

# T. KALJIAN REAL ESTATE

## For Sale 1711 E Pacheco Blvd

### \$1,450,000



Mixed-Use Investment Opportunity! Restaurant & Residential Income! Unique mixed-use investment opportunity with residential income and a standalone restaurant space located in a highly accessible area near the highway. The property includes income-producing residential units along with a commercial restaurant building that offers excellent potential for renovation or redevelopment. The restaurant space is currently in need of significant improvements, making it an ideal opportunity for an investor or owner-operator looking to bring new life to the space. With existing residential income and strong upside potential, this property is priced to sell and ready for the right vision. This property must be purchased with adjacent property 1725 E Pacheco Blvd.

Tom Kaljian ~ Broker DRE #00528796  
209-769-8091  
645 Pacheco Blvd. Los Banos CA 93635



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## 1711 E Pacheco Blvd, Los Banos, CA 93635-4905

<b>Presented By:</b> Thomas Kaljian  LIC: 00528796 Primary: 209-826-8864 Secondary: 209-769-8091 tom@losbanosrealestate.com <a href="http://www.losbanoscommercialrealestate.com">http://www.losbanoscommercialrealestate.com</a>	<b>T. Kaljian Real Estate</b> LIC: 00528796 645 Pacheco Blvd. Los Banos CA 93635 209-826-8864 <a href="http://www.losbanosrealestate.com">http://www.losbanosrealestate.com</a>
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<b>LP:</b> \$1,450,000	<b>Status:</b> Active 03/05/26	<b>Area:</b> 20411	<b>DOM/CDOM:</b> 7/7
<b>Price/SqFt:</b> \$1,133.70	<b>SqFt:</b> 1,279 / Assessor Auto-Fill	<b>Year Built:</b> 1964	<b>Lot Acres:</b> 0.8464



<b>Pending Date:</b>	<b>Days in Escrow:</b>
<b>Close Date:</b>	<b>Close Price:</b>
<b>CP % LP:</b>	<b>Close Price / SqFt:</b>
<b>Special Listing Conditions:</b> Offer As Is	
<b>Listing Service:</b> Full Service	

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[Map](#)

[Mortgage Calculator](#)

### Public Remarks

**Public Remarks:** Mixed-Use Investment Opportunity! Restaurant & Residential Income! Unique mixed-use investment opportunity with residential income and a standalone restaurant space located in a highly accessible area near the highway. The property includes income-producing residential units along with a commercial restaurant building that offers excellent potential for renovation or redevelopment. The restaurant space is currently in need of significant improvements, making it an ideal opportunity for an investor or owner-operator looking to bring new life to the space. With existing residential income and strong upside potential, this property is priced to sell and ready for the right vision.

### Directions

**Directions to Property:** Right off East Hwy 152 across the street from circle K  
**Cross Street:** Miller Lane

### General Information

<b>Property Subtype:</b> Mixed Use <b>County:</b> Merced <b>APN:</b> 083-130-051-000 <b>Additional APNs:</b> <b>APN#2:</b> <b>APN#3:</b> <b>Zoning:</b> H-C <b>County Use Code:</b> CA <b>Census Tract:</b> 23.03 <b>Lot SqFt (approx) / Source:</b> 36869 / Assessor Auto-Fill <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1964 Assessor Auto-Fill <b>Current Use:</b>	<b>Building Name:</b> <b>Construction Materials:</b> Stucco <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b> <b>Signs:</b> <b>Foundation:</b> <b>Percent Office:</b> <b>Maximum Available SqFt:</b>
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**Total Parking Spaces:**  
**Parking Features:** Carport

### Financials / Spaces

<b>Financial Data Source:</b> <b>Gross Scheduled Income:</b> \$8539 <b>Net Operating Income:</b> <b>Income Includes:</b> Rent <b>Cap Rate:</b> <b>Gross Rent Multiplier:</b> <b>Operating Expense:</b> <b>Operating Expense Includes:</b> <b>Maintenance Expense:</b> <b>Management Expense:</b> <b>Insurance Expense:</b> <b>Utilities Expense:</b> <b>Taxes Expense:</b> <b>Other Expense:</b>	<b>Owner Pays:</b> <b>Lessee Pays:</b> <b>Lessor Pays:</b> <b>Tenant Pays:</b> Electricity, Gas, Varies by Unit <b>Vacancy Factor:</b> Leased: <b>Existing Lease Type:</b> <b>Types of lease(s):</b> <b>Lease Term:</b> <b>Lease Deposit:</b> <b>Anchor Co Tenants:</b> <b>Major Tenant Phone:</b> <b>Minimum Lease (Yrs):</b> <b>Maximum Lease (Yrs):</b> <b>Net Rentable SqFt:</b> <b>Rentable:</b>
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### Financials / Spaces

Space:	Year(s) Lease:	\$/ SqFt:	SqFt:	Comments
1			2260	front restaurant
2			1294	duplex ea unit approx 647 sq ft
3			980	single family unit
4			911	single family -----unit #5 1442 sq ft duplex,unit A 641 sq ft unit B 801 sq ft

### Disclosures / Restrictions

**Disclosures /Documents:**

**Certified Firewise Community:**

**Firewise Community Name:**

**Bonds/Asmts/Taxes:**

### Property Information

**Building Class:**

**Location:** Freeway Nearby,Restaurant Nearby,Shopping Nearby,Other

**Building Features:** 1 Restroom Per Unit,Patio†

**Business Type:** Commercial,Restaurant,Other

**Structure:**

**Levels:**

**Stories:** **Total Units:** 0

**# of Buildings:** **Floor #:**

**Office SqFt:** **Retail SqFt:**

**Cost per SqFt:** **Industrial SqFt:**

**# of Floors:** **# of Offices:**

**# of Elevators:** **# of Restrooms:**

**# of Tenants:** **# of truck Doors:**

**Dock Doors:**

**Loading:** None

**Load Factor:**

**Parking Clearance Height:**

**Parking Ratio:**

**Daily Traffic / Source:**

**Flooring:** Carpet,Vinyl,Concrete

**Cooling:** Central

**Heating:** Central

**Energy Efficient:**

**Green Building Verification**

**Type:**

**Rating:**

**Body:**

**Year:**

**Walls:**

**Window Features:** Caulked/Sealed

**Property Condition:**

**Accessibility Features:**

**Roof:** Tile

**Security Features:** Smoke Detector

**Utilities:** Sewer Connected,Varies by Unit

**Electric:** 220 Volts

**Pwr Prod Type:**

**Pwr Prod Ownership:**

**Pwr Prod Desc:**

**Pwr Prod Size:**

**Pwr Prod Yr Inst:**

**Water Source:** Public

**Sewer:** Public Sewer

**Irrigation Source:** Public District

**Topography:** Level

**Lot Features:**

**Road Frontage:** Private Road,Highway Exposure,Highway Frontage

**Frontage Type:**

**Year Renovated:**

**Yard Size:**

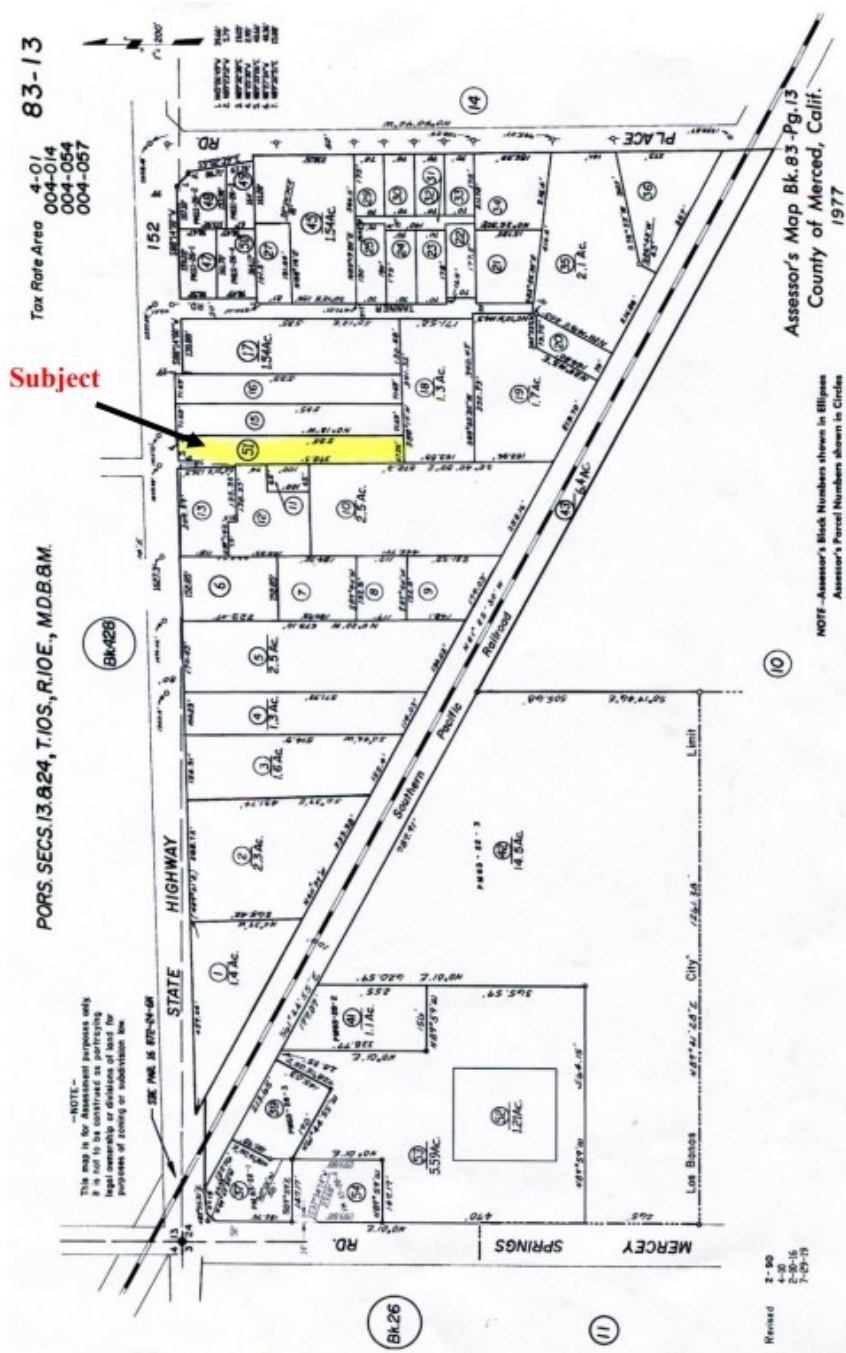
Not Available for Property Type

Search Criteria

Additional Photos

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**EXHIBIT "B"**  
**Assessor's Plat Map**



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