



**BY THE NUMBERS**

 **46,639**  
POPULATION

 **43,095**  
DAYTIME POPULATION

 **\$88,030**  
HOUSEHOLD INCOME

 **31**  
MEDIAN AGE

 **3.58**  
HOUSEHOLD SIZE

 **56%**  
OWNER OCCUPIED

 **40%**  
RENTER OCCUPIED

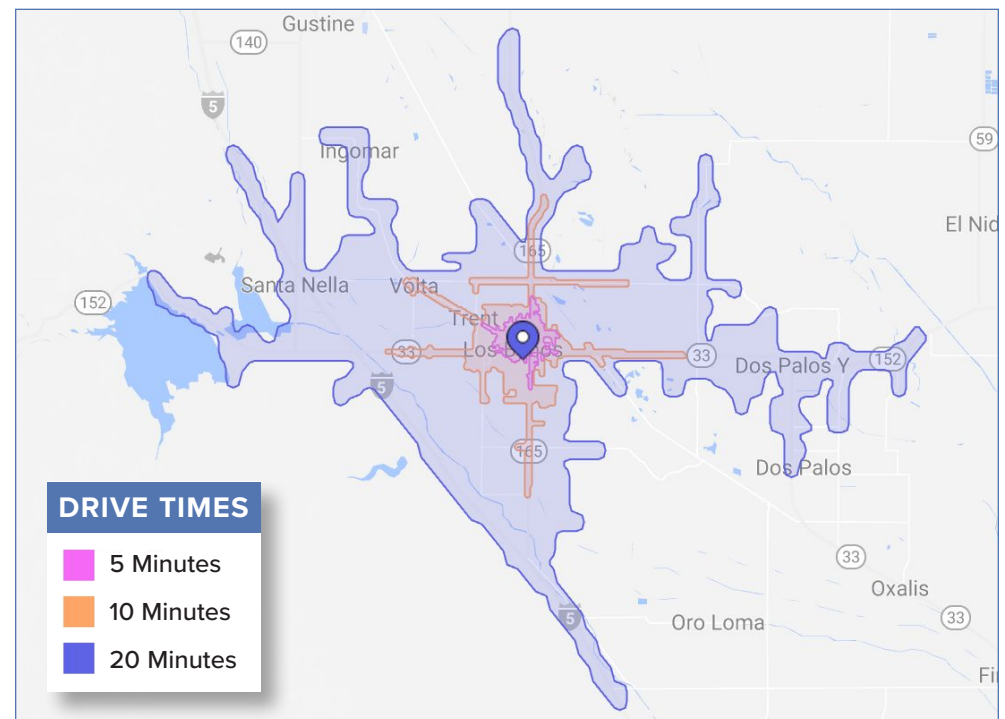
 **\$343,620**  
MEDIAN HOME VALUE

# Welcome to Los Banos!

Los Banos is centrally located in California and is only a couple of hours away from major cities like San Francisco, Oakland, and Sacramento, as well as Yosemite National Park, Stockton, Fresno, and the Silicon Valley. The city's economy is a combination of new enterprise, local government, and agriculture-based operations. It provides residents with public services, parks and recreation, public safety departments, retail, and entertainment venues. Los Banos has a rich culture, prosperous business community, and thriving agricultural industry, making it an ideal location for work or play in a family-friendly environment.

## Extended Trade Area

The true trade area of Los Banos extends well beyond the city limits and includes surrounding communities such as Dos Palos, Santa Nella, and Ingomar.



### TRADE AREA ONE


### TRADE AREA THREE


- ### RECENT NATIONAL & REGIONAL BRANDS OPENED IN LOS BANOS
- IHOP
  - Marshalls
  - Crumbl Cookie
  - Dutch Bros
  - Chipotle
  - Grocery Outlet
  - DD's Discount (opening soon)
  - Planet Fitness
  - Quickly (regional)
  - 7-11 (2nd location)

### TRADE AREA TWO


### APPROXIMATE DISTANCE TO MAJOR CALIFORNIA CITIES

Fresno, CA	71 miles
San Jose, CA	79 miles
San Francisco, CA	121 miles
Sacramento, CA	127 miles
Los Angeles, CA	267 miles

Los Banos Municipal Airport  
Memorial Hospital Los Banos  
Los Banos Community Center

CALIFORNIA 165

±13,873 ATC

±30,777 ATC

CALIFORNIA 33

CALIFORNIA 33

CALIFORNIA 165



## TRADE AREA ONE



**ADDRESS:** Stone Creek Plaza | W Pacheco Boulevard

**SIZE:** ±1.23 and ±1.00 Acre Pads  
±16,188 - ±27,661 Square Feet Retail Space

**TYPE:** Build-to-Suit Pads and Retail Space

**NEIGHBORS:** Target, Marshalls, Hobby Lobby, Walmart, Harbor Freight & Starbucks

**IDEAL RETAILER:** Staples, Barnes & Nobles, Best Buy, Panera Bread, Five Guys, El Pollo Loco, Popeyes & Jamba

## TRADE AREA TWO



**ADDRESS:** College Plaza | 2240 E Pacheco Boulevard

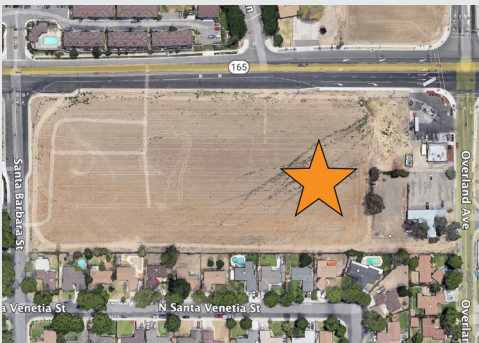
**SIZE:** ±1.62 Acres

**TYPE:** Co-Anchored Buildable Land Pad

**NEIGHBORS:** Planet Fitness, Food 4 Less, Dollar Tree, Aarons, Big 5 & Mountain Mike's

**IDEAL RETAILER:** Goodwill, Pet Smart, True Value, Jo-Ann & Michaels

## TRADE AREA THREE



**ADDRESS:** Highway 165 & Overland Avenue

**SIZE:** ±4.73 Acres

**TYPE:** Land Zoned H-C (Highway Commercial)

**NEIGHBORS:** Starbucks, Dollar General & Circle K

**IDEAL RETAILER:** Cardenas, Raleys, Pep Boys, Big O Tires, U-Haul & Speedee Oil Change