

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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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.

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Property Description:

The subject property consists of an endcap shop space fronting HWY 152 in front of Walmart Supercenter 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, Coldstone 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 to CA Interstate 5 on/off-ramps which 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 space is close to planned ongoing residential development in the city of Los Banos.

Available Space: 2,600± SF Endcap

Lease Rate: Please contact agent for more information.

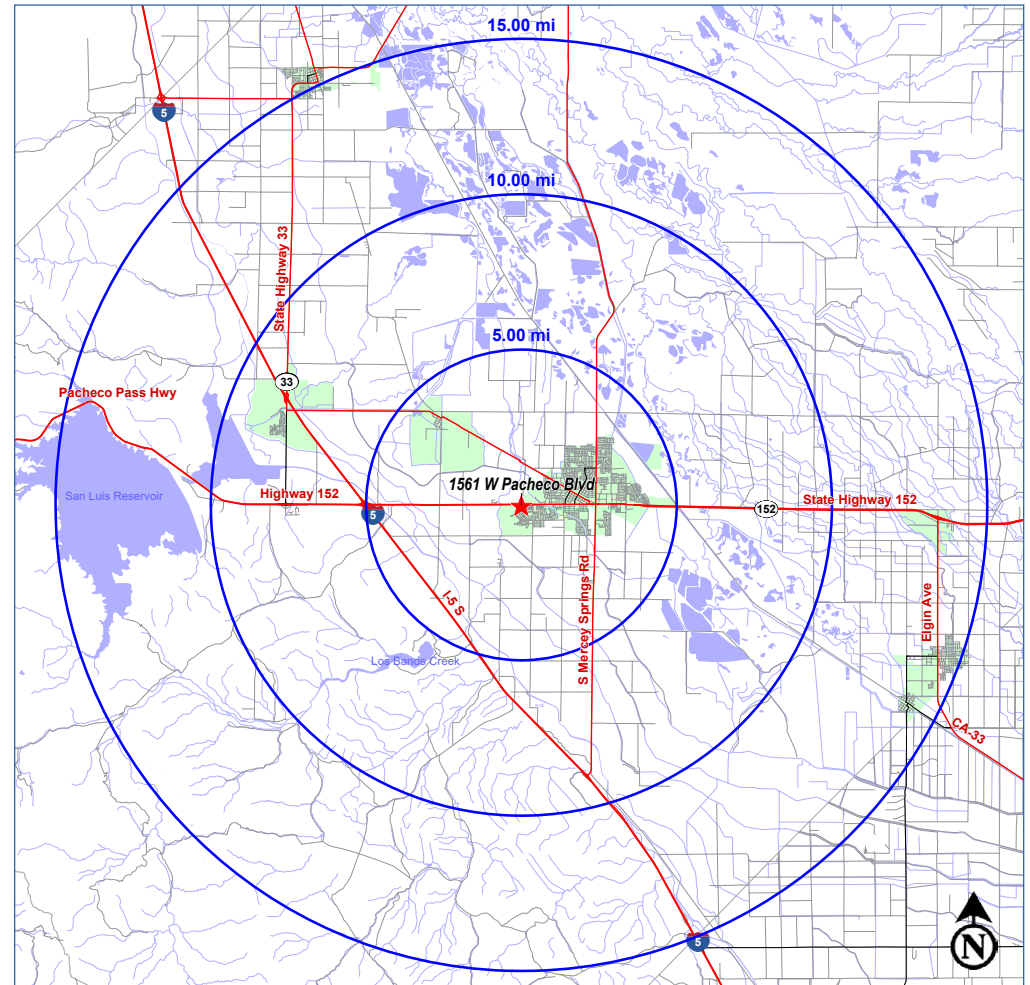
2025 Demographics:

	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Total Population:	51,001	54,977	66,459
Total Households:	14,147	15,284	18,725
Avg. HH Income:	\$92,360	\$92,582	\$89,863
Total Daytime Pop:	42,228	46,395	56,018

2025 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

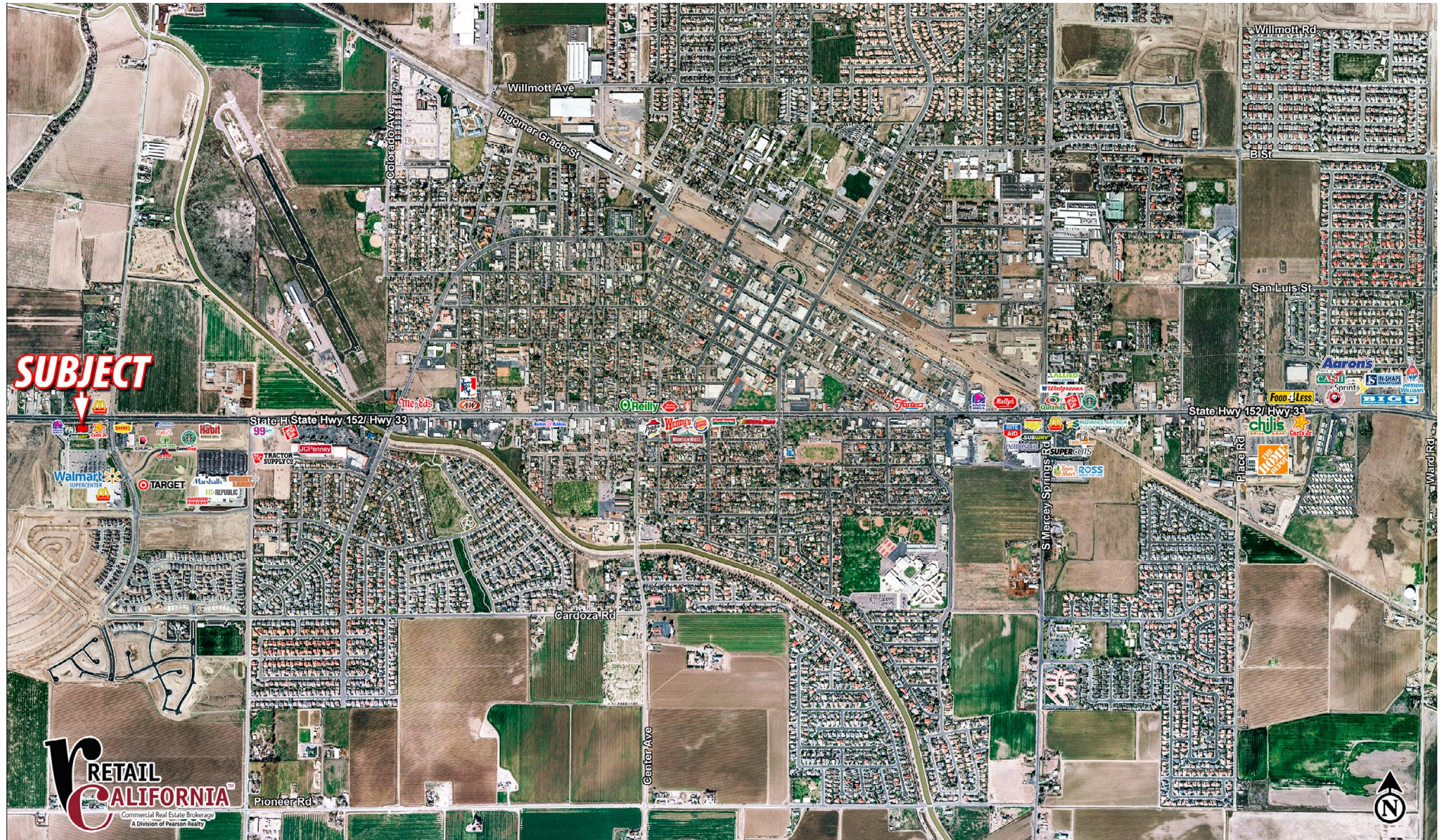


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LOS BANOS, CA RETAIL COMPETITION



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