

MIXED USE LAND FOR SALE
26.93± ACRES OF LAND

CALIFORNIA 152 & WARD ROAD

LOS BANOS, CA



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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%
	<i>2024 Est. Average HH Income</i>	\$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 4	4.90± Acres
Parcel 2	3.60± Acres	Remainder For	
Parcel 3	3.30± Acres	Residential Use	

CALIFORNIA 152 & WARD ROAD

LOS BANOS, CA

ADJACENT AERIAL MAP



PACHECO BOULEVARD

FUTURE
CAMARENA HEALTH

WARD ROAD

152



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RETAIL COMPETITION MAP



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