

AVAILABLE FOR SALE
26.93± ACRES OF LAND

CALIFORNIA 152 & WARD ROAD

LOS BANOS, CA



Rachael Orlando
Vice President
t 559-447-6252
rachael@retailcalifornia.com
CA RE Lic. #01890236

Vincent Giorlando
Sales Associate
t 559-447-6225
vincent@retailcalifornia.com
CA RE Lic. #02225390

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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PROPERTY INFORMATION

Lot Size: 26.93± Acres
Zoning: Commercial / Residential
APN: 083-140-021-000 (*Merced County*)
Asking Price: Please Contact For Details

HIGHLIGHTS

- Potential Residential or Commercial Development
- High Traffic Intersection
- Runs along proposed Los Banos Pioneer Road Widening Project

RESOURCE LINKS

[City of Los Banos Pioneer Widening Project Fact Sheet](#)

[Los Banos Adopted General Plan 2024](#)

[Pacheco Boulevard Complete Streets Plan](#)

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	12,659	50,687	54,189
	2024 Estimate	11,555	46,927	50,174
	Growth 2024-2029	9.56%	8.01%	8.00%
	Growth 2020-2024	31.16%	11.42%	8.11%
	Growth 2010-2020	8.38%	23.57%	23.74%
HOUSEHOLDS	2029 Projection	3,334	13,934	14,931
	2024 Estimate	3,050	12,961	13,876
	Growth 2024-2029	9.30%	7.51%	7.60%
	Growth 2020-2024	31.90%	10.43%	7.53%
	Growth 2010-2020	3.93%	16.50%	16.58%
	2024 Est. Average HH Income	\$65,554	\$69,642	\$70,489

Source: Claritas 2024

TRAFFIC COUNTS

26,118± ADT

Pacheco Boulevard at Ward Road
(East & Westbound)

Source: Kalibrate TrafficMetrix 2024



Proposed Parcel Map Key

Parcel 1 3.70± Acres
Parcel 2 3.60± Acres
Parcel 3 3.30± Acres

Parcel 4 4.90± Acres
Parcels 1-4 For Commercial Use
Remainder For Residential Use

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ADJACENT AERIAL MAP



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RETAIL COMPETITION MAP



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