



Highway 152 @ Merced College
Los Banos, CA 93635

West Pacheco Blvd. @ Merced College

MEDICAL CAMPUS/SENIOR HOUSING OPPORTUNITY

01 Executive Summary

05 Demographics

02 Property Description

03 On Market Comps

04 Sale Comps

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OFFERING SUMMARY

ADDRESS	Highway 152 @ Merced College Los Banos CA 93635
COUNTY	Merced
MARKET	Los Banos
SUBMARKET	West
OFFERING PRICE	\$14,066,000
PRICE PSF	\$4.59
LAND SF	3,065,537 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Agricultural
# OF PARCELS	1
APN	081-150-049

- Located next to the Merced College Campus
- At lighted intersection
- At the entrance of the newly planned arterial by-pass
- Ideal for a medical campus
- Ideal for Senior Housing
- Western gateway exposure to the City of Los Banos

The City of Los Banos has designated this area as "Employment Lands". Although the property is not currently within the city limits, the Planning Department has expressed an interest in seeing a medical campus on the site along with other "white" and "grey" collar job producing uses.

The City of Los Banos has expressed a strong interest in annexing the parcel into the city with the commitment of its' desired uses on the property

The immediate parcel to the east is the newly constructed Merced College campus.

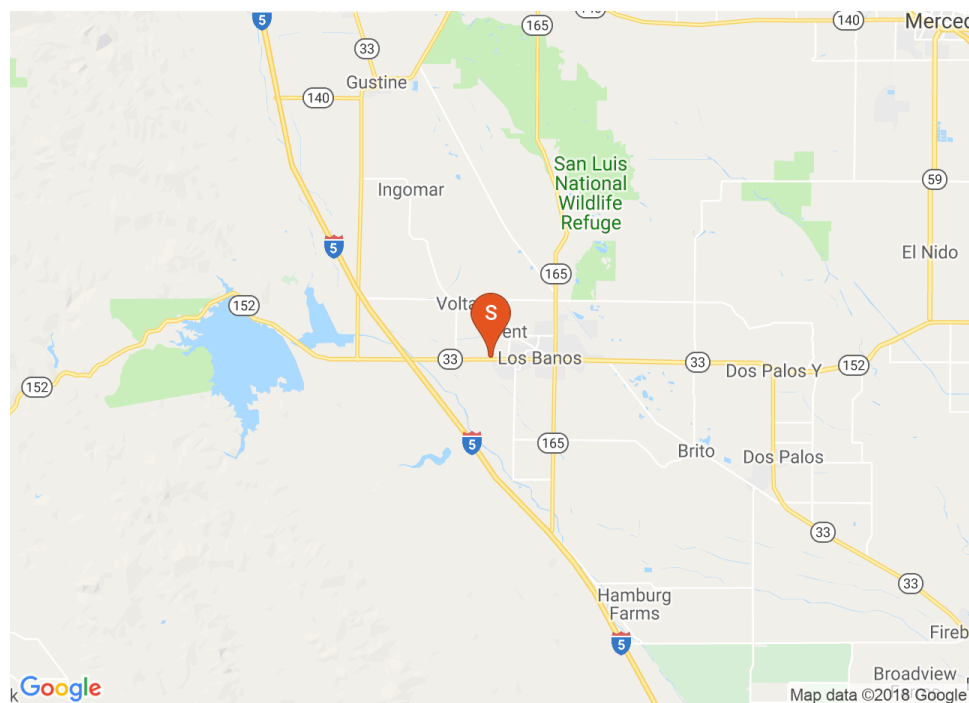
The Pacheco Partners Land is ideally situated in the path of growth for the City of Los Banos and can benefit immensely from the close connection of city services, while having great access to all parts of city via the newly planned arterial by-pass.

This property is ideally situated at the western gateway to the City of Los Banos. Merced College is the next parcel to the east and allows this property to utilize the city utility infrastructure which is connected to the College. At the Merced College entrance is a lighted intersection which provides easy access to Highway 152, the main thoroughfare through the City of Los Banos.

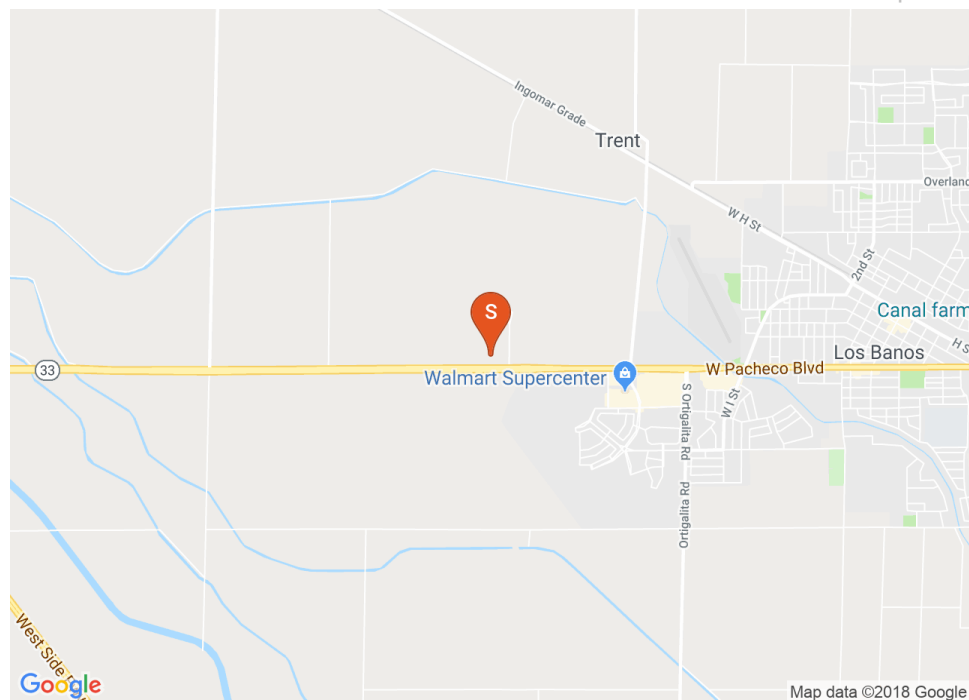
Currently, the City is planning an arterial bypass which is intended to go to the south from the College to Pioneer Road and then will proceed east to Mercy Springs Road. This bypass is intended to avoid the congestion which currently exists on Pacheco Boulevard (Highway 152) through Los Banos.

The subject property has great access to Highway 152 and the City's newly planned arterial bypass. The commercial exposure on Highway 152 with over 30,000 cars passing daily along with Merced College next door make this property ideal for a number of uses welcomed by the City of Los Banos. Ideal would be a medical campus, senior housing, or hotel.

Regional Map



Locator Map



Site Description

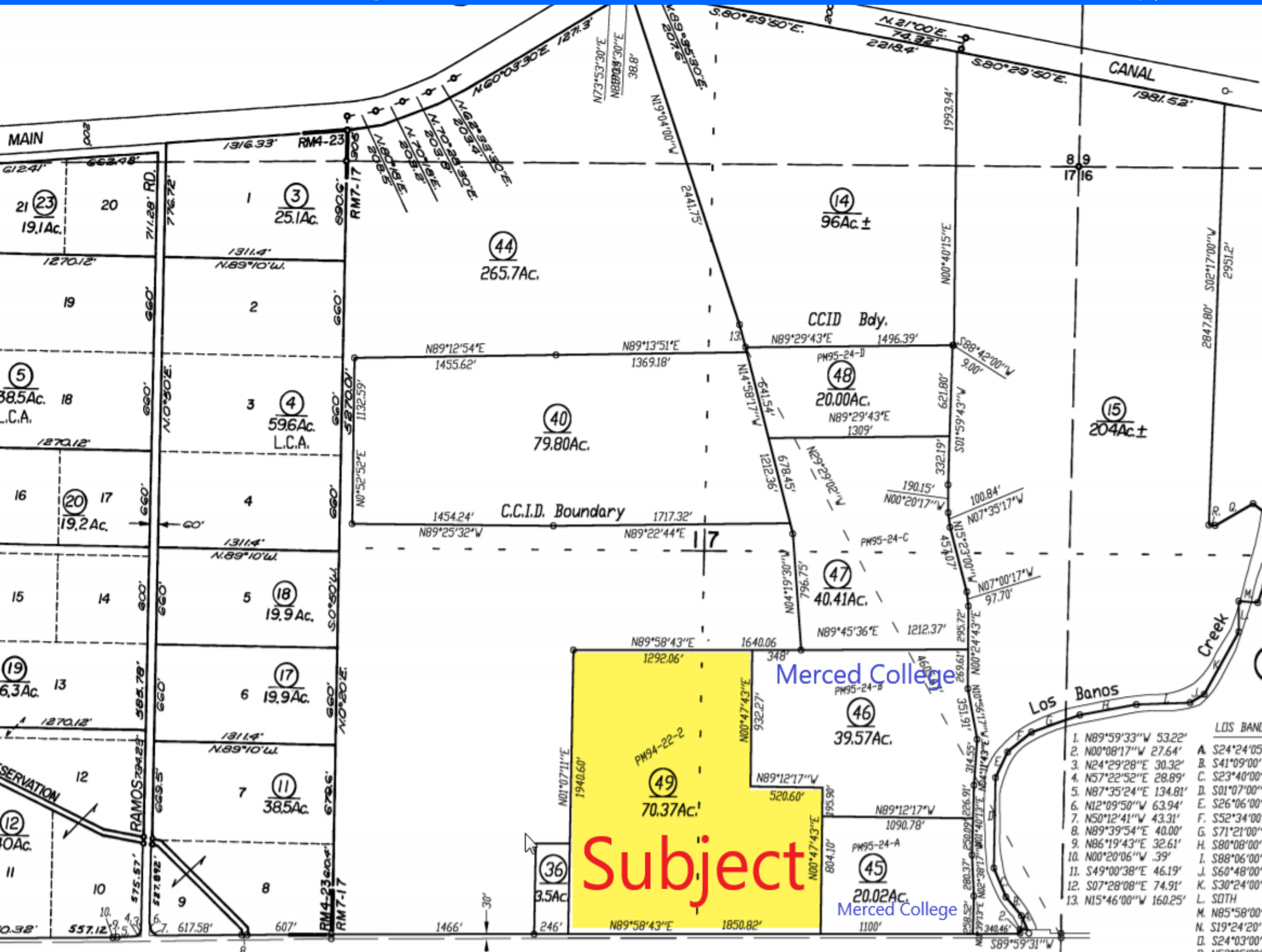
LAND SF	3,065,537
LAND ACRES	70.37
# OF PARCELS	1
ZONING TYPE	Agricultural
TOPOGRAPHY	Flat
LOCATION CLASS	A
TRAFFIC COUNTS	31,000

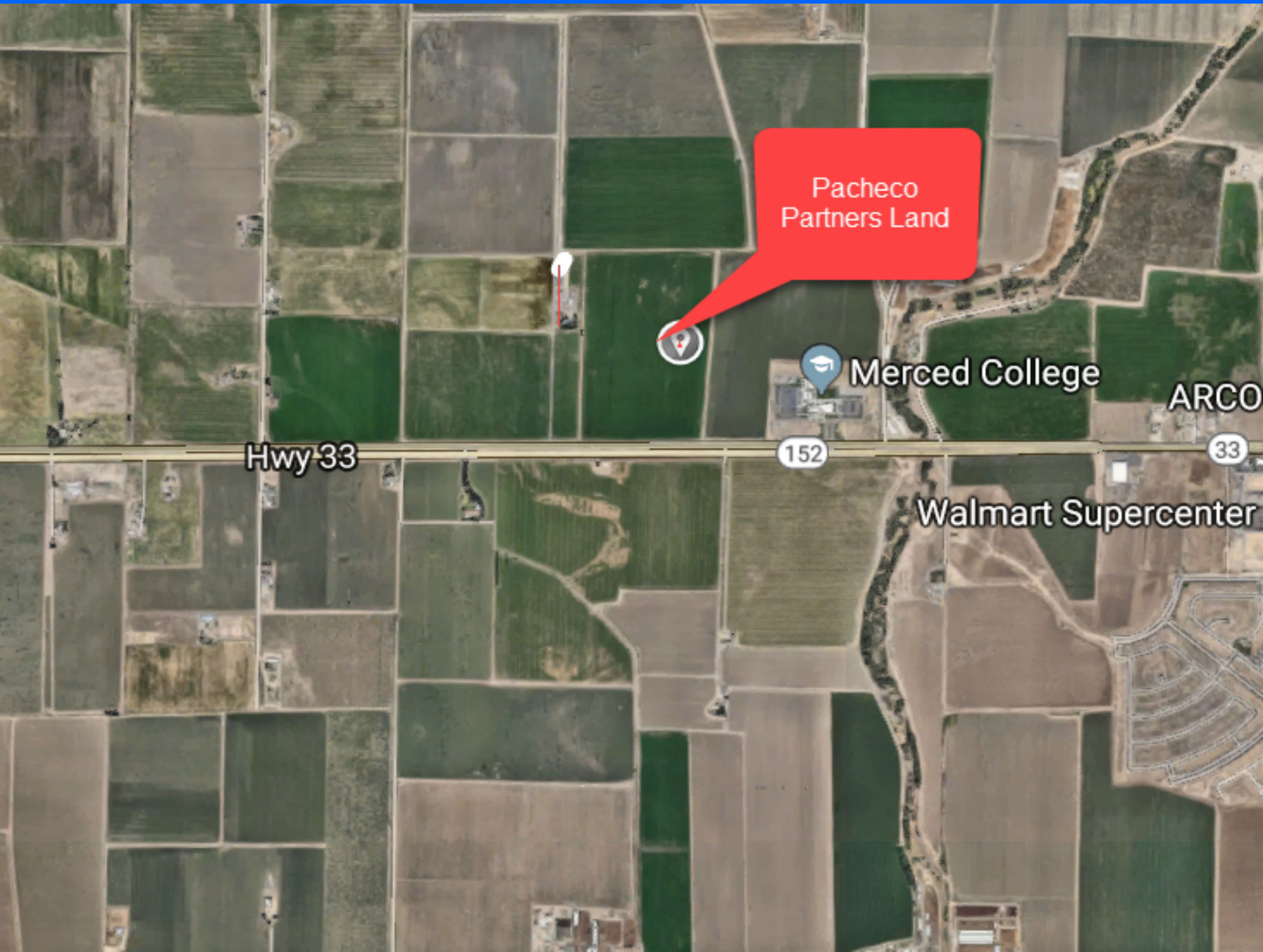
NEIGHBORING PROPERTIES

NORTH	Agriculture
SOUTH	Agriculture
EAST	Merced College
WEST	Highway 5

UTILITIES

WATER	City
ELECTRICITY / POWER	City
GAS / PROPANE	City
TELEPHONE	Yes
CABLE	Yes





Pacheco Partners Land

Merced College

ARCO

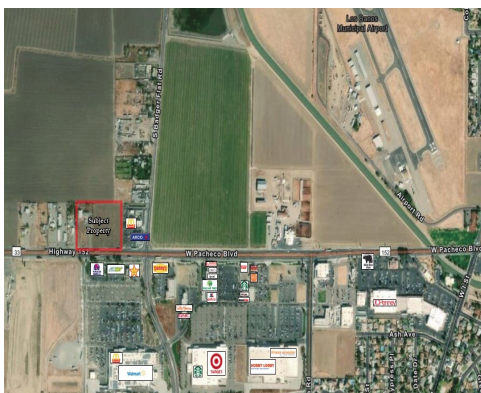
Hwy 33

152

33

Walmart Supercenter

1



21496 Highway 152, Los Banos, CA 93635

LAND SF	217,800
ASKING PRICE	\$2,300,000
LAND/PSF	\$10.56



Notes Near the Subject. Poor access to Highway 152

2



746 Miller Lane, Los Banos, CA 93635

LAND SF	517,492
ASKING PRICE	\$5,174,928
LAND/PSF	\$10.00



Notes Commercial exposure on Pacheco Blvd.

3



.82 Acres W. Pacheco Blvd.,
Los Banos, CA 93635

LAND SF	35,312
ASKING PRICE	\$535,000
LAND/PSF	\$15.15



Notes Commercial exposure on Pacheco Blvd.

4



1550 W. Pacheco Blvd., Los
Banos, CA 93635

LAND SF	43,560
ASKING PRICE	\$395,000
LAND/PSF	\$9.07



Notes Sits partially behind MacDonaldis and Arco Station

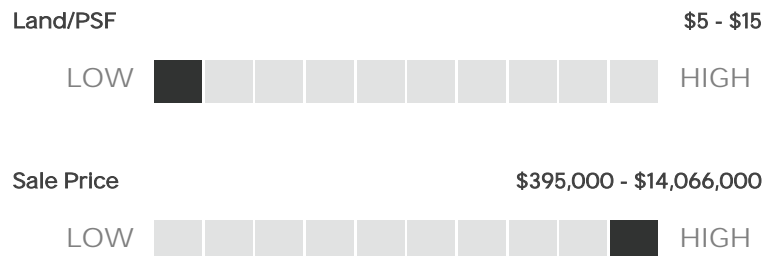
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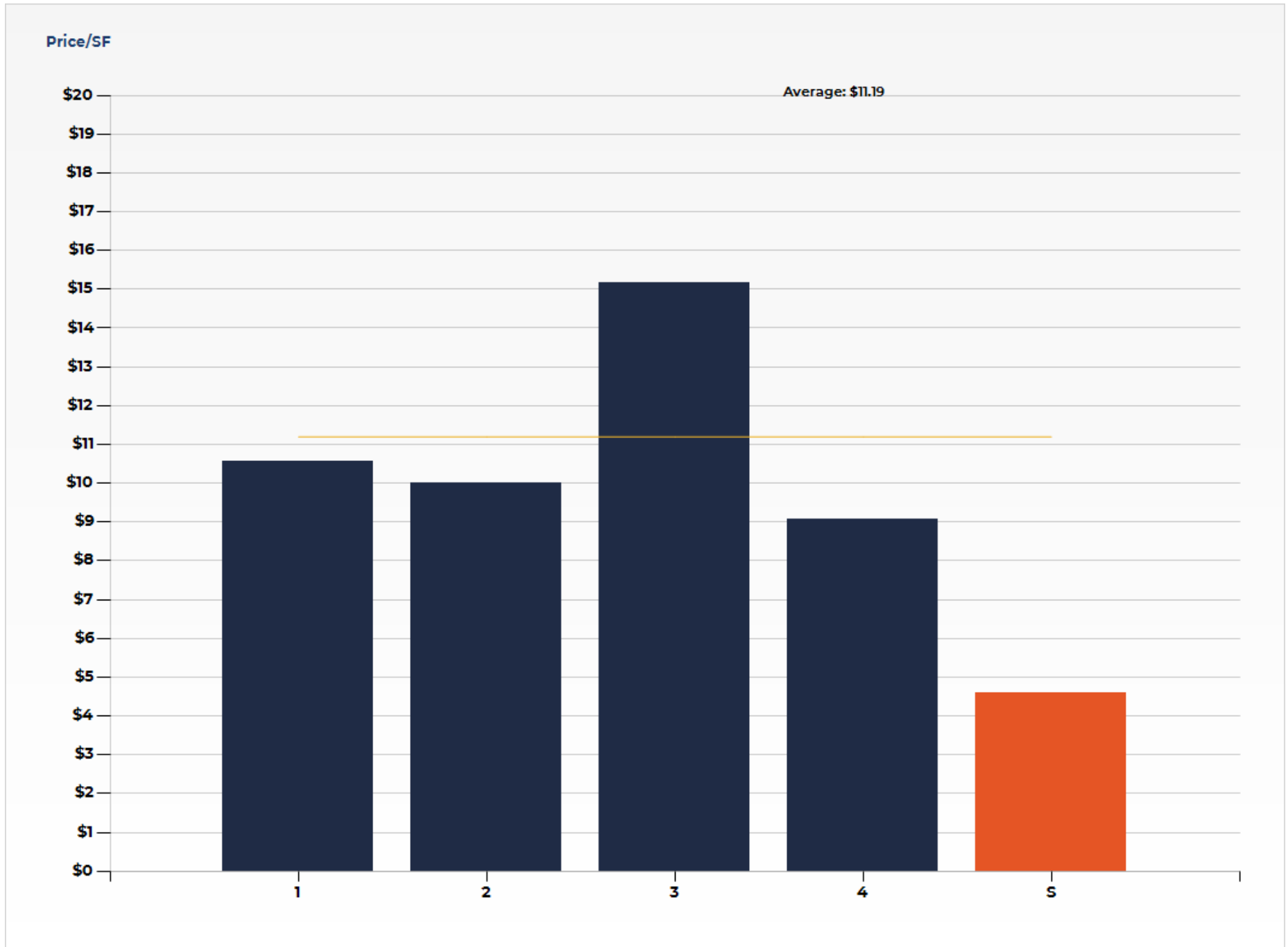


**West Pacheco Blvd. @
Merced College**

Highway 152 @ Merced
College, Los Banos, CA 93635

LAND SF	3,065,537
ASKING PRICE	\$14,066,000
LAND/PSF	\$4.59







#	Address	City
S	Highway 152 @ Merced College	Los Banos
1	21496 Highway 152	Los Banos
2	.82 Acres W. Pacheco Blvd.	Los Banos
3	746 Miller Lane	Los Banos
4	1550 W. Pacheco Blvd.	Los Banos

1

LAND SF	19,589
SALE PRICE	\$102,000
LAND/PSF	\$5.21
CLOSING DATE	6/28/2018



1101 F. Street, Los Banos, CA
93625

Notes Commercially zoned in the city limits.

2



LAND SF	14,985
SALE PRICE	\$150,000
LAND/PSF	\$10.01
CLOSING DATE	8/2/2018



525 F Street, Los Banos, CA
93635

Notes Zoned R2 but surrounded by commercial property.

3



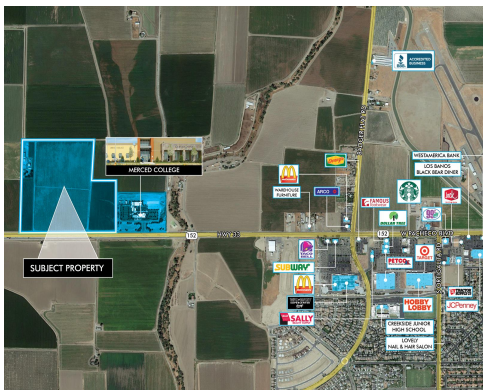
LAND SF	16,697
SALE PRICE	\$535,000
LAND/PSF	\$32.04
CLOSING DATE	10/22/2018



1153 W. Pacheco Blvd., Los Banos, CA 93635

Notes Drive-Thru, Lighted Intersection, curb & Gutter

S

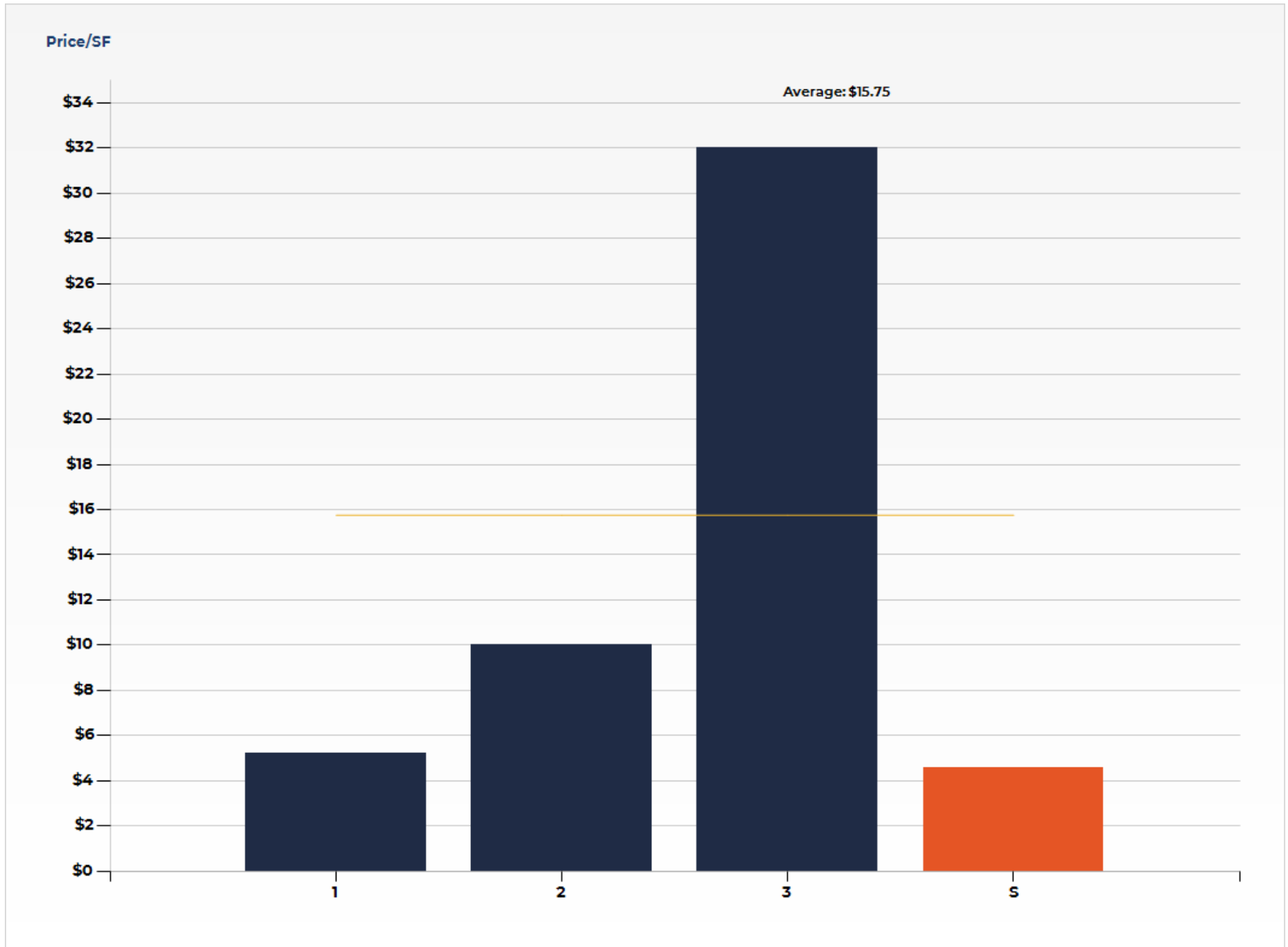


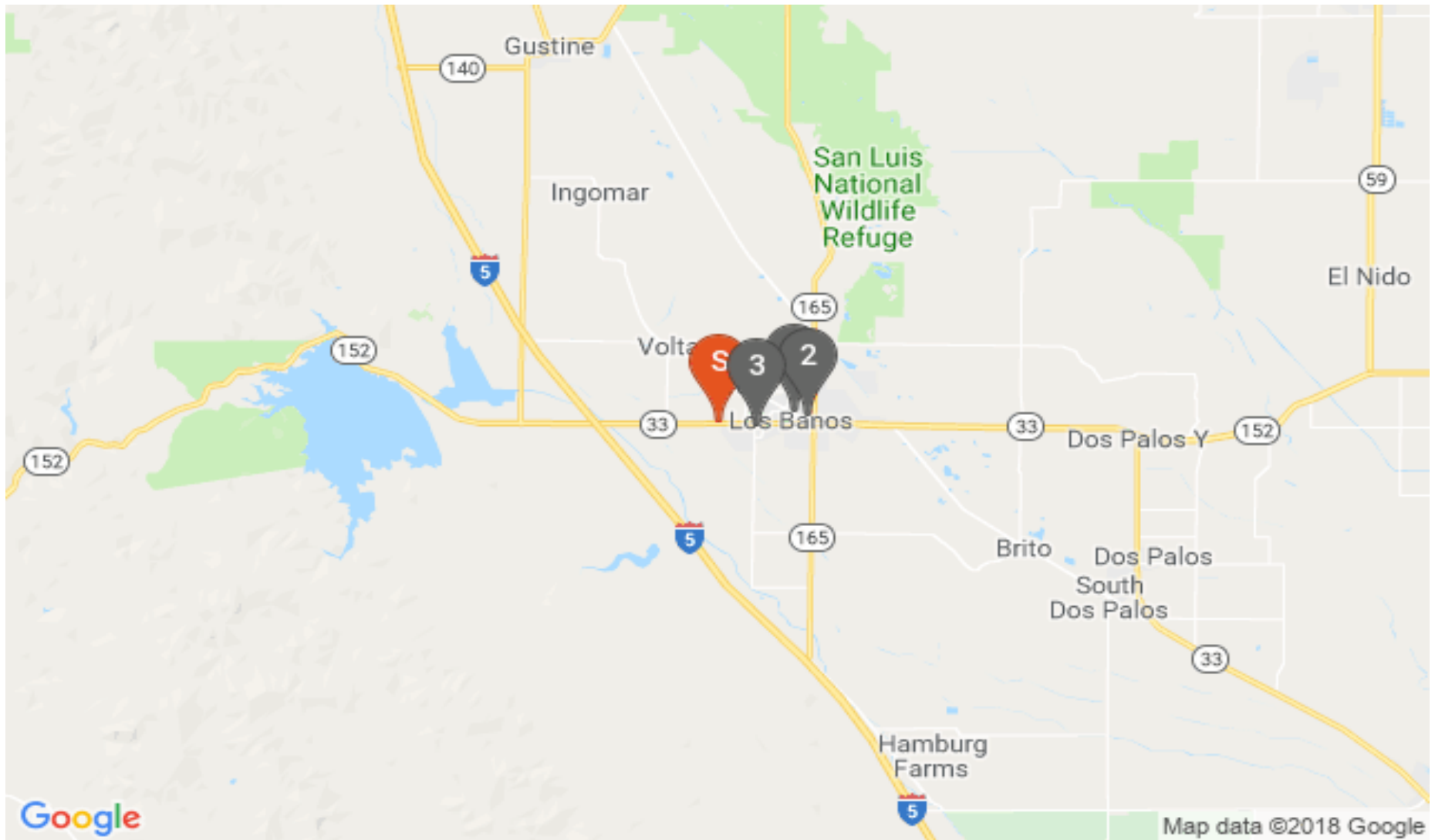
LAND SF	3,065,537
ASKING PRICE	\$14,066,000
LAND/PSF	\$4.59



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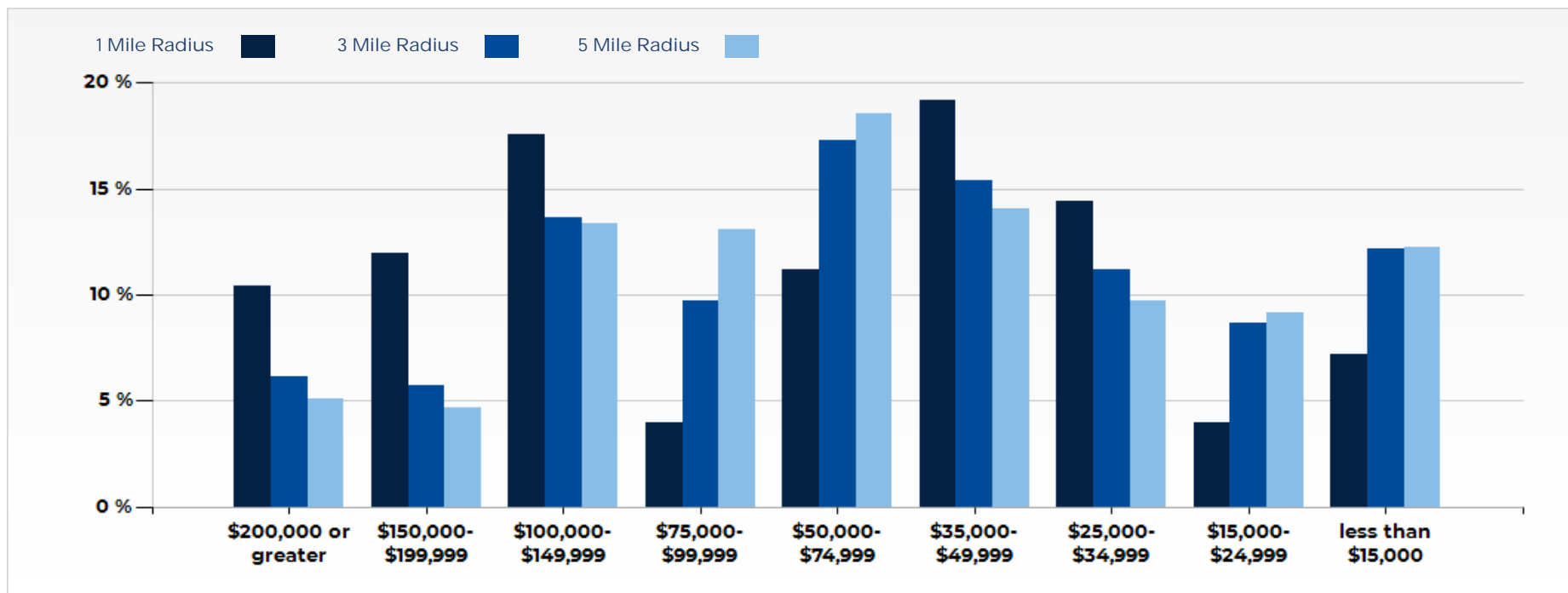
#	Address	City
S	Highway 152 @ Merced College	Los Banos
1	525 F Street	Los Banos
2	1101 F. Street	Los Banos
3	1153 W. Pacheco Blvd.	Los Banos

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	263	14,223	28,085
2010 Population	376	17,197	37,985
2018 Population	462	18,730	41,933
2023 Population	491	19,684	44,278
2018 African American	13	502	1,284
2018 American Indian	4	223	581
2018 Asian	23	541	1,286
2018 Hispanic	280	12,579	29,207
2018 White	279	10,920	23,772
2018 Other Race	111	5,468	12,567
2018 Multiracial	30	995	2,283
2018-2023: Population: Growth Rate	6.15 %	5.00 %	5.45 %

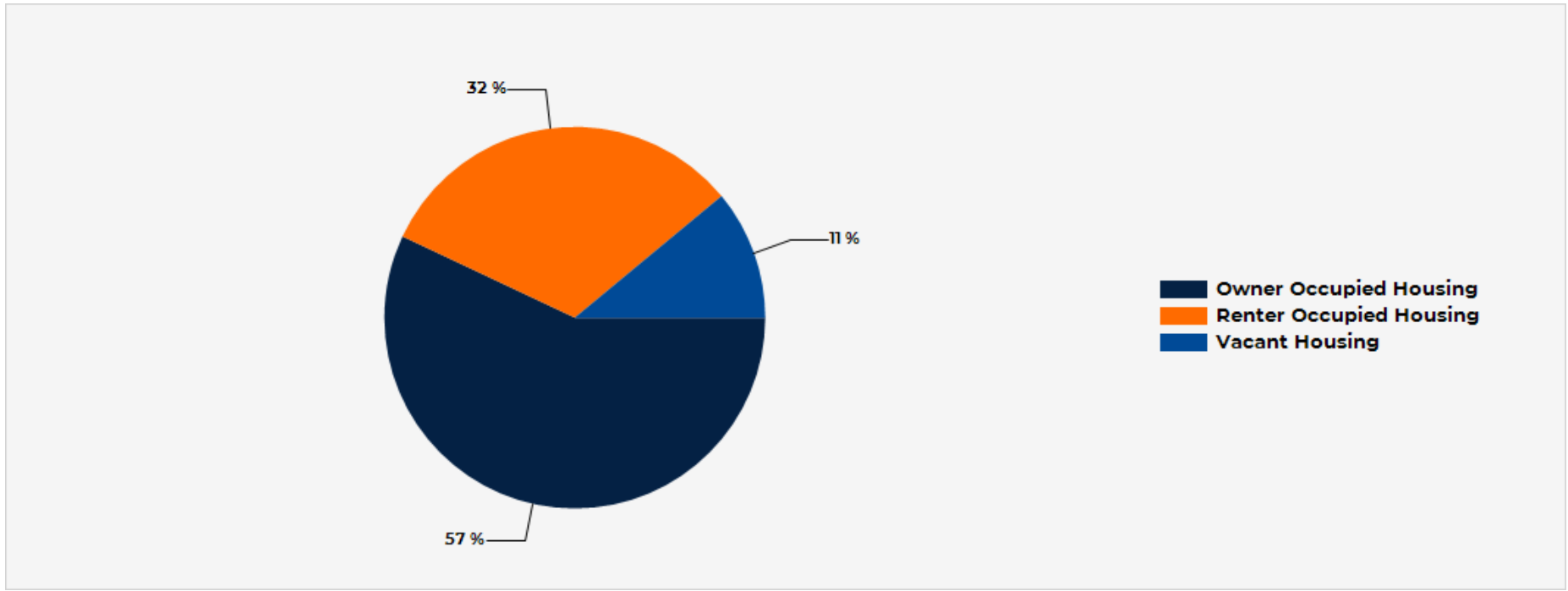
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	679	1,470
\$15,000-\$24,999	5	483	1,100
\$25,000-\$34,999	18	626	1,169
\$35,000-\$49,999	24	858	1,686
\$50,000-\$74,999	14	964	2,228
\$75,000-\$99,999	5	544	1,569
\$100,000-\$149,999	22	761	1,601
\$150,000-\$199,999	15	319	560
\$200,000 or greater	13	343	608
Median HH Income	\$59,676	\$52,599	\$54,649
Average HH Income	\$98,048	\$77,343	\$74,797

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	97	4,615	8,971
2010 Total Households	105	5,138	10,934
2018 Total Households	125	5,577	11,989
2023 Total Households	132	5,858	12,644
2018 Average Household Size	3.70	3.33	3.48
2000 Owner Occupied Housing	49	2,794	5,619
2000 Renter Occupied Housing	31	1,586	2,808
2018 Owner Occupied Housing	80	3,212	6,990
2018 Renter Occupied Housing	45	2,365	4,999
2018 Vacant Housing	15	628	1,048
2018 Total Housing	140	6,205	13,037
2023 Owner Occupied Housing	88	3,547	7,752
2023 Renter Occupied Housing	44	2,311	4,893
2023 Vacant Housing	16	677	1,123
2023 Total Housing	148	6,535	13,767
2018-2023: Households: Growth Rate	5.50 %	4.95 %	5.35 %

2018 Household Income



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median

