

For Lease | 1315 W Pacheco Blvd, Los Banos, CA 93635

# Fast Food Pad Available Adjacent to IHOP

## With Drive-Thru Potential



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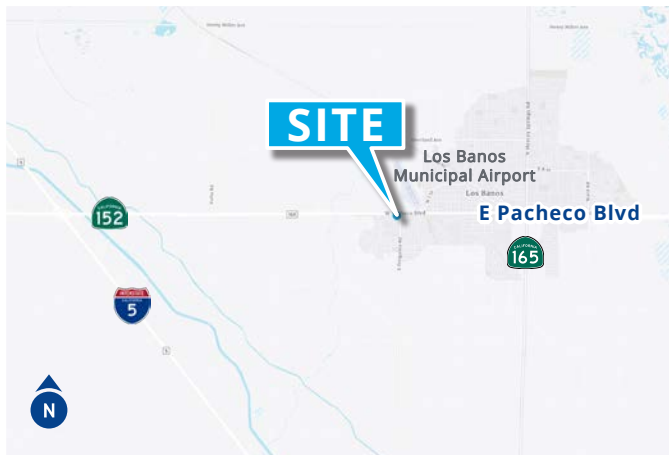




# Property Details

## Highlights

- Hard corner freestanding pad with drive-thru potential
- Adjacent to IHOP - 3,500 SF building
- Located in front of the premier Shopping Center in Los Banos, CA
- Co-tenants include Target, Hobby Lobby, Marshalls, Starbucks, Petco, Dollar Tree, Famous Footwear, Mattress-Firm, Verizon, GameStop, and Habit Burger
- Positioned on State Highway 152, the primary route between California's Central Valley and the Central Coast area
- The property is located on W Pacheco Blvd with excellent street visibility



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	9,136	42,584	51,083
Households	2,573	12,078	14,249
Avg. Household Income	\$95,215	\$82,550	\$82,845
Daytime Population	8,983	38,303	44,197

Average Daily Traffic	W Pacheco Blvd - ±30,000
	S Ortigalita Rd - ±82,516
	Highway 152 - ±30,700
	Interstate 5 - ±35,300

Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.



# Site Plan



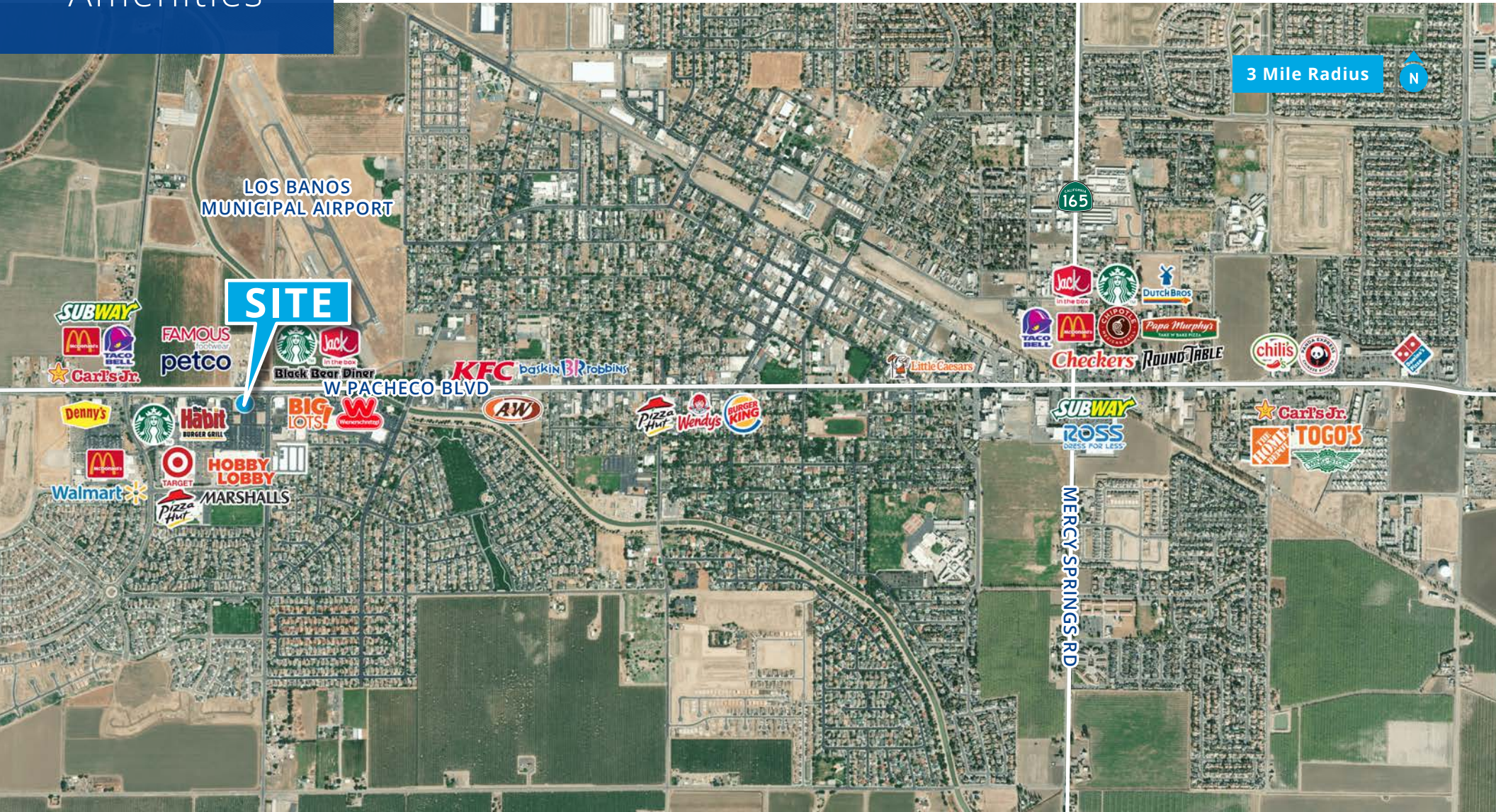
W PACHECO BLVD

SORIGALITA RD

IHOP



# Amenities



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