# AVAILABLE FOR SALE 26.93± ACRES OF LAND

# CALIFORNIA 152 & WARD ROAD LOS BANOS, CA Tires LES SCHWAB ampm SITE



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 Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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# **CALIFORNIA 152 & WARD ROAD**

LOS BANOS, CA

**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

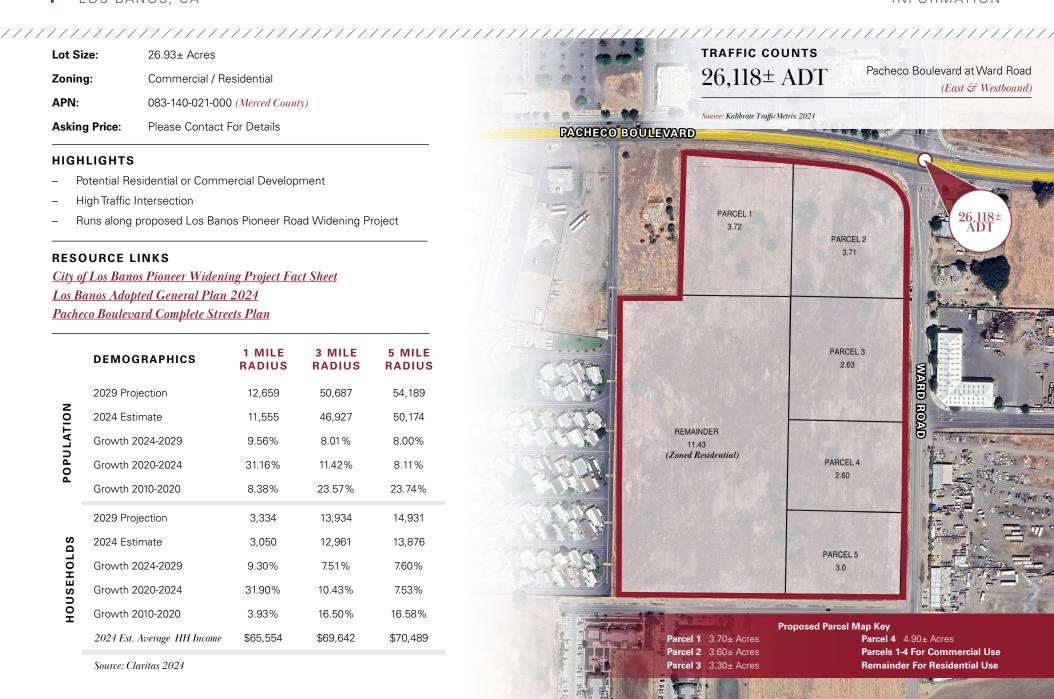
- High Traffic Intersection
- Runs along proposed Los Banos Pioneer Road Widening Project

## **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%
ноиѕеногрѕ	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



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