

For Sale

±1.16 Acres Development Opportunity

NEC Mercey Springs Rd. (Hwy 65) & Mission Dr.
Los Banos, California

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◀ Silicon Valley
±80 miles

◀ Interstate 5
8.8 miles | 57,770 ADT

Northpointe at
Regency Park
Planned 596
Homes

Southpointe at
Regency Park
Planned 510
Homes

HWY 165

Overland Rd

Mercey Springs Rd

Pacheco Blvd

HWY 152

DOLLAR GENERAL

K

STARBUCKS COFFEE
7 ELEVEN

Site

Future Retail
Development

McDonald's

TACO BELL

Rally's

Walgreens
Jack in the box
Dutch Bros
Starbucks Coffee

Food 4 Less
Family Dollar
Big 5 Sporting Goods
Panda Express

JCP
VSC TRACTOR SUPPLY CO

99 Cents Only
Black Bear Diner

Wendy's
Burger King
Pizza Hut

RITE AID

McDonald's

Home Depot
Dollar General
Chili's
Carls Jr.

Denny's
Taco Bell
Petco
Target
Habit Burger Grill
Blaze
Hobby Lobby
Dollar Tree
Famous Footwear
Starbucks Coffee

LOS BANOS
TIGERS

Save Mart
ROSS
DRESS FOR LESS

Colliers

Property Summary

The subject property is located at the northeast corner of Mercey Springs Rd. (Highway 165) and Mission Dr. in the City of Los Banos, California within the County of Merced. The parcel is improved land with curb, gutters and sidewalk.

- Potential Drive-Thru
- Highway Commercial Zoning
- Prominent Intersection
- Residential Growth Area
- Underserved Retail Trade Area

Location

Northeast corner of Mercey Springs Road (Hwy 165) and Mission Dr., Los Banos, CA

Utilities

Water: 8" line in Mercey Springs Rd. (Hwy 165) and 12" line in Mission Drive.

Sewer: 12" line in Mercey Springs Rd. (Hwy 165)

Storm Drain: 30" line in Willmott Rd

Zoning

Highway Commercial Zone (H-C)

APN

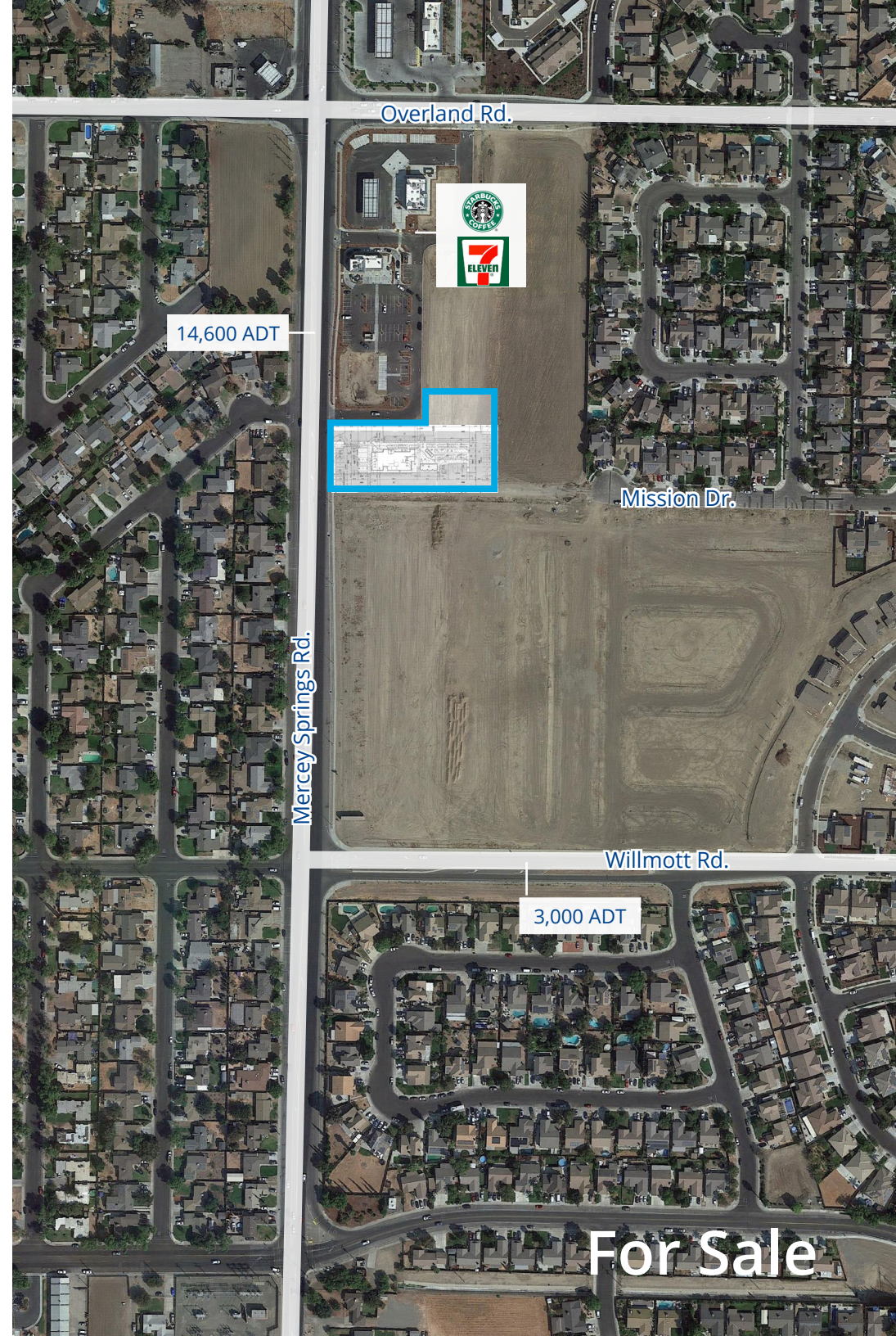
424-120-032-000

Land Area

Approximately 1.16 acres

Asking Price

Contact Broker



Overland Rd.

14,600 ADT

Mission Dr.

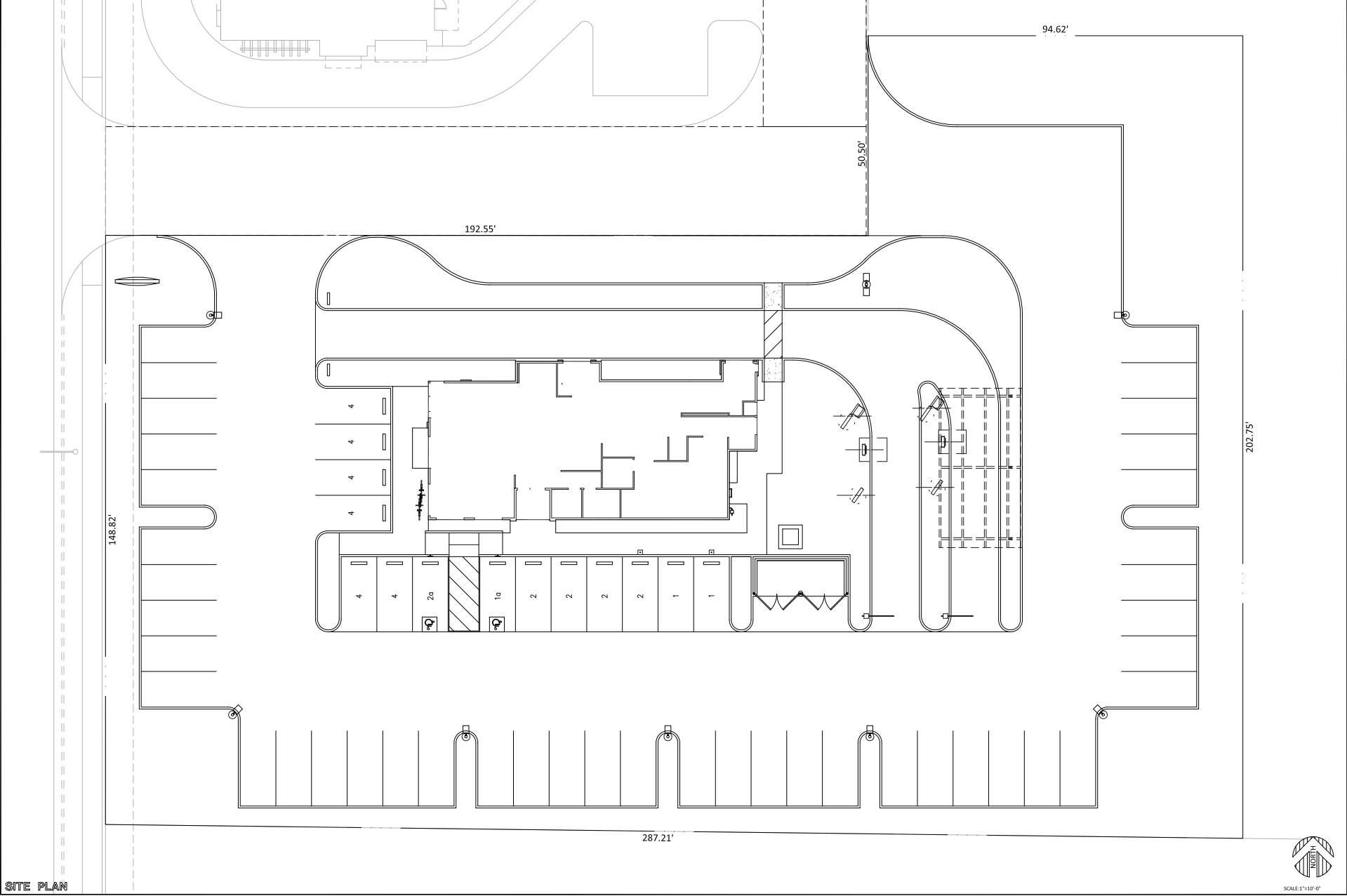
Mercey Springs Rd.

Willmott Rd.

3,000 ADT

For Sale

A Conceptual Property Site Plan



SITE PLAN



SCALE: 1"=10'-0"

Conceptual Property Elevations

Sample Building 1



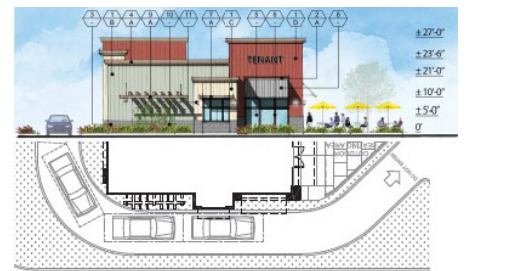
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

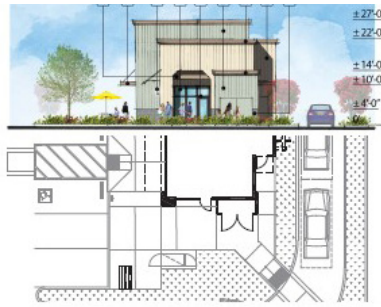


2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

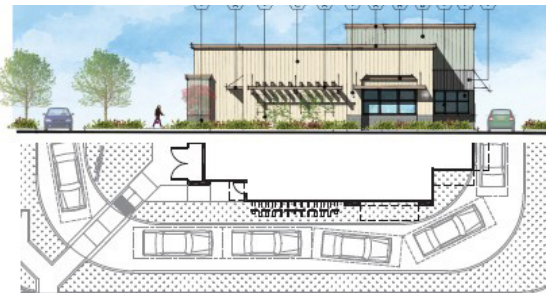
Sample Building 2



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

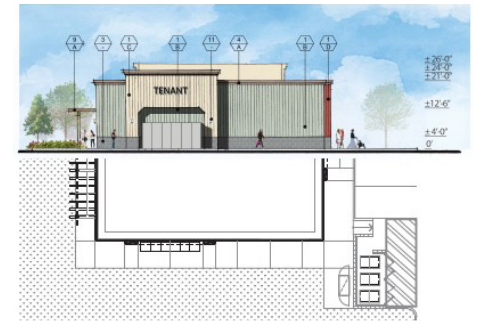


NORTH ELEVATION

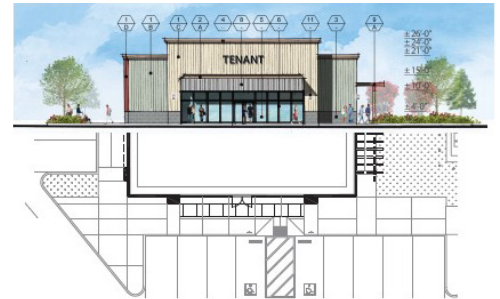


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Sample Building 3



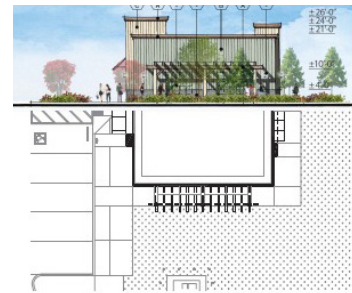
3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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

2023 Population

21,209

43,453

48,518

2023-2028 Population Growth

0.38%

0.77%

0.79%

2023 Average Household Income

\$77,527

\$79,605

\$82,051

2023 Number of Households

5,596

12,107

13,438

2023-2028 Household Growth

0.82%

0.90%

0.92%

Source: Esri, U.S. Census



City of
Los Banos
At the Crossroads of California

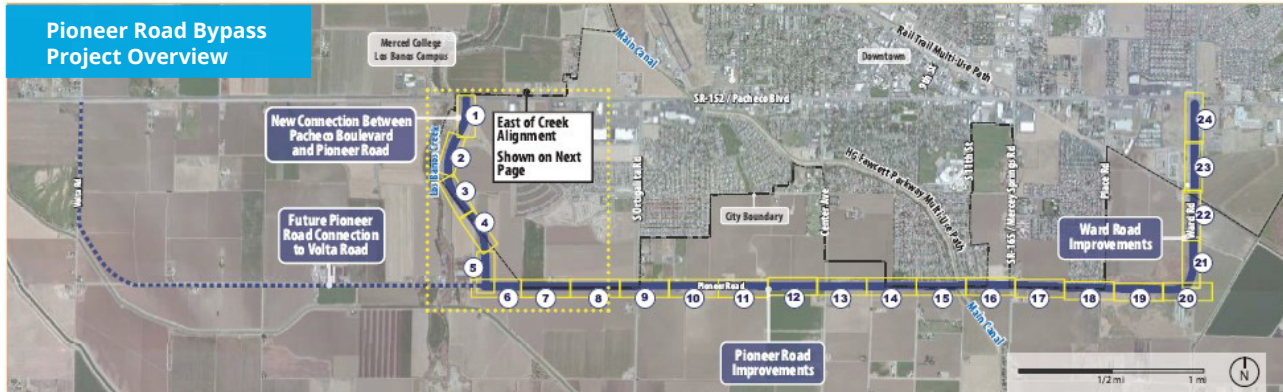


Pioneer Road Bypass

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



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Accelerating success.



Mercey Springs Rd

Future Retail
Development

Southpointe at
Regency Park
Planned
510 Homes

Place Rd

Creekside
Junior
High

Pacheco Blvd



61,500 ADT



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