

Prime Commercial Opportunity in the Heart of Los Banos – High Visibility & Growth Potential!



225 MERCEY SPRINGS RD
LOS BANOS, CALIFORNIA



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Investment Overview – 225 Mercey Springs Rd, Los Banos, CA

Prime Commercial Investment with Strong Growth Potential

The property at 225 Mercey Springs Rd, Los Banos, CA, offers a unique opportunity for investors seeking a high-visibility commercial asset in a rapidly growing market. With strong traffic counts and a strategic location, this site presents an excellent long-term investment.

Passive Investment Opportunity

This commercial property is structured to provide a low-maintenance investment with minimal landlord obligations. The site is ideal for hands-off ownership, offering stable income potential.

Strategic Location in a High-Growth Corridor

225 Mercey Springs Rd benefits from a prime commercial location along State Route 165 (Mercey Springs Road)—one of the primary arterial routes in Los Banos. The area is seeing significant commercial and residential expansion, driving demand for retail, service, and hospitality businesses.

Strong Traffic Exposure & Market Demand

- Mercey Springs Rd (SR-165) sees high daily traffic volumes, making this a valuable retail and service destination.
- Located near major commercial centers, including national retail brands, restaurants, and local businesses.
- Easy ingress and egress with strong visibility to passing traffic.

Growing Community with Expanding Economic Base

- Los Banos is one of the fastest-growing cities in Merced County, attracting new residents and businesses each year.
- Surrounded by new housing developments, the area has a growing population base seeking commercial services, retail, and dining options.
- Positioned for long-term appreciation as Los Banos continues its expansion.

Recession-Resistant Commercial Investment

This property is well-positioned for long-term stability, benefiting from Los Banos' economic growth and increasing consumer demand. Its strategic location along a busy corridor ensures consistent traffic flow and tenant demand, making it a resilient investment in both strong and weak economic cycles.



PROPERTY DETAILS

GENERAL SUMMARY

Address:

225 Mercey Springs Rd, Los Banos, CA 93635

APN:

025-121-026-000

Building Size:

4500 SqFt | 3 Suits | 1500 SqFt per Suit

Parcel Size:

Approximately 0.54 acres (23,462 square feet)

Year Built:

2014

Parking:

100± Spaces - Shared Parking Lot

Ownership:

Fee Simple (Land & Building)

Traffic Counts:

Interstate 5: Approximately 45,312 Average Daily Traffic (ADT)

State Highway 33: Approximately 13,337 ADT

Note: For comprehensive information, please consult the Merced County Assessor's Office or access their online property records.



Sale Price

\$960,000

Total Building Size ± 4500 SqFt

Suite A ± 1500 SqFt | 1 Bath

Suite B ± 1500 SqFt | 1 Bath

Suite C ± 1500 SqFt | 1 Bath





SITE VIEW

SUBJECT PROPERTY

SHARED PARKING

Ample Parking Availability

Over 100+ shared parking spaces, ensuring easy access for customers and employees.

High-Traffic Retail & Entertainment Hub

Shared parking with Premiere Cinemas and neighboring retail stores, increasing customer foot traffic and visibility.

Convenient & Accessible

Well-designed parking lot with multiple entry and exit points, ensuring smooth traffic flow.

Strategic Proximity to Major Roads – Located near Mercey Springs Rd (SR-165) and Pacheco Blvd (SR-152), attracting local and regional customers.

AERIAL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

Population:

2024 Population: Approximately 49,508 residents.
Median Age (2024): 30.4 years.

Income:

Median Household Income (2019-2023): \$70,893.
Per Capita Income (2019-2023): \$25,505.

Households:

Total Households (2019-2023): 13,388.
Average Household Size (2019-2023): 3.48 persons.

Educational Attainment:

High School Graduate or Higher (2019-2023): 71.1% of residents aged 25 and over.
Bachelor's Degree or Higher (2019-2023): 13.2% of residents aged 25 and over.

Housing:

Median Home Value (2019-2023): \$416,229.
Owner-Occupied Housing Unit Rate (2019-2023): 61.1%.

Language:

Language Other Than English Spoken at Home (2019-2023): 52.2% of residents aged 5 and over.

NEAR BY CITIES



Santa Nella

Population **2,168**

Santa Nella is currently growing at a rate of 2.7% annually, with a population increase of 9.44% since the 2020 census.



Gustine

Population **6,181**

Gustine's population has increased by 31.6% since 2000.



Dos Palos

Population **5,679**

Dos Palos had a population of 4,950 in 2010, increasing to 5,679 in 2018.



Atwater

Population **31,841**

Atwater's population grew from 28,168 in 2010 to 31,841 in 2018, indicating a positive growth trend.



Merced

Population **83,668**

Merced has experienced steady growth, with a population increase from 78,958 in 2010 to 83,668 in 2018.

Market Overview – Los Banos, CA



Los Banos, located in **Merced County**, California, is a thriving community in the **San Joaquin Valley**, known for its **rapid growth, strong agricultural base, and expanding commercial sector**. Strategically positioned along **State Highway 152 and State Route 165**, Los Banos serves as a key hub connecting the **Central Valley, the Bay Area, and Southern California**.

With a population exceeding **45,000 residents**, Los Banos has experienced **steady growth**, attracting new residents and businesses seeking **affordable living, economic opportunities, and a high quality of life**. The city's proximity to major employment centers, including **Silicon Valley and Merced**, has made it an attractive destination for **commuters, entrepreneurs, and investors**.

Economic Drivers & Development

- **Agriculture & Agribusiness:** As part of California's agricultural heartland, Los Banos plays a significant role in dairy farming, crop production, and food processing, contributing to the region's economy.
- **Retail & Commercial Growth:** The city is witnessing rapid commercial expansion, with new businesses, shopping centers, and dining establishments catering to a growing population.
- **Transportation & Connectivity:** Los Banos benefits from high traffic volumes along Highway 152, which connects it to Interstate 5 and Highway 99, making it a key stop for travelers and businesses.
- **Residential Expansion:** With affordable housing options compared to the Bay Area, Los Banos continues to attract families, commuters, and investors looking for long-term growth opportunities.

Strategic Location & Business Opportunity

Los Banos' **pro-business environment, growing consumer base, and strategic location** make it an ideal market for **retail, hospitality, and service-oriented businesses**. As the city continues to expand, commercial properties in high-visibility locations offer strong investment potential with durable cash flow and long-term appreciation prospects.



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