



**INDUSTRIAL ZONED
LAND / FOR SALE**
28.5 Acres

\$6,412,500

T Kaljian Real Estate
DRE# 00528796
Thomas Kaljian 209-769-8091
645 E Pacheco Blvd
Los Banos CA 93635

081-110-007-000

28.5 Acres



INVESTMENT OPPORTUNITY

081-110-007-000

28.5 Acres

North St
industrial
Property

Legend

- 206 North St
- Feature 1
- Feature 2
- Feature 3
- Food 4 Less
- High School
- La Quinta Inn & Suites by Wyndham Los I
- Los Banos DMV
- Los Banos Municipal Airport
- Park
- Path Measure
- Planet Fitness
- Premier Cinemas



PLENTY COMMERCIAL ACTIVITY ALONG THE PACHECO BLVD CORRIDOR, JUST 5 MINUTES AWAY FROM THE NORTH ST INDUSTRIAL PARK



Welcome to Los Banos California, nestled at the intersection of State Route 152 and Interstate 5 we are known to be at the crossroads of California.

***Los Banos has a 2024 population of 49,508 and is currently growing at a rate of 1.97% annually. (According to the World population Review)**

***Los Banos is a city in Merced County, California Where we are known for our,**

- **Wetlands**
- **Wild refuges**
- **Agriculture**
- **And Our Ranches**

***The name LOS BANOS was given to the area by Padre Felipe Arroyo de la Cuesta because of its natural springs that feeds the wetlands. The name translates from Spanish "Los Banos" to English "The Baths"**

***Los Banos has a small town feeling where we enjoy many things from our SPRING FAIRE, to DUCK HUNTING, BIRD WATCHING, our Community center boasts its PICKLE BALL COURTS as well as BOCCEE BALL COURTS**

***Our famous WOOL GROWERS RESTAURANT has also put Los Banos on the Map, as well as all of our many INDUSTRIAL TOMATO PLANTS. Los Banos a great opportunity for Industrial Property Development.**

081-110-007-000

28.5 Acres

Legend

- Feature 1
- Granddams Water District
- La Casa City Social Events
- Open Tree Parking
- Our Little Friends Daycare
- Park

**NORTH ST
INDUSTRIAL PARK
28.5 ACRES**

Google Earth

SITE HIGHLIGHTS

ACCESSIBLE ROADS AND HIGHWAYS FOR IMPORT AND EXPORT

- INTERSTATE 5
- HWY 33
- HWY 152
- HWY 165

Each of these just minutes away from the North St Industrial Park

LARGE CORNER LOT

28.5 Acres of Raw flat land, ideal for industrial park development. With access from all different points making entry more flexible during development process

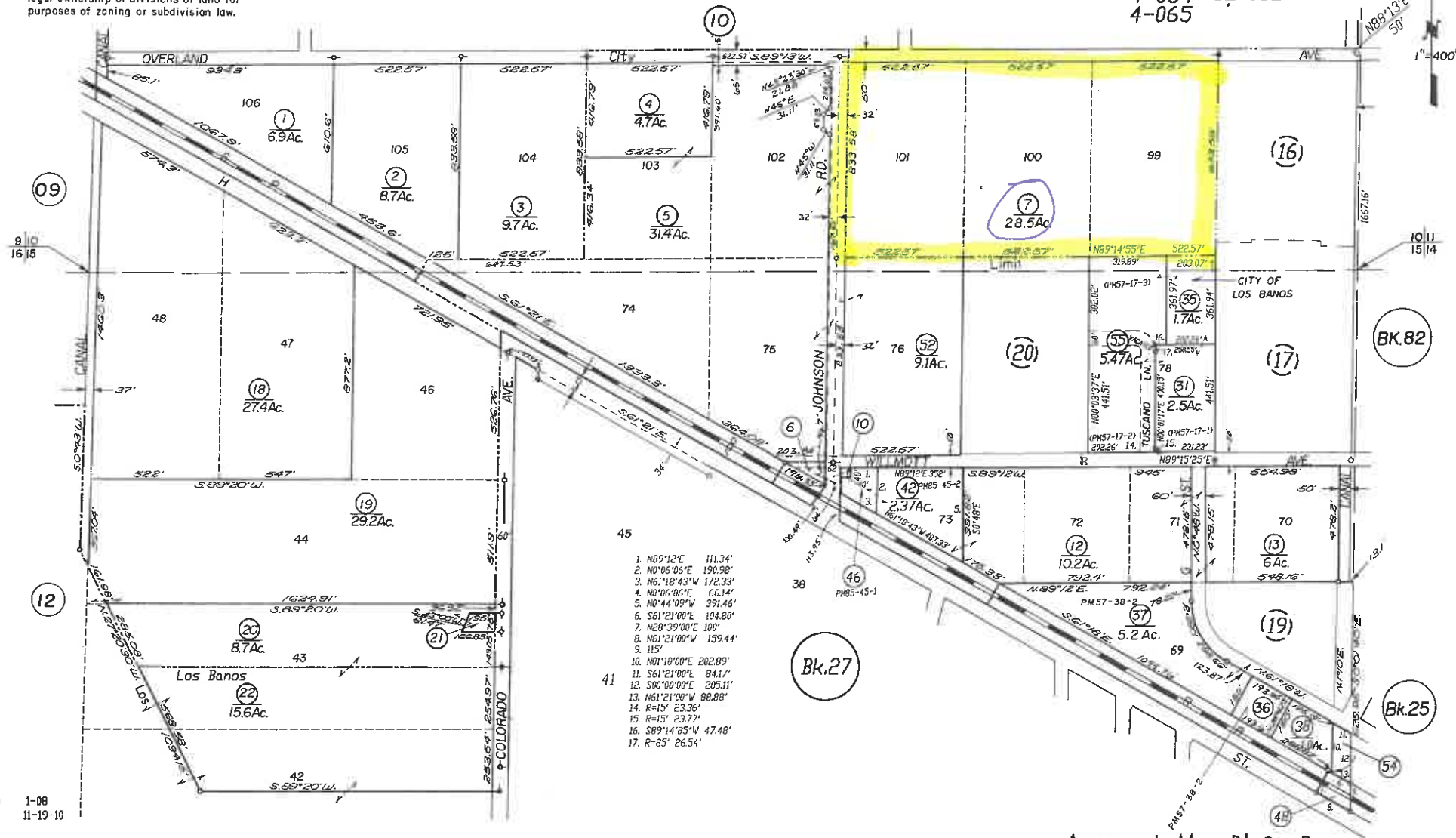
COMMUTERS

- Los Banos is a commuter city, with many residents commuting to work in the Bay Area, Fresno, and Stanislaus County.
- More than 60% of Los Banos' workforce commutes out of town.

LOTS OF COMMERCIAL ACTIVITY ALONG THE PACHECO/ HWY 152 CORRIDOR

From Restaurants to retail to our own industrial tomato plant/factories, there is a wide variety of collaboration and unity to attract more customers to the overall retail environment. And all just minutes away from the North St Industrial Park.

-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.



REVISED 11-99 1-08
 12-01 11-19-10
 12-04

Miller & Lux Sub., RM Vol. 2, Pg. 18

NOTE—Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 81 -Pg. 11
 County of Merced, Calif. 1977

206 North St, Los Banos, CA 93635

Presented By: **Thomas Kajjian**

LIC: 00528796

- [Primary: 209-826-8864](tel:209-826-8864)
- [Secondary: 209-769-8091](tel:209-769-8091)
- tom@losbanosrealestate.com
- <http://www.losbanoscommercialrealestate.com>

T. Kajjian Real Estate

LIC: 00528796

- [645 Pacheco Blvd, Los Banos CA 93635](https://www.google.com/maps/place/645+Pacheco+Blvd,+Los+Banos,+CA+93635)
- [209-826-8864](tel:209-826-8864)
- <http://www.losbanosrealestate.com>

LP: \$6,412,500**Price/Acre:** \$229141.43**Status:** Active 02/24/25**Area:** 20411**DOM/CDOM:** 8/8**Lot Acres:** 27.9849
[View All \(1\)](#)
[Map](#)
[Mortgage Calculator](#)

Public Remarks

Public Remarks: CORNER LOT, 28.5 ACRES OF INDUSTRIAL ZONED PROPERTY LOCATED WITHIN MINUTES TO DOWNTOWN LOS BANOS, AND ALSO MIN FROM HWY 152 AND INTERSTATE HWY 5. THE INDUSTRIAL ZONING OF THIS PROPERTY ALLOWS FOR A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL ACTIVITIES, PROVIDING FLEXIBILITY FOR POTENTIAL INVESTORS OR DEVELOPERS. DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY TO OWN AN INDUSTRIAL PROPERTY WITH LIMITLESS POTENTIAL FOR GROWTH AND SUCCESS.

Directions

Directions to Property: FORM THE WEST SIDE OF PACHECO BLVD, TURN LEFT ONTO BADGERFLAT ROAD TURN RIGHT ONTO WEST H STREET TURN LEFT ONTO OVERLAND AVE THE PROPERTY WILL BE ON CORNER OF OVERLAND AND JOHNSON ROAD

Cross Street: Johnson

General Information

Property Subtype: Industrial
County: Merced
APN: 081-110-007-000
APN#2:
APN#3:
Zoning: I
Zoning Description: Industrial
Census Tract: 22.04
Elevation:
Subdivision:
Primary Residence:
Additional Living Unit: (No)
Minimum Building SqFt:
Lot SqFt (approx) / Source: 1219022 / Assessor Auto-Fill
Lot Size Dimensions:
of Lots:

School District (County): Merced
Middle or Junior School District: Los Banos Unified

Elementary School District: Los Banos Unified
Senior High School District: Los Banos Unified

Disclosures / Restrictions

Disclosures /Documents:
Bonds/Asmts/Taxes: (Unknown)
County Transfer Tax Rate:
City Transfer Tax Rate:
Development Status: Raw Land

Property Information

Community Features:
Other Equipment:
Other Structures:
Lot Features: Corner,Shape Regular
Topography: Mostly Level,Level
Frontage Type:
Fencing:
Income Includes: None
Current Use: Vacant
Possible Use: Industrial
View Description: Pasture,Other
Horse Property: (No)
Soil:

Road Frontage Type: City Street,County Road
Road Responsibility:
Road Surface Type:
Utilities: See Remarks
Electric: See Remarks
Water Source: See Remarks
Well GPM:
Irrigation Source: See Remarks
Sewer: See Remarks
Perc Test/Septic Design:
Distance to Electric:
Gas:

All data, photos, visualizations, and information regarding a property, including the property's compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.