



SUN STAR INN

839 W Pacheco Blvd, Los Banos, CA 93635

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

An aerial photograph of the Sunstar Inn, a multi-story building with a red and orange facade and a grey roof. The building has multiple wings and balconies. A large parking lot with several cars is visible in front of the building. A red overlay box is positioned in the center of the image, containing the hotel's name and address.

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EXECUTIVE SUMMARY

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839 W Pacheco Blvd,
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Name: Sun Star Inn

Location: 839 W Pacheco Blvd, Los Banos, CA 93635

Zoning: H-C

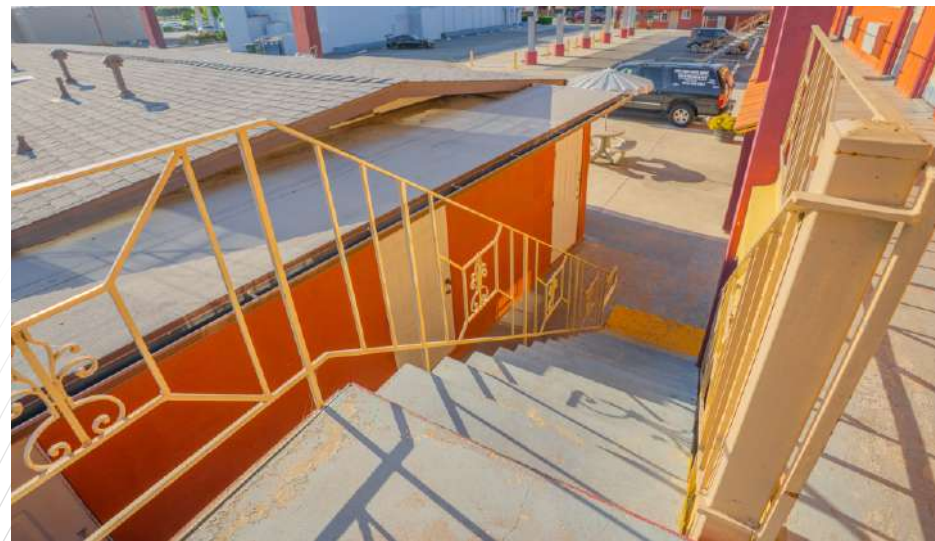
APN: 027-181-012-000

Features: 20 units with 1 bed & 22 units with 2 beds. In addition to a spacious managers suite, all sitting on a spacious .75 acre of land. Property currently has 84 solar panels installed for great energy efficiency.

Located on the highly trafficked Pacheco Blvd highway 33, this property benefits from over 30,000 cars passing by each day, making it a prime location for travelers and visitors to the area. The motel is perfectly

positioned amidst an array of franchise retail locations and new commercial developments, allowing for increased visibility and customer traffic. In fact, this stretch of Pacheco Blvd is fast becoming a central hub for business growth in Los Banos.

Adding to its potential, the Sun Star Inn Motel is a turn key operation perfect for an owner operator or a new franchise to be established.



City Of Los Banos

Los Banos is located in Merced County, a mostly rural county located in the northern San Joaquin Valley region of California's larger Central Valley, approximately 8.8 miles east of Interstate 5.

To the east of Merced County are major recreational destinations like the Sierra National Forest, Yosemite Valley and Mono Lake. West of Merced County, California's Central Valley region transitions into the Monterey Bay coastline. Approximately 25 miles northeast of Los Banos is the City of Merced, the County seat, with a population of approximately 83,000 people. The City of Merced contains the newest University of California Campus, UC Merced, with approximately 8,000 undergraduate students. Merced County's other incorporated cities include Los Banos, Atwater, Livingston, Gustine, and Dos Palos. These cities are significantly smaller than the City of Merced, with populations of 38,000, 30,000, 13,000, 6,000 and 5,500 respectively, as of the 2010 U.S. Census. Most cities in Merced County, including Los Banos, have historically been characterized as small farming communities since their incorporation. The City of Los Banos has grown significantly within the last two decades, transitioning from a smaller, primarily agricultural town to the bustling, full-service community it is today. While most of the land area in Merced County and in the Central Valley region generally is dedicated to agriculture, the City of Los Banos itself is largely comprised of single-family neighborhoods, with commercial uses heavily concentrated along the Pacheco Boulevard corridor.

Los Banos provides quick access to the Silicon Valley (approximately 80 miles) and the Ports of Stockton (approximately 70 miles) via State Route 152. The city's population has changed with a continuing influx of people who work in the San Jose/Silicon Valley area but seek the semi-rural life of a small town within commuting distance of Silicon Valley. Los Banos is the connector between the Bay Area and the Central San Joaquin Valley.

Demographics

	1 Mile	2 Mile	3 Mile
2024 Population	22,763	41,207	48,846
2024-2029 Population Growth	0.52%	0.66%	0.82%
2024 Average Household Income	\$95,588	\$92,581	\$95,707
2024 Number of Households	5,931	11,366	13,527
2024-2029 Household Growth	0.63%	0.77%	0.93%

Source: Esri, U.S. Census



City of
Los Banos
At the Crossroads of California



AERIAL MAP | 839 W Pacheco Blvd,
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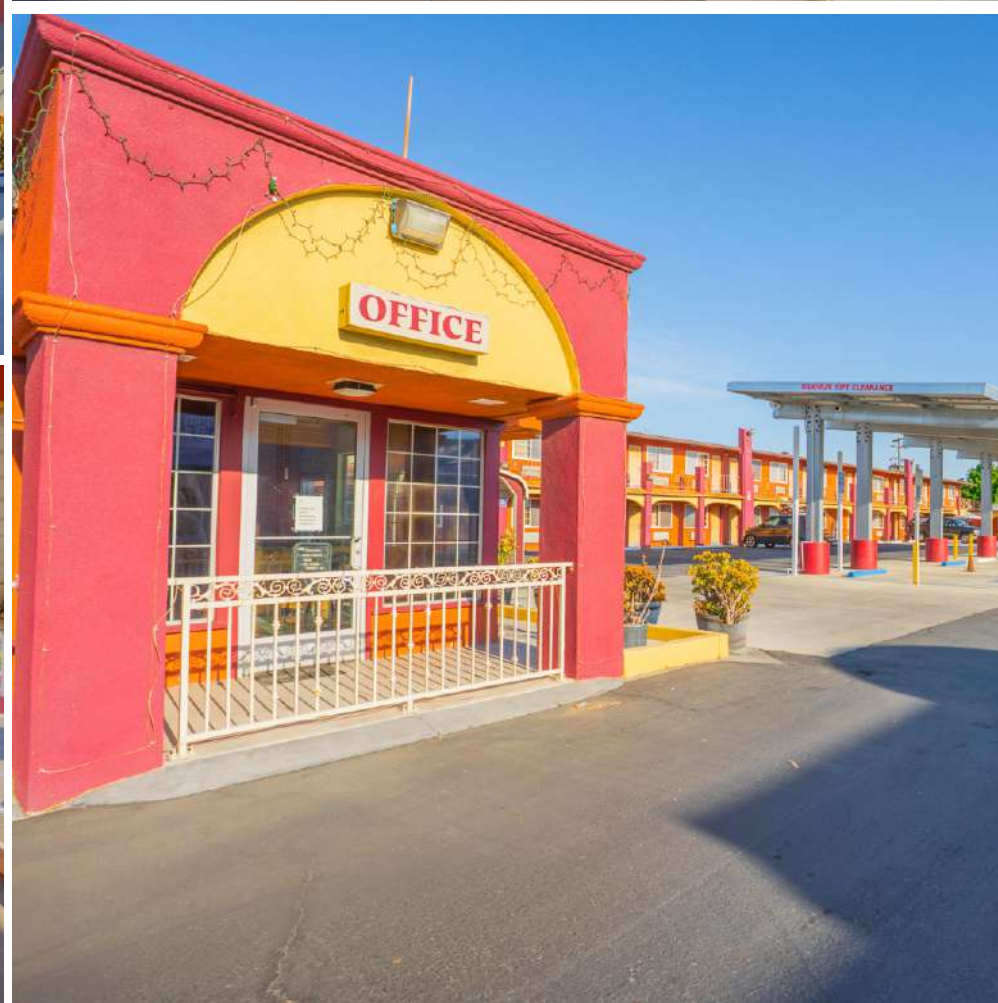




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EXTERIOR PICTURES

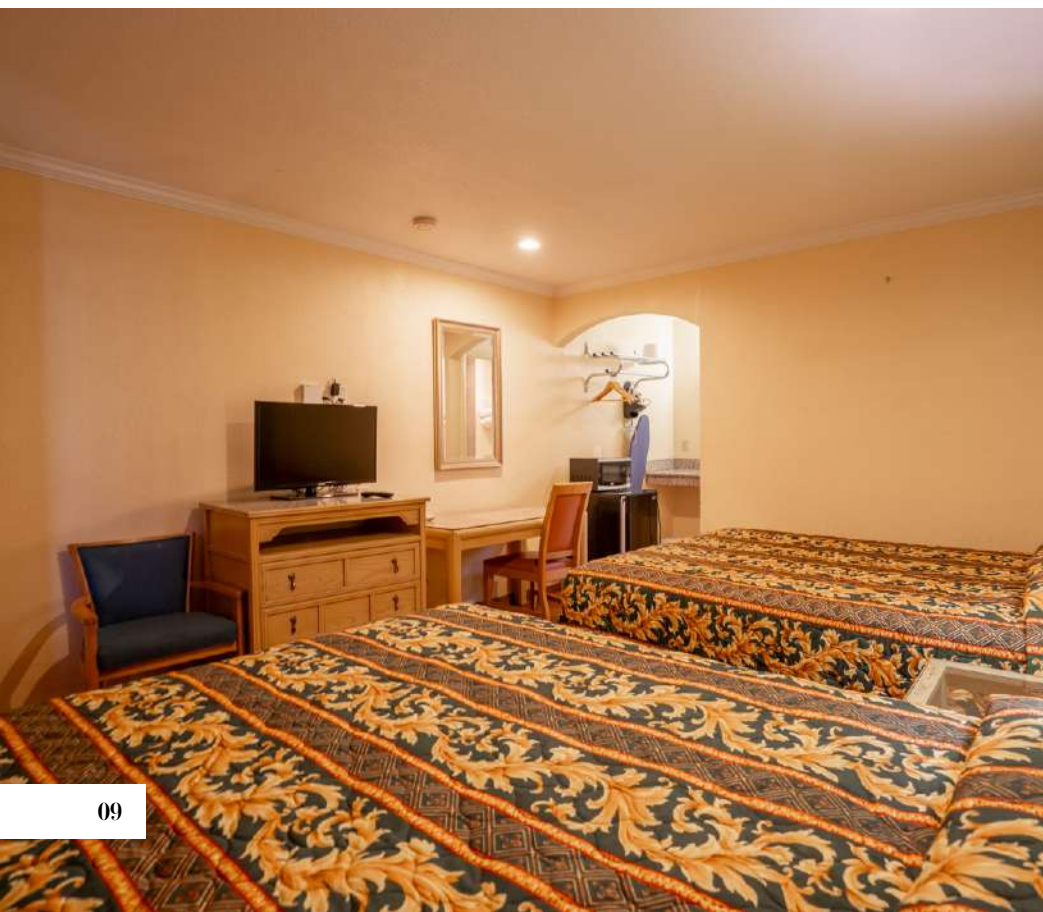




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INTERIOR PICTURES





EXCLUSIVELY LISTED BY



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It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Kelvin Chemparathy Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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