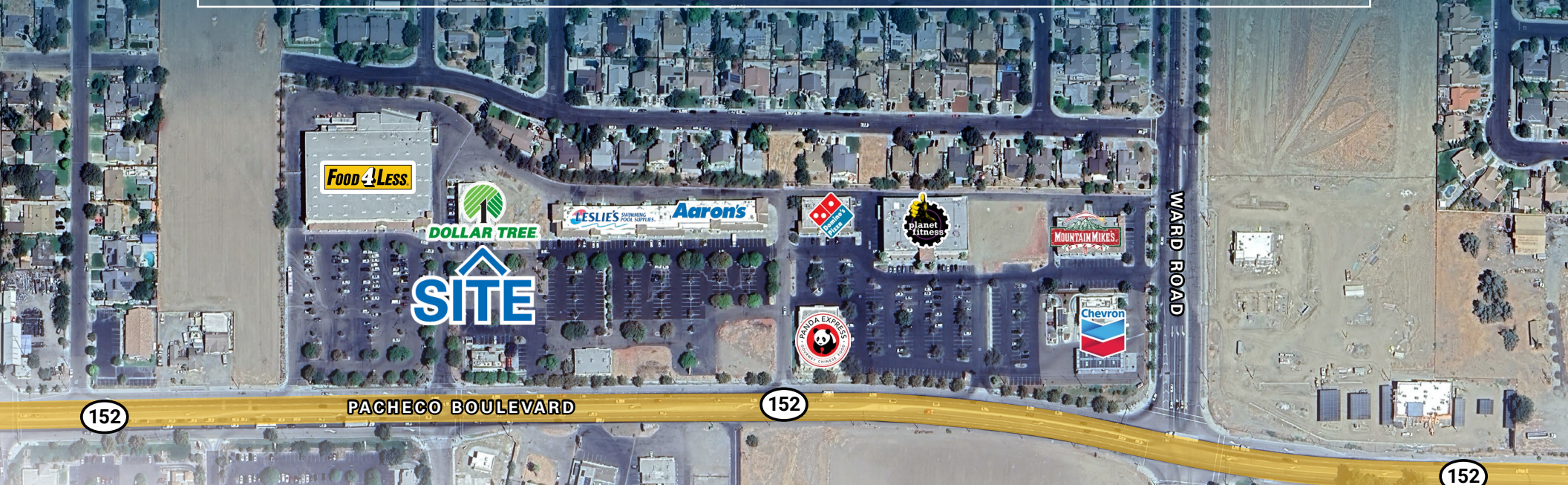


AVAILABLE FOR SALE
COMMERCIAL INVESTMENT PROPERTY

2120 E. PACHECO BOULEVARD

LOS BANOS, CA



For information, please contact:

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MCKENNEY
Investment Properties

2120 E. PACHECO BOULEVARD
LOS BANOS, CA

PROPERTY
INFORMATION

Tenant:	Dollar Tree <i>(National Credit Tenant)</i>
Leasing Status:	Tenant recently exercised the first of six 5 year option periods
Lease Inception:	July 1, 2014
Lease expiration:	June 30, 2029
Lease Type:	NNN
NOI / Cap Rate: <i>(Current)</i>	\$164,132 / 6.4%
NOI / Cap Rate: <i>(2029 extension)</i>	\$189,143 / 7.37%
Building Size:	8,320± SF
Lot Size:	1.00± Acre
Zoning:	GC <i>(General Commercial)</i>
APN:	428-160-031 <i>(Merced County)</i>

HIGHLIGHTS

- Excellent visibility along State Highway 152 (E. Pacheco Blvd) with 54,213± ADT
- Recent lease extension- demonstrating commitment to location
- Attractive rent increases: 15% in 2029 and 10% every five years thereafter.
- Adjacent to major retailers, restaurants, and shopping centers
- Stabilized, income-producing asset with long-term national credit tenant in place

\$2,566,000.00
OFFERED AT



2120 E. PACHECO BOULEVARD
LOS BANOS, CA

PROPERTY
DESCRIPTION

Offered for sale is a prime commercial property located at 2120 E. Pacheco Boulevard in Los Banos, CA—an exceptional investment opportunity with a national credit tenant in place. The property is currently leased to Dollar Tree, who recently exercised their five year option, demonstrating their commitment to the location.

The property is part of a regional multi tenant shopping center anchored by Food For Less grocery that rests along Highway 152 Los Banos' vibrant retail corridor with over 54,000 vehicles per day at the intersection.

Neighboring tenants include Home Depot, McDonald's Starbucks, Chili's, Panda Express and more.



2120 E. PACHECO BOULEVARD

LOS BANOS, CA

AREA DEMOGRAPHICS

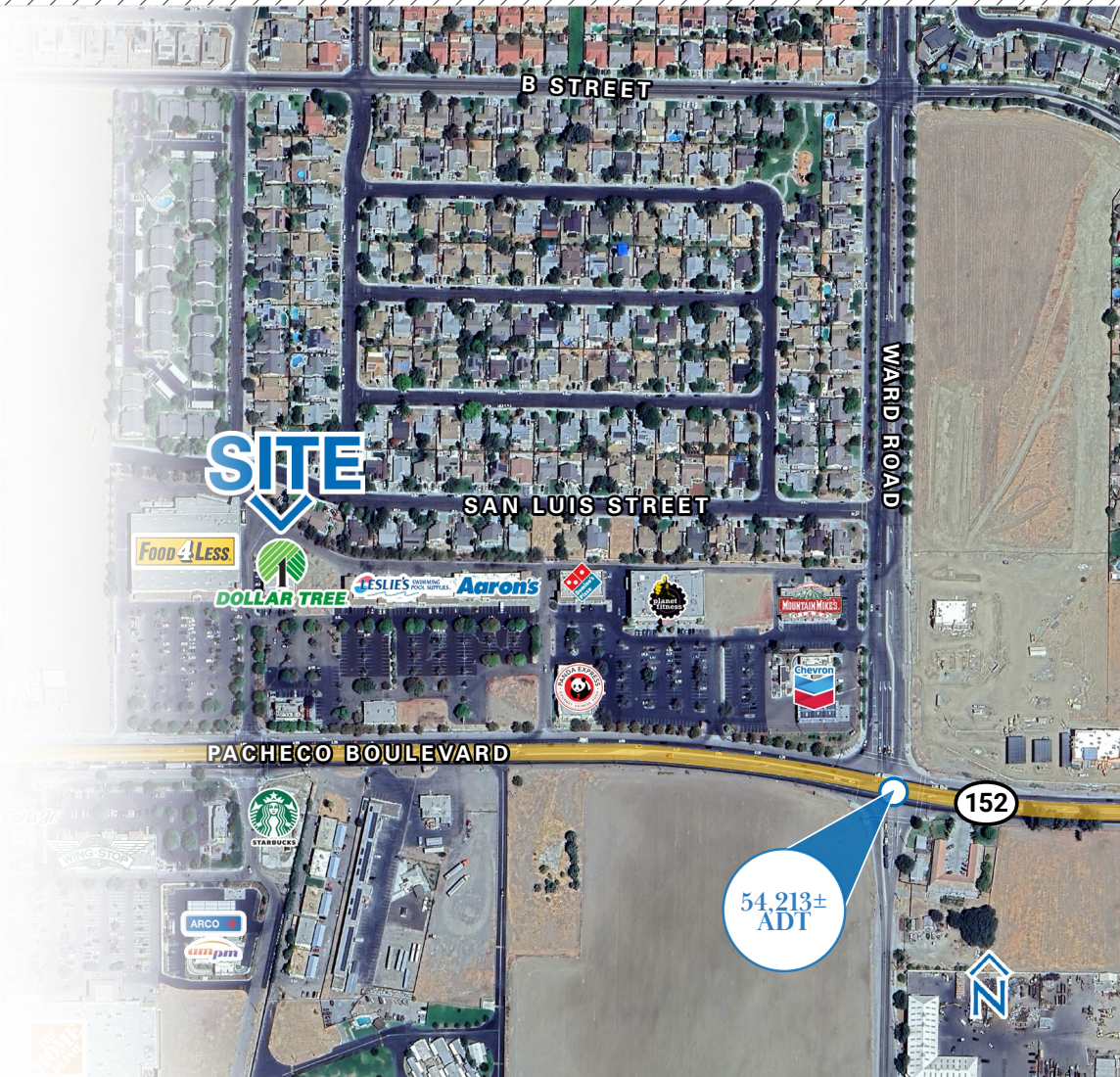
LOCATION DESCRIPTION

2120 E. Pacheco Boulevard is ideally located in the heart of Los Banos, CA, along State Highway 152—a major east-west arterial connecting the Central Valley to the Central Coast. This high-traffic corridor sees significant daily commuter and commercial vehicle flow, offering unparalleled exposure for tenants. The property is positioned within a well-established commercial zone, surrounded by national retailers, shopping centers, and essential services. Nearby tenants include Grocery Outlet, dd's Discounts, Starbucks, and McDonald's, contributing to strong consumer draw in the area. The site also benefits from proximity to dense residential neighborhoods and key community amenities, including Pacheco High School and Los Banos Memorial Hospital. As Los Banos continues to grow due to its affordability and accessibility to the Bay Area, this location stands out as a strategic and high-demand investment market.

HOUSEHOLD POPULATION

POPULATION GROWTH	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Growth 2024-2029	9.24%	8.03%	8.01%
Growth 2020-2024	25.27%	9.96%	8.24%
Growth 2010-2020	11.22%	24.67%	23.62%
Growth 2024-2029	9.03%	7.56%	7.61%
Growth 2020-2024	24.51%	8.94%	7.68%
Growth 2010-2020	7.53%	17.31%	16.46%
2024 Est. Average HH Income	\$82,365	\$85,136	\$85,437

Source: Claritas 2025



TRAFFIC COUNTS

54,213± ADT

Source: Kalibrate TrafficMetrix 2024

Pacheco Boulevard at Ward Road
(Eastbound & Westbound)

Lease Execution		
11/18/2012		
Current Term	Annual Rent	
7/1/2024 - 6/30/2029	\$164,132.26	
Extension (Option) Dates	Annual Rent	% Increase
7/1/2029 - 6/30/2034	\$189,143.04	15%
7/1/2029 - 6/30/2039	\$208,056.96	10%
7/1/2029 - 6/30/2044	\$228,863.04	10%
7/1/2029 - 6/30/2049	\$251,748.96	10%
7/1/2029 - 6/30/2054	\$276,924.00	10%

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