AVAILABLE DRIVE THRU AND SHOPS | LOS BANOS, CA

Location: SEQ of Mercey Springs Rd (Hwy 165) & Overland Rd
Los Banos, California

Availability: Shop Space and Drive Thru Pad available
(Can be Demised)

Pricing: Please inquire with broker

Demographics:	*1 Mile*	*2 Mile*	*3 Mile*
2021 Est. Pop.	20,510	37,564	43,676
2026+ Proj. Pop.	22,315	40,724	47,399
Avg HH Income	$67,567	$70,704	$74,837

Traffic Counts:
Highway 165 ±14,700 ADT
Overland Rd ± 4,000 ADT
(Source: REgisOnline)

Property Features:

- New development on fast growing north side of Los Banos
- High traffic intersection
- Great co-tenancy as part of new project
- Excellent access with full turning movements along Mercey Springs Rd.

COMMERCIAL RETAIL ASSOCIATES

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RETAIL BROKERS NETWORK

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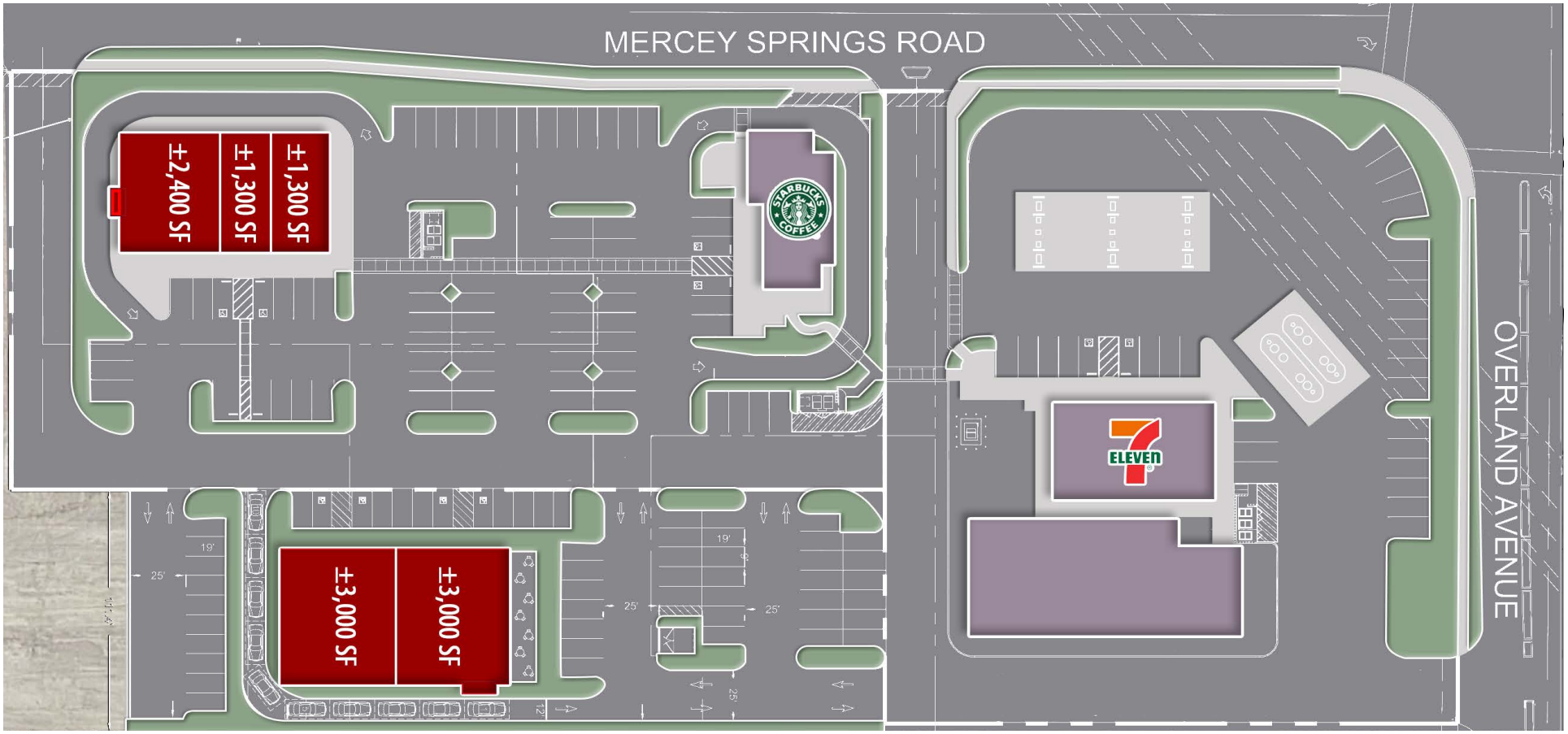

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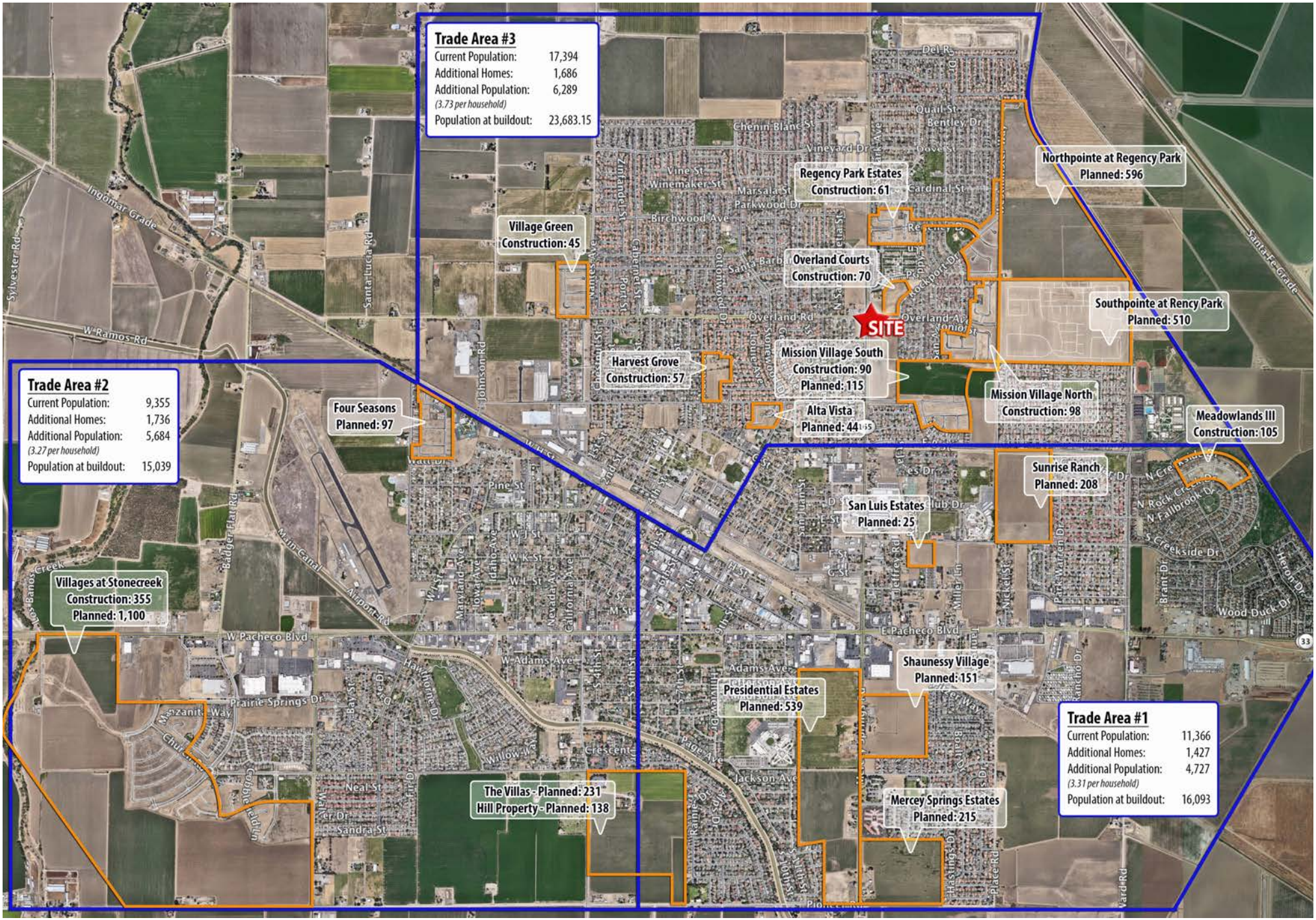

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