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## Stone Creek Plaza



SWC Highway 152 & Ortigalita Road  
**Los Banos, California**

Features:

Adjacent to **WAL★MART**

Major Tenant Space Available

Mid-Size Mini-Anchor Locations 20,000-  
30,000 SF

Free-Standing Retail/Restaurant Pads

Property is located between two signalized  
intersections

For More Information:  
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# Los Banos, California

SWC Highway 152 & Ortigalita Road

<u>Trade Area</u> <u>Demographics</u>	
Population	74,881
Average HH Income	\$58,603
Households	21,161

<u>Building</u>	<u>Space Available</u>
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.



**SITE PLAN EXHIBIT RICH SCHEME # 12.4-3-07**  
 revised 4-E-07

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 RICH DEVELOPMENT CO. T&R DEVELOPMENT CO.  
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LOWE'S  
 PETCO  
 SONY