

LOS BANOS CREEK REGIONAL POWER CENTER

# WALMART SUPERCENTER PAD SPACE FOR LEASE

1561 W. PACHECO BLVD. (FWY 152/33) · LOS BANOS, CA 93635



- Signalized Highway 152/33 Access
- 41,172± Average Daily Traffic Intersection
- 56,018 Area Daytime Pop in 15-Mile Radius

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## Property Description:

The subject property consists of two available retail/shop spaces in front of Walmart Supercenter located at the southwest corner of Pacheco Blvd. (Freeway 152/33) and Badger Flat Rd. in Los Banos, CA. The property is located at the signalized freeway entrance to both Los Banos Creek and Stonecreek Plaza power centers. Existing tenants in the subject building are Subway and Stanton Optical. Adjacent out-parcels on either side of the subject property are host to Taco Bell and Carl's Jr. The property has excellent freeway visibility and access. CA Interstate 5 on/off-ramps are located just 5 miles to the west of the site.

## Property Highlights:

Adjacent east of the Walmart Supercenter at Los Banos Creek is Stonecreek Plaza, home to Target, Hobby Lobby, Dollar Tree, Harbor Freight, Petco, Fit Republic, Famous Footwear, Mattress Firm, Starbucks, Blaze Pizza and Habit Burger. The available spaces are close to planned ongoing residential development in the city of Los Banos.

**Available Space:** 1,200± SF; 2,600± SF Endcap

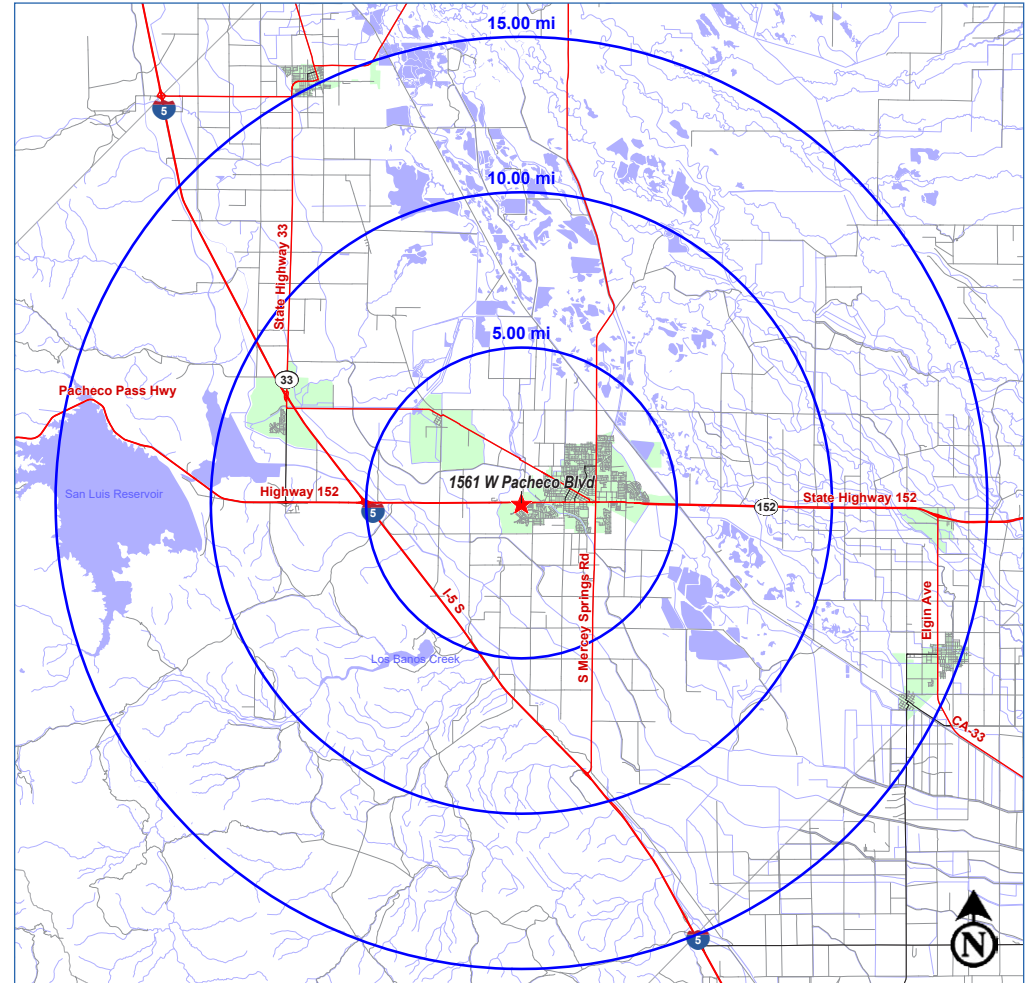
**Lease Rate:** Please contact agent for more information.

2024 Demographics:	5 Miles	10 Miles	15 Miles
Total Population:	49,541	53,489	65,064
Total Households:	13,274	14,864	18,360
Avg. HH Income:	\$91,450	\$91,736	\$90,880
Total Daytime Pop:	42,228	46,395	56,018

## 2024 Traffic Counts:

State Hwy 152 @ Badger Flat Rd:	32,092 ADT
Badger Flat Rd @ State Hwy 152:	9,080 ADT
TOTAL:	41,172 Avg Daily Traffic

Data Source: Claritas, LLC; Kalibrate TrafficMetric; STI



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## LOS BANOS CREEK PROXIMITY AERIAL



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## LOS BANOS CREEK REGIONAL POWER CENTER SITE PLAN



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## LOS BANOS, CA RETAIL COMPETITION



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed is secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.