
- Drive-Thru Coffee or Beverage Shop

Development Opportunity Desired Uses

- Sit-Down Restaurant
- Coffee Drive-Thru
- Small Hotel or Medical/Professional Building

Non-Permitted Uses Due to Deed Restrictions

- Grocery/Convenience Stores or Mini-Marts
- Dollar Stores or Discount Stores
- Pharmacy Chains
- Liquor-Only Store or Standalone Bars/Taverns
- Car Washes or Residential Developers
- Vet Hospital or Second-Hand/Used Goods Retailers

City of Los Banos

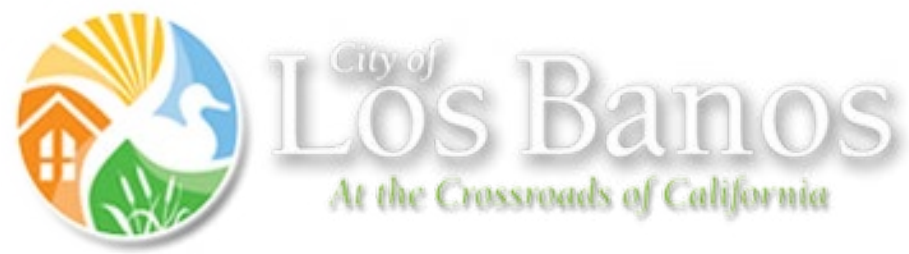
Los Banos is located in Merced County, a mostly rural county located in the northern San Joaquin Valley region of California's larger Central Valley, approximately 8.8 miles east of Interstate 5.

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 Miles | 3 Miles |
|-------------------------------|----------|----------|----------|
| 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



Pioneer Road Bypass

The City of Los Banos recently approved the Pioneer Road Bypass that 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 as a four-lane arterial street. The Plan proposes future improvements that start at the existing two-lane Ward Road, which runs north-south and would connect Pioneer Road to Pacheco Boulevard. This connection will serve residents and local visitors, and provide 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.



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