

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:**

	Population	Avg. HH Income
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**

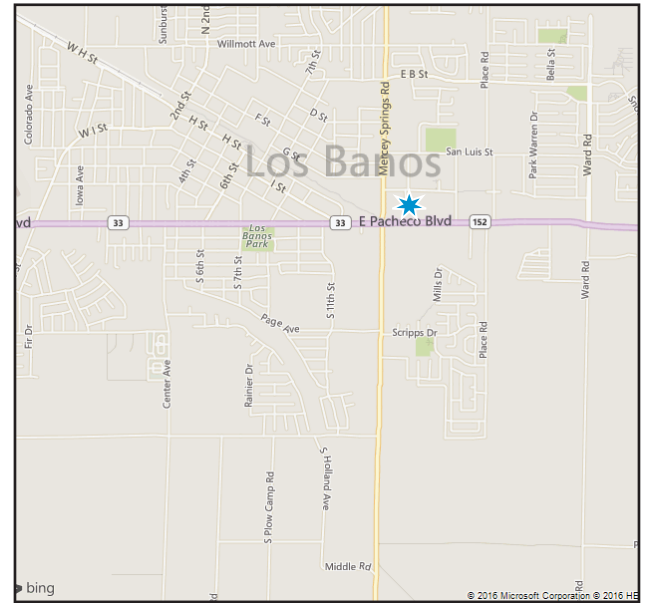
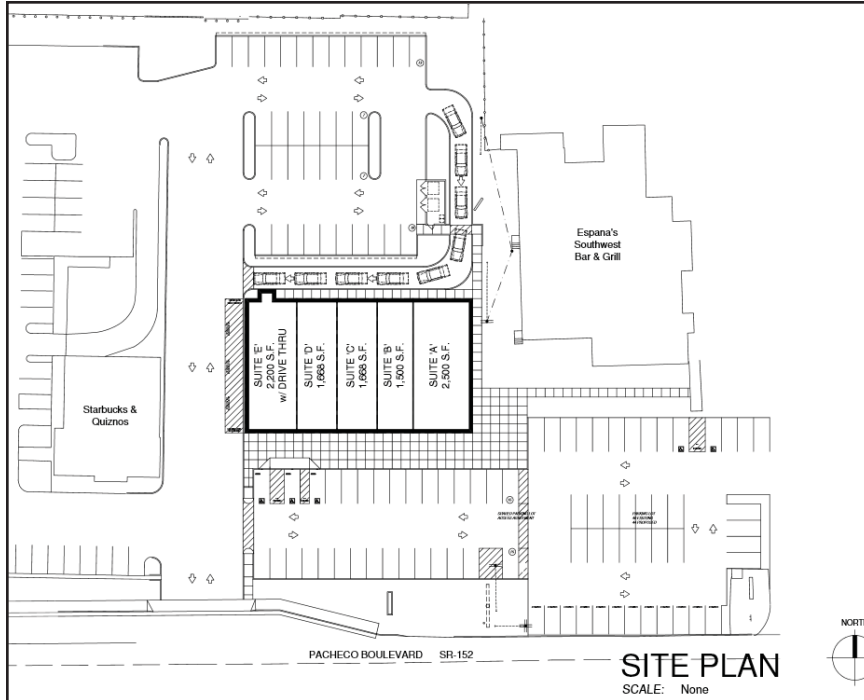
AGENT: TED FELLNER
559 221 1271 | EXT. 105
FRESNO, CA
ted.fellner@colliers.com
BRE #00977465

AGENT: MARK HENRY
559 221 1271 | EXT. 107
FRESNO, CA
mark.henry@colliers.com
BRE #00869280

COLLIERS INTERNATIONAL
7485 N. Palm Avenue #110
Fresno, CA 93711
www.colliers.com/fresno

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

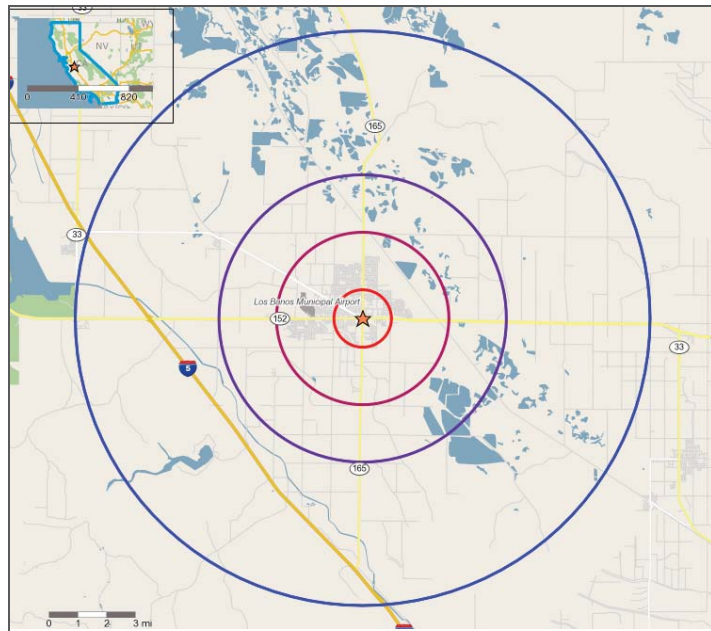
Conceptual Site Plan Only



FOR LEASE > ±14,000 SF Building Pad

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

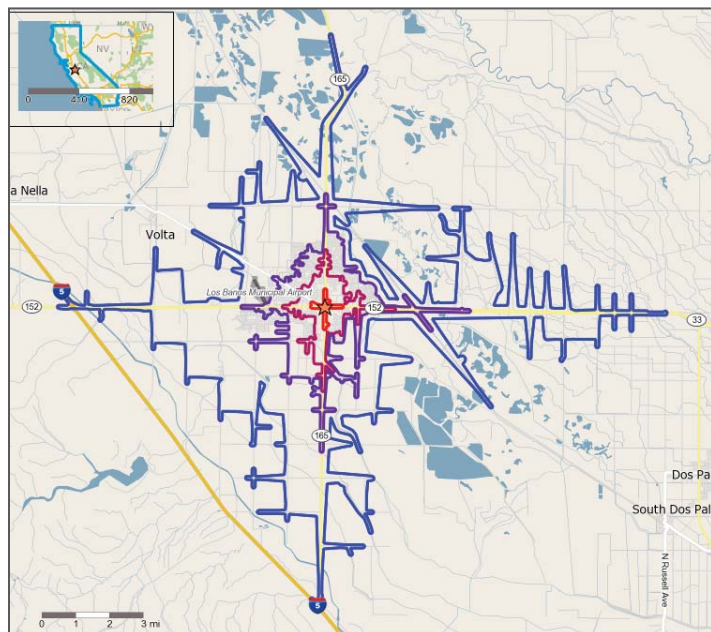
Property Demographic Summary



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