

STONECREEK PLAZA

SWC Highway 152 & Ortigalita Road, Los Banos, CA.



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power to the players™



GNC





Full Service Restaurant,
Drug Store, Bank, Gas

Fast Food/Shop Space

Up to 7,800 SQ FT

D1	Starbucks
D2	Available—1,194
D3	Verizon
D4	Gamestop

Major A	Petco
Major B	Dollar Tree
B0	Available—1,353
B1	Available—1,260
B2	Rue21
C	Famous Footwear

A-1	GNC
A-2	Sally Beauty
A-3	Available—1,600
A-4	Weeko's Wireless
A-5	Available—1,267
A-6	Available—1,267
A-7	Available—1,272
A-8	Rabobank

Los Banos, California

SWC Highway 152 & Ortigalita Road

TRADE AREA DEMOGRAPHICS	
Population	74,881
Average HH Income	\$58,603
Households	21,161

BUILDING	SPACE AVAILABLE
Retail A	6,150
Retail C	7,800
Retail D	1,450
Retail E	5,750

SITE DESCRIPTION

Los Banos is located in the Western portion of the San Joaquin Valley and the Western portion of Merced County. The city is situated along Highway 152, a major corridor between the Central Valley and the southern part of the San Francisco Bay Area and is approximately five miles east of interstate Route 5. State Highway 152 comprises the primary east-west arterial through the City of Los Banos. It also provides direct linkage over Pacheco Pass in to the southern San Francisco Bay Area.

This southwestern portion of Los Banos has experienced significant growth with many new homes currently under construction at Anderson Homes Los Banos Garden subdivision located east/southeast of the subject site. There is also a Walmart and commercial development to the northwest including a proposed Merced Community College-Los Banos Campus. The subject site is a part of a recently approved planned development entitled Villages at Stonecreek which comprises approximately 490 acres of residential and commercial development.



Mercy Springs Road

Food 4 Less

Kmart

Walgreens

SAVE MART

RITE AID

The Villas
341 Units

152

JCPenney

250 Units
Los Banos
Gardens

West Center Ave
Area Plan &
Annexation
525 Units

Under
Construction
LOWE'S
Proposed
TARGET

Stonecreek
North
1,600 Units

WAL-MART

Stonecreek
Village
456 Units

Stonecreek
South
1,888 Units

College