

SEC STATE HWY 152 & STATE HWY 165

5,600± SF RETAIL SHOP SPACE FOR LEASE

SAVE MART SHOPPING CENTER · 1450 S. MERCEY SPRINGS RD., LOS BANOS, CA 93635



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RETAIL CALIFORNIA CRE

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2016 Retail California. All rights reserved.

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Property Description:

The subject property is located at the southeast corner of State Highway 152 and Highway 165 (Mercey Springs Rd.) in the new Save Mart Shopping Center.

Available Shop Space For Lease:

2,000± SF; 1,200± SF; 1,200± SF and 1,200± SF (adjacent, can be combined)

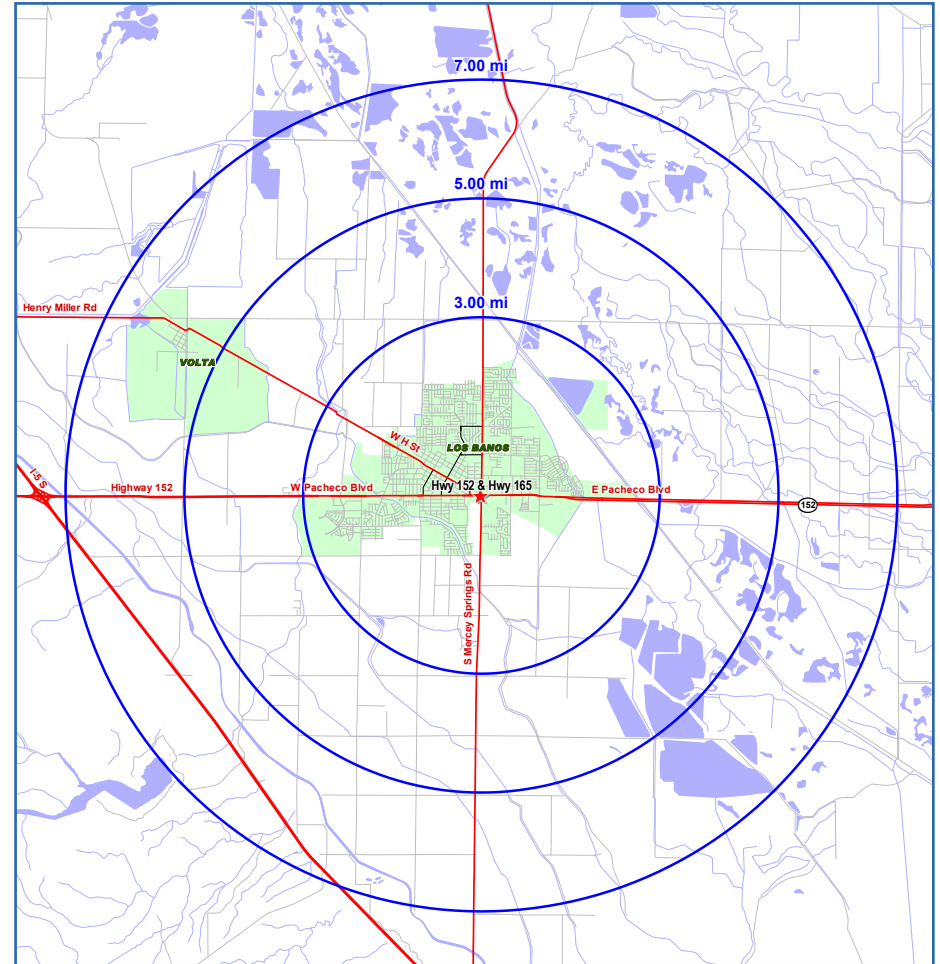
Lease Rate:

Please contact agent for more information.

2015 Demographics:	3 Miles	5 Miles	7 Miles
Total Population:	39,571	40,591	41,522
2020 Total Population:	42,615	43,632	44,555
Total Households:	11,083	11,409	11,705
Avg. HH Income:	\$62,850	\$62,880	\$62,835
% Hispanic	64.5%	64.3%	64.1%
% Not Hispanic	35.5%	35.7%	35.9%
Total Daytime Pop:	33,595	34,882	36,055

2015 Traffic Counts:

State Hwy 152 @ Hwy 165:	34,505 ADT
State Hwy 165 @ Hwy 152:	16,480 ADT
Total Traffic:	50,985 Average Daily Traffic



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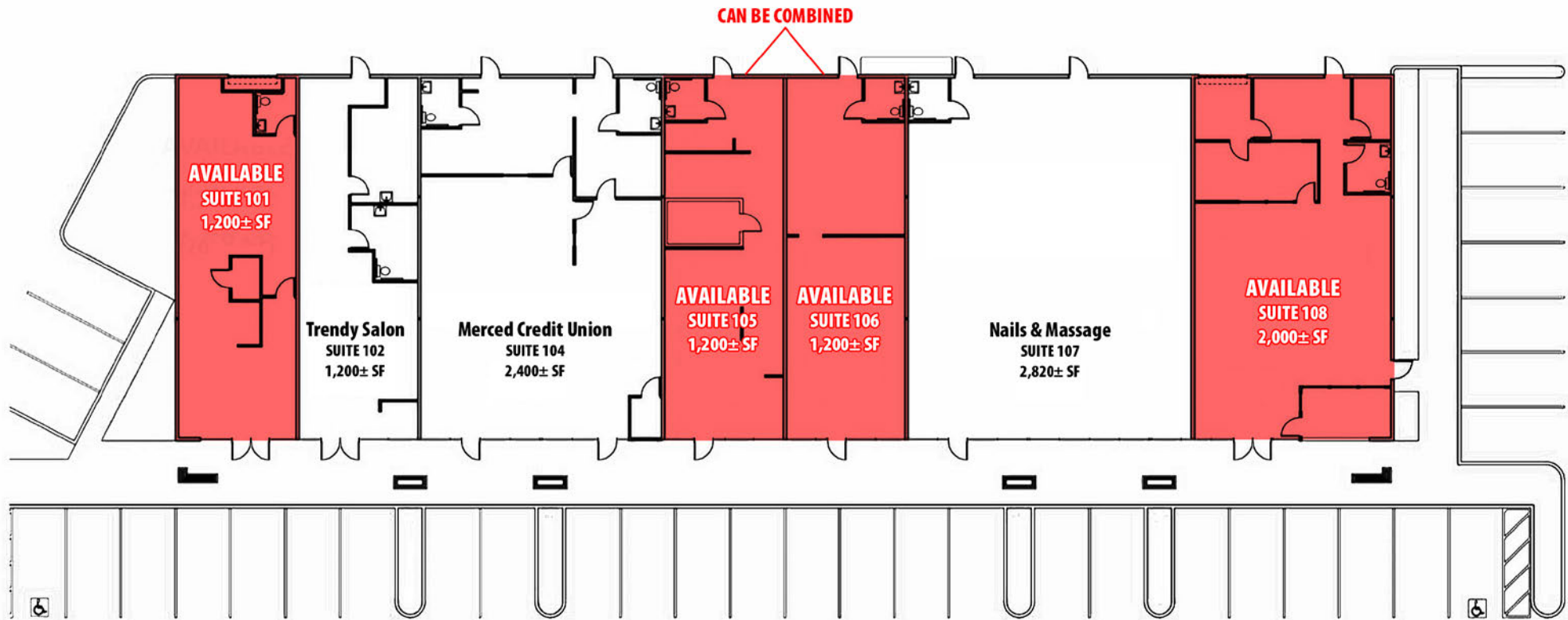
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Existing Floor Plan



1450 MERCY SPRINGS, LOS BANOS, CALIF.
EXISTING FLOOR PLAN 12,000 s.f.

SEC STATE HWY 152 & STATE HWY 165

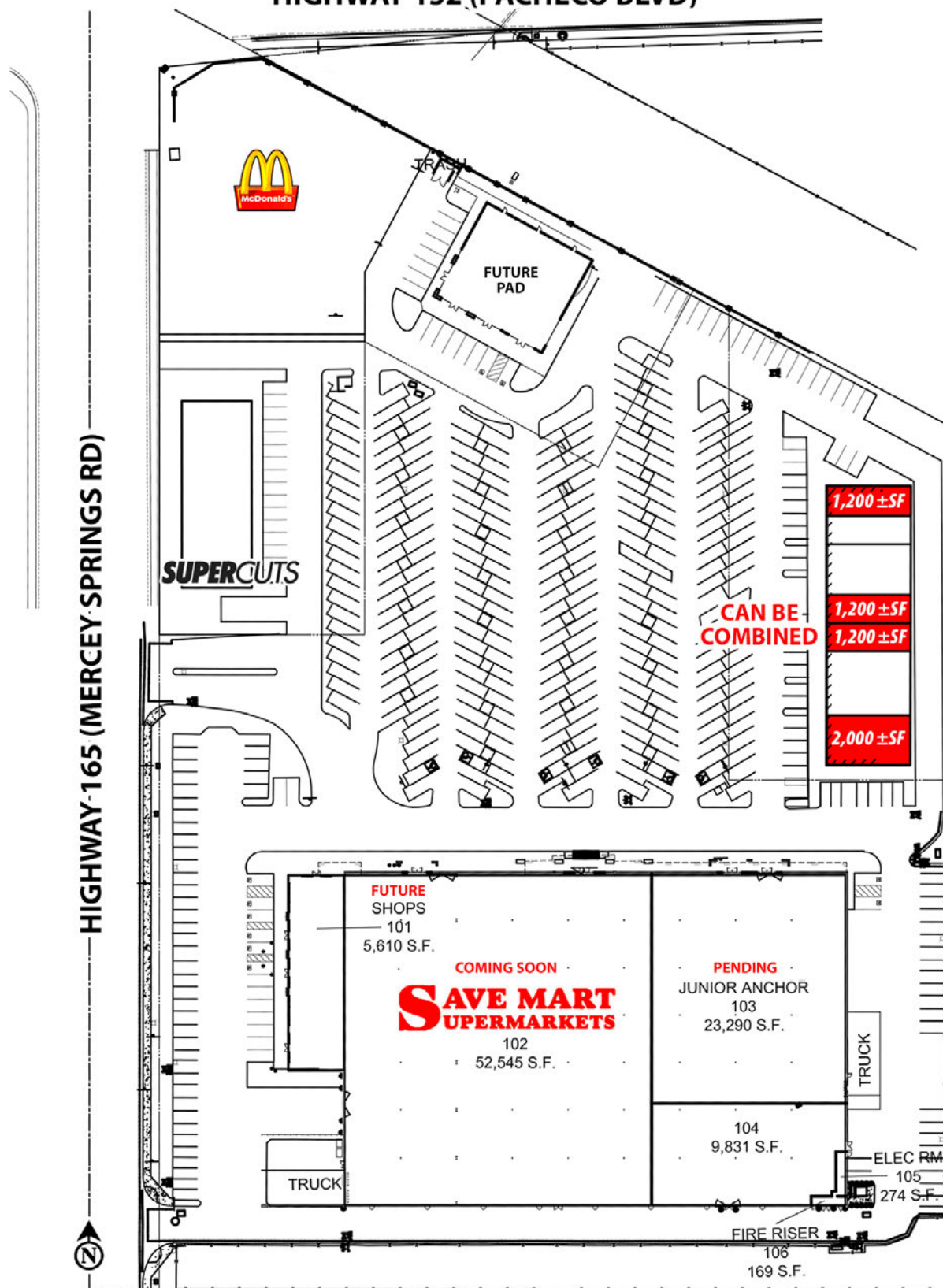
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Save Mart Shopping Center Site Plan

HIGHWAY 152 (PACHECO BLVD)



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Demographic Study Updated Summary Report

AnySite®

SEC Pacheco Blvd (State Hwy 33) & Mercey Springs
1450 S Mercey Springs Rd Los Banos, CA 93635

9 August 2016

Coordinates Longitude: -120.835183
Latitude: 37.056423

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	9,646	24,528	26,821
2010 Total Population	11,642	33,898	36,791
2015 Total Population	12,707	37,224	40,417
2020 Total Population	13,523	39,810	43,145
Households Trend			
2000 Total Households	3,140	7,386	8,023
2010 Total Households	3,712	9,745	10,533
2015 Total Households	3,932	10,404	11,254
2020 Total Households	4,143	11,033	11,917
Population Change Trend			
2000 to 2010 Population Change	20.7%	38.2%	37.2%
2000 to 2015 Population Change	31.7%	51.8%	50.7%
2010 to 2020 Population Change	16.2%	17.4%	17.3%
2015 to 2020 Population Change	6.4%	6.9%	6.7%
Household Change Trend			
2000 to 2010 Household Change	18.2%	31.9%	31.3%
2000 to 2015 Household Change	25.2%	40.9%	40.3%
2010 to 2020 Household Change	11.6%	13.2%	13.1%
2015 to 2020 Household Change	5.4%	6.0%	5.9%
2015 Race			
White alone	60.5%	57.2%	57.1%
Black or African American alone	3.6%	3.4%	3.4%
American Indian and Alaska Native alone	1.7%	1.5%	1.4%
Asian alone	3.0%	3.2%	3.3%
Native Hawaiian and OPI alone	0.4%	0.4%	0.4%
Some Other Race alone	25.5%	28.8%	28.8%
% 2015 Hispanic	62.0%	66.7%	66.7%
% 2015 Not Hispanic	38.0%	33.3%	33.3%
2015 Income			
Per Capita Income	\$17,708	\$16,778	\$16,826
Household Income: Median	\$43,095	\$44,867	\$45,180
Household Income: Average	\$58,568	\$59,682	\$60,107

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2015 Income (cont.)			
Less than \$10,000	6.0%	6.4%	6.3%
\$10,000 to \$14,999	7.2%	6.8%	6.7%
\$15,000 to \$19,999	7.6%	7.7%	7.6%
\$20,000 to \$24,999	6.2%	5.0%	5.0%
\$25,000 to \$29,999	6.1%	5.7%	5.7%
\$30,000 to \$34,999	6.5%	6.9%	6.8%
\$35,000 to \$39,999	5.5%	5.1%	5.1%
\$40,000 to \$44,999	7.8%	6.7%	6.7%
\$45,000 to \$49,999	4.0%	4.4%	4.4%
\$50,000 to \$59,999	9.5%	9.8%	10.0%
\$60,000 to \$74,999	9.7%	10.6%	10.6%
\$75,000 to \$99,999	9.3%	10.0%	10.0%
\$100,000 to \$124,999	5.4%	6.3%	6.3%
\$125,000 to \$149,999	3.7%	3.5%	3.6%
\$150,000 to \$199,999	3.8%	3.3%	3.4%
\$200,000 or more	1.7%	1.8%	1.8%
Average household size	3.3	3.6	3.6
Total Daytime Population	13,370	31,424	34,431
Total Daytime at Home Population	8,549	23,966	26,113
Total Daytime at Home Population (% of Daytime Population)	63.9%	76.3%	75.8%
2000 Population Density	2,362	465	219
2015 Total Population	12,707	37,224	40,417