

FOR LEASE > ±14,000 SF BUILDABLE PAD

# NEC Pacheco Blvd. & Mercey Springs

CA-165 & CA-152, LOS BANOS, CALIFORNIA



## High Profile Pad Available for Ground Lease or Built-to-Suit

### Property Summary

- > **Location:** Located on the northeast corner of Pacheco Blvd. and Mercey Springs in Los Banos, California.
- > **Available:** ±14,000 SF
- > **Traffic Counts:** Approximately 42,722 ADT
- > **Demographics:**

|         | <u>Population</u> | <u>Avg. HH Income</u> |
|---------|-------------------|-----------------------|
| 1 Mile  | 10,999            | \$64,838              |
| 2 Miles | 35,379            | \$64,860              |
| 3 Miles | 38,300            | \$66,069              |

- **Excellent location on Highway 152**
- **Best intersection in Los Banos**
- **Surrounded by National Retailers**
- **Great location to serve the city of Los Banos as well as commuter traffic**

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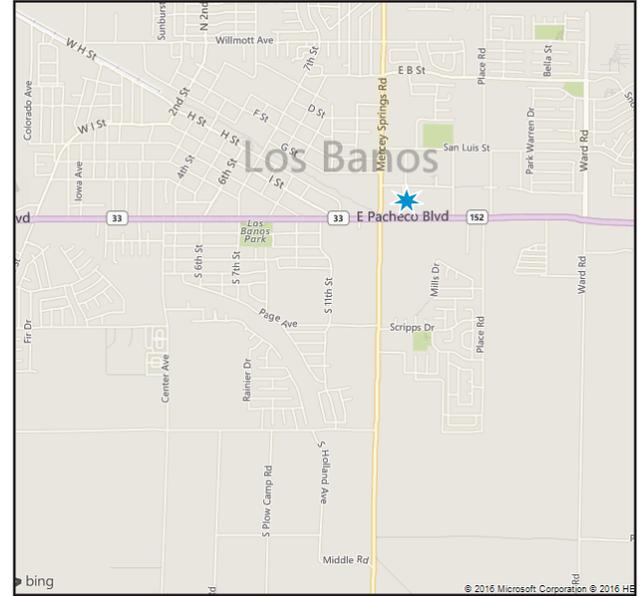
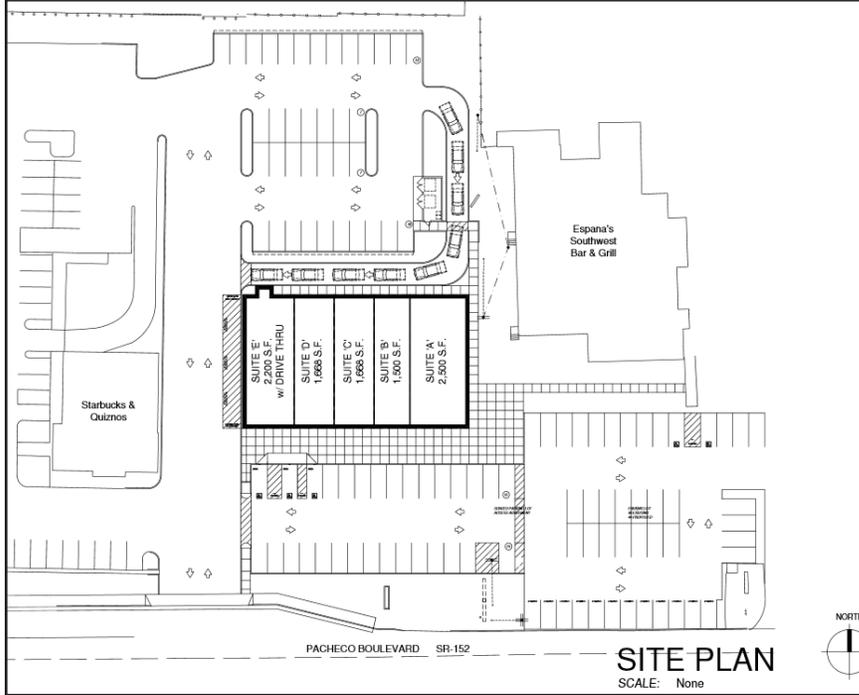
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# FOR LEASE > ±14,000 SF Building Pad

NEC PACHECO BLVD. & MERCY SPRINGS, LOS BANOS, CA

Conceptual Site Plan Only



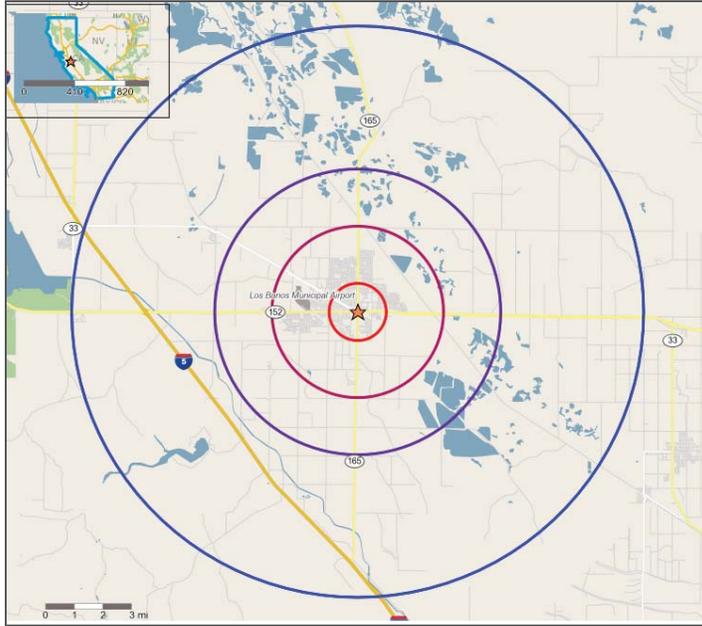
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NEC PACHECO BLVD. & MERCEY SPRINGS, LOS BANOS, CA

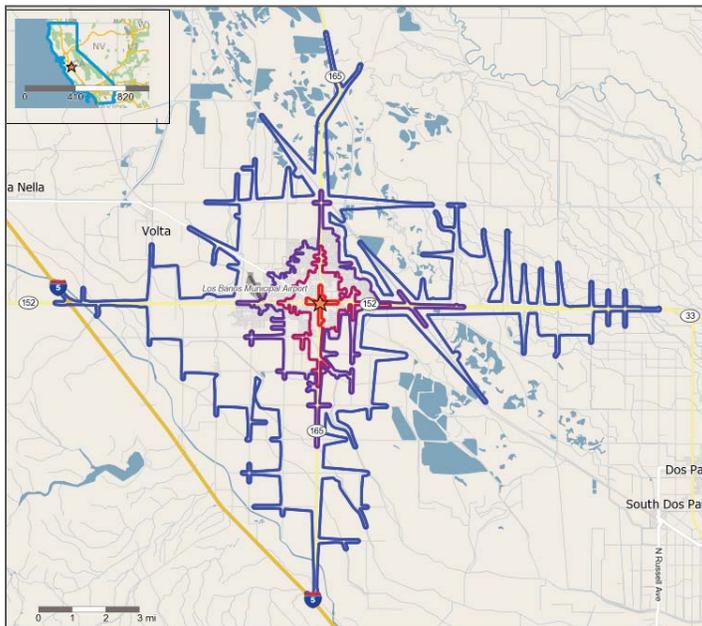
## Property Demographic Summary



### 2016 Estimated Radius Ring Demographics

|                                       | 1 Mile   | 3 Miles  | 5 Miles  | 10 Miles |
|---------------------------------------|----------|----------|----------|----------|
| Population                            | 10,999   | 38,300   | 39,416   | 41,391   |
| Population Growth 5-yr Projection     | 6.7%     | 11.3%    | 10.9%    | 10.2%    |
| Median Age                            | 32.1     | 30.5     | 30.6     | 30.8     |
| Avg. HH Income                        | \$64,838 | \$66,069 | \$66,169 | \$66,222 |
| Median HH Income                      | \$46,352 | \$50,429 | \$50,302 | \$50,083 |
| HH with Income Over \$50,000          | 21.5%    | 22.2%    | 22.1%    | 21.9%    |
| HH with Income Over \$75,000          | 10.8%    | 13.0%    | 12.8%    | 12.6%    |
| Population College Educated or Higher | 6,472    | 21,822   | 22,519   | 23,754   |
| Daytime Population (Employees)        | 3,439    | 7,443    | 7,742    | 8,711    |
| Business Establishments               | 351      | 767      | 792      | 880      |

Source: Alteryx, 2015



### 2016 Estimated Drive Time Demographics (In Minutes)

|                                       | 1 Mile   | 3 Miles  | 5 Miles  | 10 Miles |
|---------------------------------------|----------|----------|----------|----------|
| Population                            | 57       | 7,801    | 28,123   | 38,686   |
| Population Growth 5-yr Projection     | -1.0%    | 6.3%     | 10.3%    | 11.2%    |
| Median Age                            | 31.2     | 31.8     | 30.5     | 30.5     |
| Avg. HH Income                        | \$58,448 | \$61,539 | \$62,407 | \$66,136 |
| Median HH Income                      | \$31,791 | \$43,456 | \$48,170 | \$50,381 |
| HH with Income Over \$50,000          | 17.3%    | 21.1%    | 21.8%    | 22.2%    |
| HH with Income Over \$75,000          | 5.6%     | 10.5%    | 12.2%    | 12.9%    |
| Population College Educated or Higher | 34       | 4,577    | 16,078   | 22,065   |
| Daytime Population (Employees)        | 132      | 2,648    | 5,653    | 7,670    |
| Business Establishments               | 14       | 272      | 611      | 784      |

Source: Alteryx, 2015