

AVAILABLE FOR SALE  
COMMERCIAL INVESTMENT PROPERTY

# 2120 E. PACHECO BOULEVARD

LOS BANOS, CA

PRICE REDUCTION!



152

PACHECO BOULEVARD

152

152

For information, please contact:

**Troy McKenney**

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671

**Craig Holdener, CCIM**

Newmark Pearson Commercial

t 559-447-6293

choldener@pearsonrealty.com

CA RE Lic. #01904352

**Kelsey McKenney**

Retail California

t 559-447-6218

kelsey@retailcalifornia.com

CA RE Lic. #02217573

Independently Owned and Operated | Corporate License #00020875

[newmarkpearson.com](http://newmarkpearson.com) | [retailcalifornia.com](http://retailcalifornia.com) | [mckenneyinvestmentproperties.com](http://mckenneyinvestmentproperties.com)

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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**2120 E. PACHECO BOULEVARD**  
LOS BANOS, CA

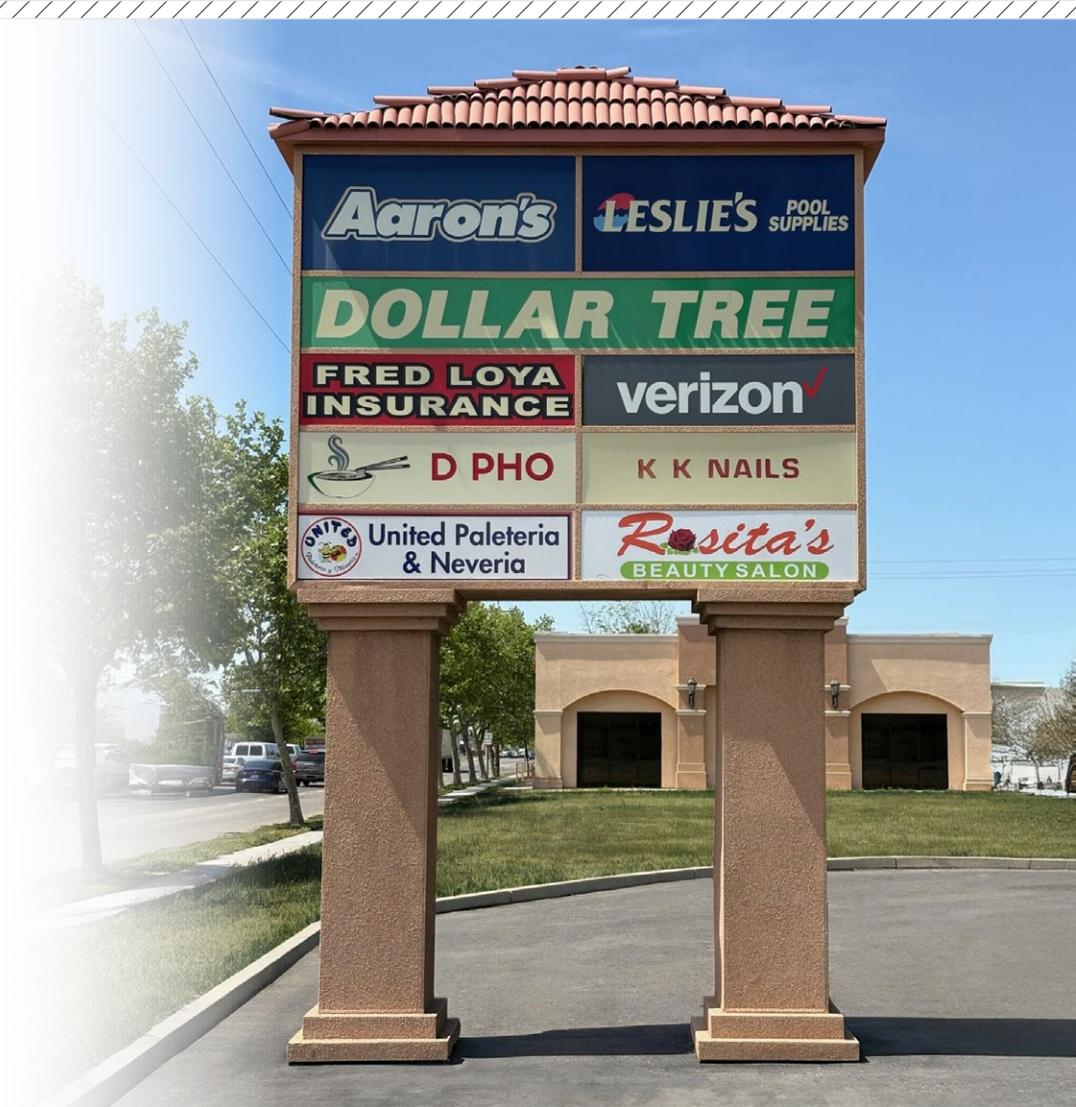
**PROPERTY**  
INFORMATION

<b>Tenant:</b>	Dollar Tree <i>(National Credit Tenant)</i>
<b>Leasing Status:</b>	Tenant recently exercised the first of six 5 year option periods
<b>Lease Inception:</b>	July 1, 2014
<b>Lease Expiration:</b>	June 30, 2029
<b>Lease Type:</b>	NNN
<b>NOI / Cap Rate:</b> <i>(Current)</i>	\$164,132 / 6.65%
<b>NOI / Cap Rate:</b> <i>(2029 extension)</i>	\$189,143 / 7.66%
<b>Building Size:</b>	8,320± SF
<b>Lot Size:</b>	1.00± Acre
<b>Zoning:</b>	GC <i>(General Commercial)</i>
<b>APN:</b>	428-160-031 <i>(Merced County)</i>

**HIGHLIGHTS**

- Excellent visibility along State Highway 152 (E. Pacheco Blvd.) with 54,213± ADT
- Recent lease extension- demonstrating commitment to location
- Attractive rent increases: 15% in 2029 and 10% every five years thereafter.
- Adjacent to major retailers, restaurants, and shopping centers
- Stabilized, income-producing asset with long-term national credit tenant in place

~~\$2,566,000.00~~ **\$2,468,150**  
OFFERED AT



# 2120 E. PACHECO BOULEVARD

LOS BANOS, CA

# PROPERTY

DESCRIPTION

Offered for sale is a prime commercial property located at 2120 E. Pacheco Boulevard in Los Banos, CA—an exceptional investment opportunity with a national credit tenant in place. The property is currently leased to Dollar Tree, who recently exercised their five year option, demonstrating their commitment to the location.

The property is part of a regional multi-tenant shopping center anchored by Food For Less grocery that rests along Highway 152 Los Banos' vibrant retail corridor with over 54,000± vehicles per day at the intersection.

Neighboring tenants include Home Depot, McDonald's Starbucks, Chili's, Panda Express and more.



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## AREA DEMOGRAPHICS

### LOCATION DESCRIPTION

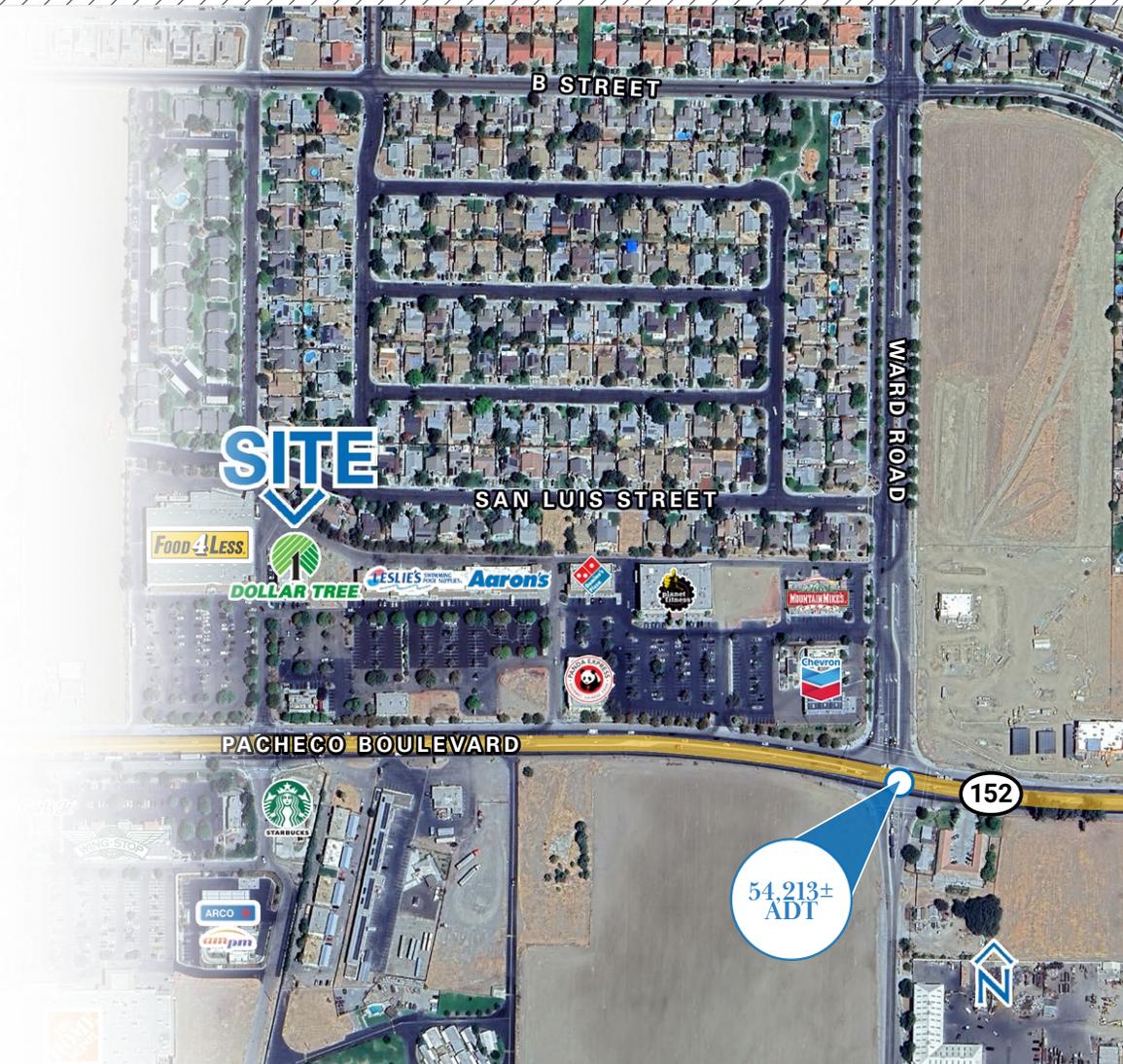
2120 E. Pacheco Boulevard is ideally located in the heart of Los Banos, CA, along State Highway 152—a major east-west arterial connecting the Central Valley to the Central Coast. This high-traffic corridor sees significant daily commuter and commercial vehicle flow, offering unparalleled exposure for tenants.

The property is positioned within a well-established commercial zone, surrounded by national retailers, shopping centers, and essential services. Nearby tenants include Grocery Outlet, dd's Discounts, Starbucks, and McDonald's, contributing to strong consumer draw in the area. The site also benefits from proximity to dense residential neighborhoods and key community amenities, including Pacheco High School and Los Banos Memorial Hospital. As Los Banos continues to grow due to its affordability and accessibility to the Bay Area, this location stands out as a strategic and high-demand investment market.

HOUSEHOLD POPULATION

	POPULATION GROWTH	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	Growth 2024-2029	9.24%	8.03%	8.01%
	Growth 2020-2024	25.27%	9.96%	8.24%
	Growth 2010-2020	11.22%	24.67%	23.62%
	Growth 2024-2029	9.03%	7.56%	7.61%
	Growth 2020-2024	24.51%	8.94%	7.68%
	Growth 2010-2020	7.53%	17.31%	16.46%
	<i>2024 Est. Average HH Income</i>	\$82,365	\$85,136	\$85,437

Source: Claritas 2025



### TRAFFIC COUNTS

54,213± ADT

Pacheco Boulevard at Ward Road  
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2024

Lease Execution		
11/18/2012		
Current Term	Annual Rent	
7/1/2024 - 6/30/2029	\$164,132.26	
Extension (Option) Dates	Annual Rent	% Increase
7/1/2029 - 6/30/2034	\$189,143.04	15%
7/1/2029 - 6/30/2039	\$208,056.96	10%
7/1/2029 - 6/30/2044	\$228,863.04	10%
7/1/2029 - 6/30/2049	\$251,748.96	10%
7/1/2029 - 6/30/2054	\$276,924.00	10%

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