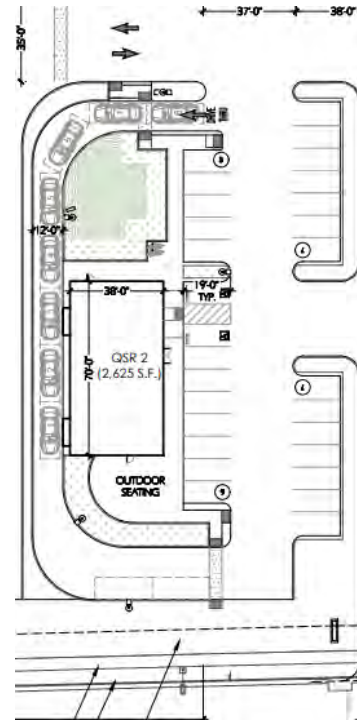


QSR PAD FOR LEASE

SHOPPING CENTER

165 N Mercy Springs & Willmott Los Banos, CA 93635



LEASE TERMS:

- Fully Entitled Quick Service Restaurant Pad with Drive Thru
- Planned 2,625 sf Restaurant with Outdoor seating
- On & Off site improvements to be completed by developer
- Frontage on Mercy Springs (approx 14k VPD)
- TYPE: Ground Lease
- LOT SIZE: 0.75 ac (approx)
- TERM: 180 months
- RATE: \$135,000 / Year

DESCRIPTION

New, Grocery anchored, shopping center located in the North side of Los Banos at the intersection of Mercy Springs and Willmott Roads. This new center is surrounded by existing and new residential tracts that have been underserved by retail and restaurants. The new high, middle, and elementary schools are all within 1 mile, and North of the busy Hwy 152 (Pacheco Springs Road.)

The center will include a large grocer as the anchor, a Shell Loop gas station, store, and express car wash, 1 additional QSR pad, and some in-line retail for neighborhood service providers.

Expected delivery Q1 2025

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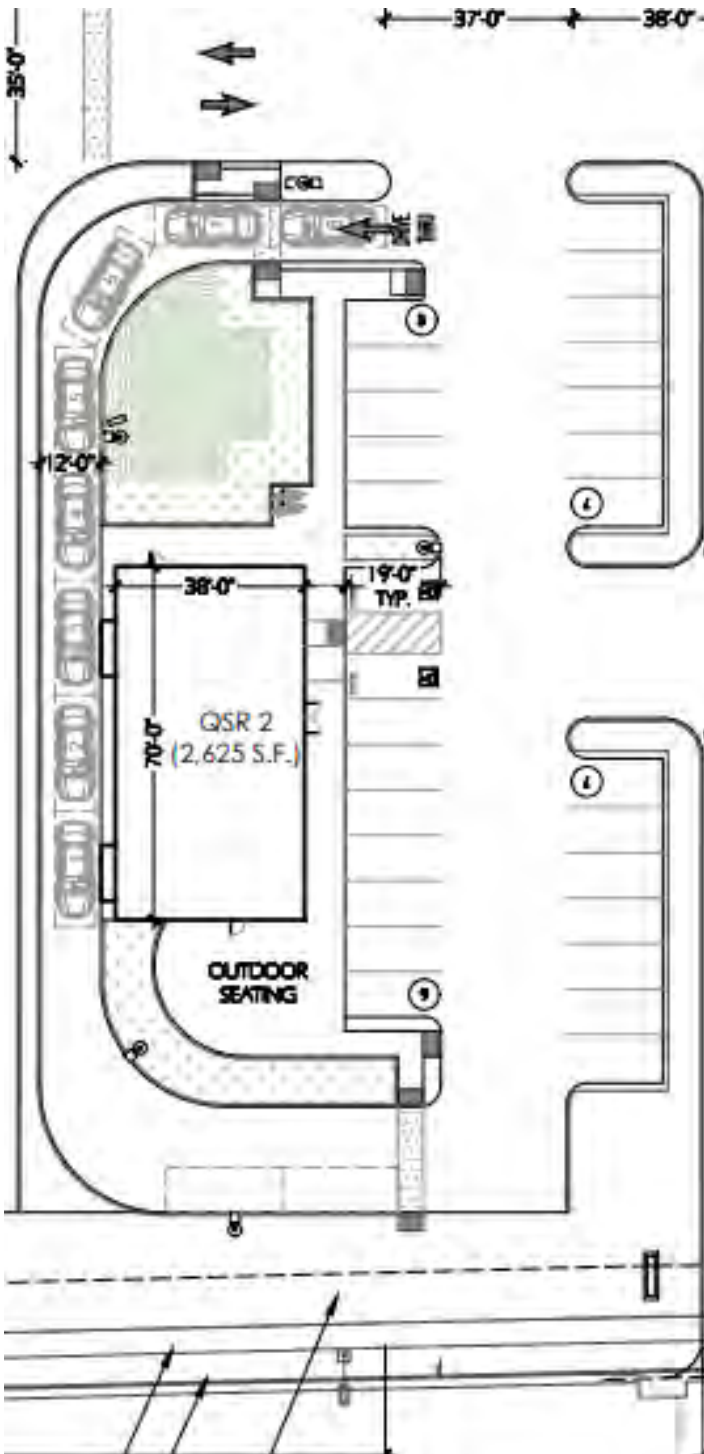


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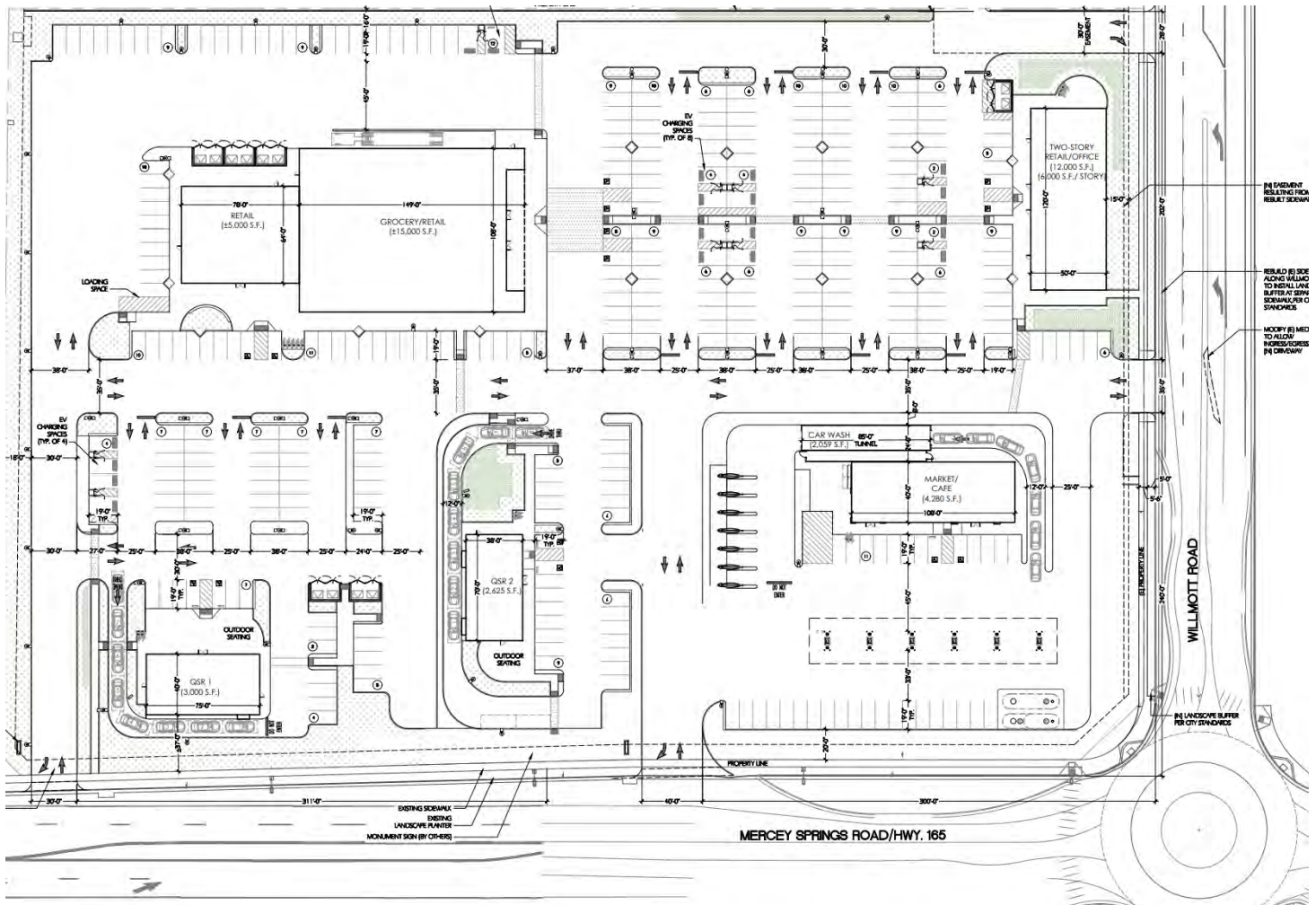
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SITE PLAN

SHOPPING CENTER

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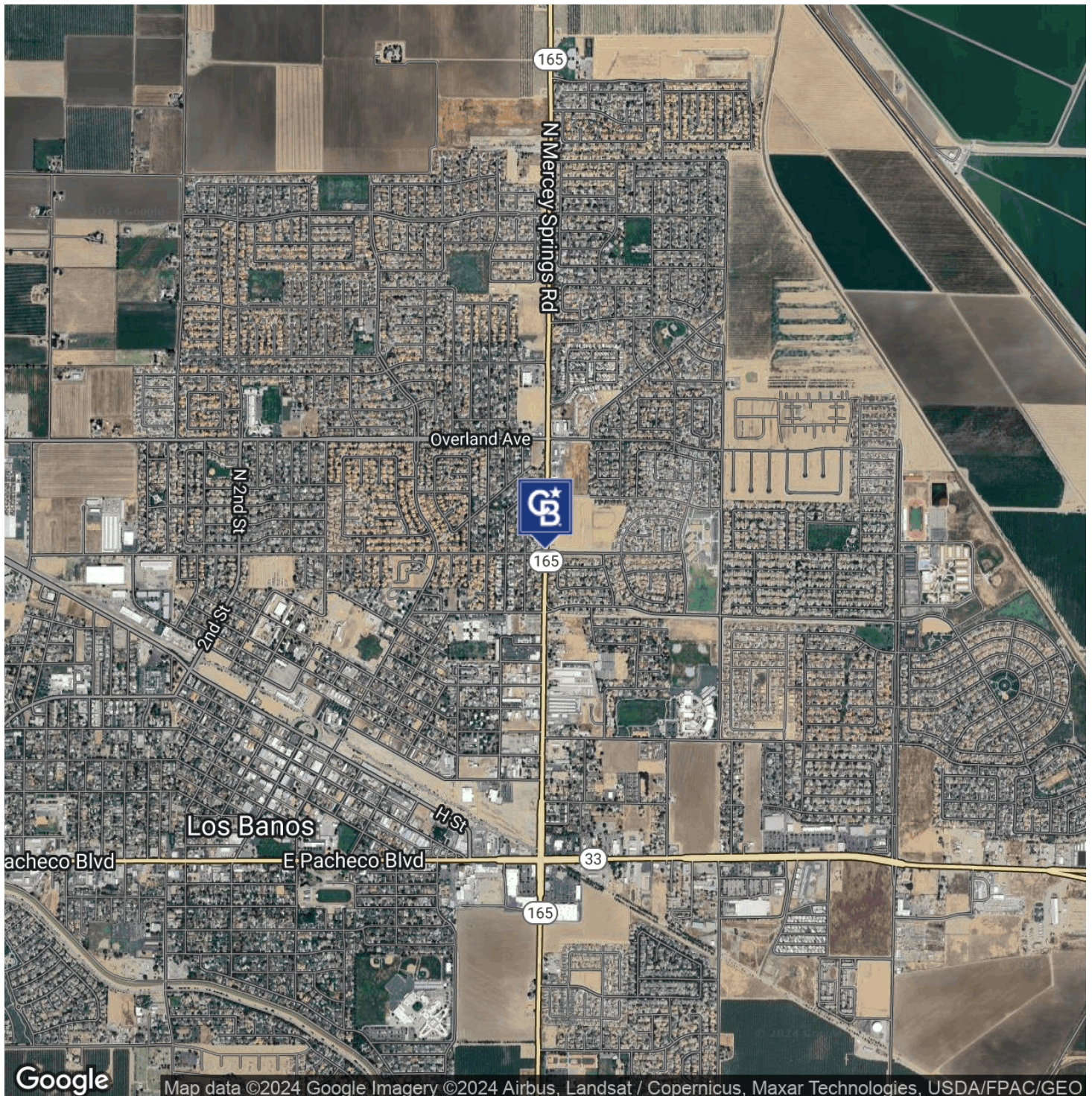


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COMPETITORS

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DEMOGRAPHICS

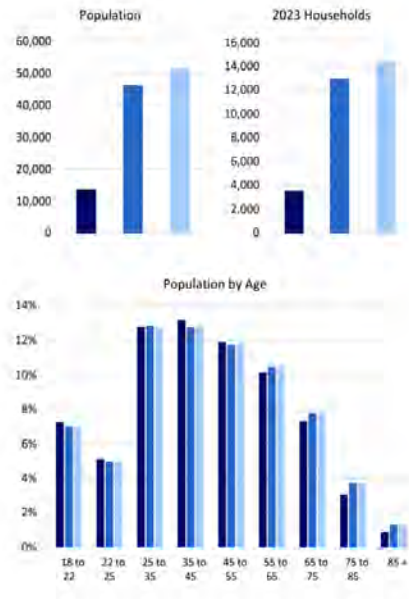
SHOPPING CENTER

165 N Mercy Springs & Willmott Los Banos, CA 93635

Consumer Profile Report

STI: PopStats, 2023 Q4

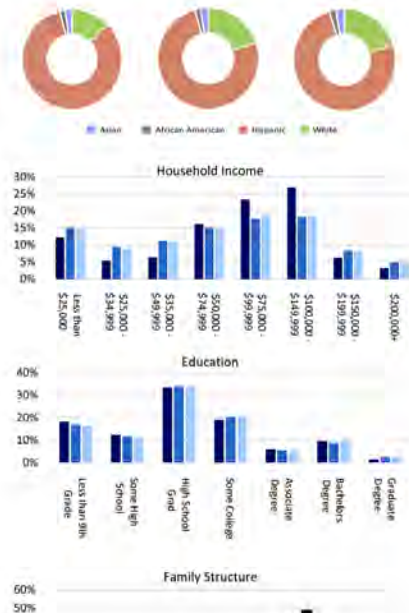
	1 Mile	3 Miles	5 Miles
Current			
2023 Population	13,529	46,355	51,381
2028 Projected Population	14,730	52,058	58,277
Pop Growth (%)	8.9%	12.3%	13.4%
2023 Households	3,510	12,950	14,346
2028 Projected Households	3,823	14,582	16,306
HH Growth (%)	8.9%	12.6%	13.7%
Census Year			
2000 Population	9,616	25,427	27,645
2010 Population	13,086	43,114	47,199
Pop Growth (%)	133.0%	69.6%	70.7%
2000 Households	1,548	7,592	8,265
2010 Households	3,393	12,003	13,139
HH Growth (%)	119.2%	58.1%	59.0%
Total Population by Age			
Average Age (2023)	34.8	35.8	35.9
Children (2023)			
0 - 4 Years	807	2,747	3,025
5 - 9 Years	1,049	3,509	3,831
10-13 Years	966	3,142	3,492
14-17 Years	1,027	3,351	3,716
Adults (2023)			
18 to 22	982	3,230	3,581
22 to 25	691	2,297	2,540
25 to 35	1,729	5,960	6,542
35 to 45	1,783	5,913	6,604
45 to 55	1,606	5,437	6,052
55 to 65	1,371	4,849	5,409
65 to 75	988	3,591	4,017
75 to 85	411	1,724	1,909
85 +	120	604	663



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile	3 Miles	5 Miles
Ethnicity			
White, Non-Hispanic	1,681	8,923	10,052
Hispanic	10,971	34,055	37,299
Black	234	841	1,043
Asian	290	1,074	1,363
Language at Home (2023)			
Spanish	6,992	22,151	24,208
Asian Language	119	343	400
Ancestry (2023)			
American Indian (ancestry)	36	138	154
Hawaiian (ancestry)	78	245	265
Household Income (2023)			
Per Capita Income	\$23,537	\$24,160	\$24,780
Average HH Income	\$60,721	\$86,480	\$88,740
Median HH Income	\$84,638	\$73,660	\$76,043
Less than \$25,000	430	1,950	2,085
\$25,000 - \$34,999	187	1,275	1,290
\$35,000 - \$49,999	225	1,444	1,564
\$50,000 - \$74,999	568	1,957	2,110
\$75,000 - \$99,999	820	2,303	2,710
\$100,000 - \$149,999	945	2,369	2,674
\$150,000 - \$199,999	219	1,077	1,178
\$200,000+	116	627	735
Education (2023)			
Less than 9th Grade	1,449	4,773	5,125
Some High School	995	3,258	3,523
High School Grad	2,667	9,483	10,437
Some College	1,517	5,694	6,508
Associate Degree	476	1,527	1,663
Bachelors Degree	756	2,444	2,923
Graduate Degree	109	734	827
Family Structure (2023)			
Single - Male	181	670	704
Single - Female	70	590	625



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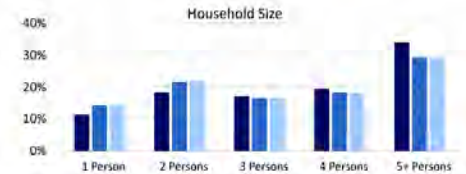
SHOPPING CENTER

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Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Single Parent - Male	125	4.1%	571	5.3%	590	4.9%
Single Parent - Female	232	7.6%	1,522	14.1%	1,712	14.3%
Married w/ Children	1,499	49.0%	3,941	36.5%	4,378	36.6%
Married w/out Children	952	31.1%	3,491	32.4%	3,958	33.1%
Household Size (2023)						
1 Person	399	11.4%	1,852	14.3%	2,036	14.2%
2 Persons	643	18.3%	2,800	21.6%	3,141	21.9%
3 Persons	601	17.1%	2,140	16.5%	2,262	16.5%
4 Persons	677	19.3%	2,370	18.3%	2,624	18.3%
5+ Persons	1,190	33.9%	3,788	29.2%	4,183	29.2%
Home Ownership (2023)						
Owners	2,127	60.6%	7,138	55.1%	7,964	55.5%
Renters	1,383	39.4%	5,812	44.9%	6,383	44.5%
Components of Change (2023)						
Births	154	1.1%	523	1.1%	577	1.1%
Deaths	65	0.5%	261	0.6%	290	0.6%
Migration	-43	-0.3%	583	1.3%	714	1.4%
Unemployment Rate (2023)						
		6.0%		5.7%		5.5%
Employment, Pop 16+ (2023)						
Armed Services	0	0.0%	17	0.0%	27	0.1%
Civilian	5,641	55.4%	20,382	57.8%	22,864	58.4%
Employed	5,307	52.1%	19,257	54.7%	21,658	55.3%
Unemployed	334	3.3%	1,125	3.2%	1,206	3.1%
Not in Labor Force	4,541	44.6%	14,853	42.2%	16,266	41.6%
Businesses						
Establishments	112	---	1,117	---	1,237	---
Employees (FTEs)	873	---	8,443	---	9,349	---



City of
Los Banos
At the Crossroads of California

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ABOUT LOS BANOS

Los Banos, California is a small city located in the Central Valley, approximately 80 miles southeast of San Francisco. With a population of approximately 40,000 people, Los Banos has a small-town feel while still being in close proximity to major cities like San Francisco, San Jose, and Sacramento. There are several reasons why businesses would want to be in Los Banos, including its strategic location, business-friendly environment, and growing economy. Los Banos is situated in a prime location in the Central Valley, making it an attractive location for businesses looking to establish themselves in California's agricultural heartland. The city is conveniently located near major highways, including Interstate 5 and State Route 152, providing easy access to the surrounding areas. In addition, Los Banos is within a short drive of two major airports, San Francisco International Airport and Oakland International Airport. This accessibility makes it easy for businesses to transport goods and services to and from Los Banos.

Los Banos has a reputation for being a business-friendly city, with a pro-business climate that encourages growth and innovation. The city offers several incentives and programs to support businesses, including tax credits, grants, and loans. Additionally, the city has a streamlined permitting process, allowing businesses to get up and running quickly. The Los Banos Economic Development Corporation is dedicated to helping businesses succeed and offers a range of services to support business growth, including site selection assistance, market analysis, and workforce development.

Los Banos has a growing economy that includes a range of industries, from agriculture and manufacturing to healthcare and education. This diversity provides businesses with access to a broad range of potential customers and partners. The city has a strong agricultural sector, with many businesses involved in the production and processing of crops like almonds, walnuts, and tomatoes. Additionally, Los Banos has a thriving manufacturing sector, with companies producing everything from electronics to building materials.



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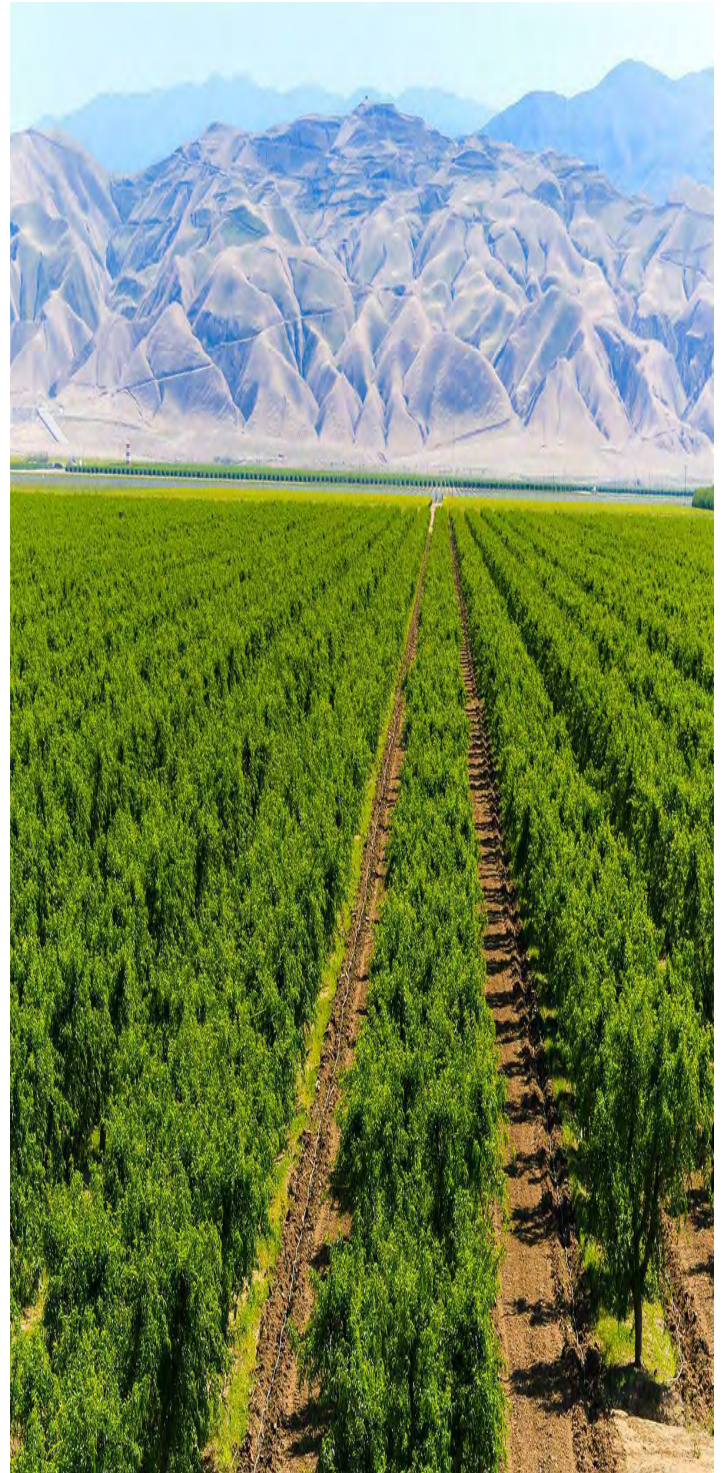
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Los Banos is also home to a number of healthcare facilities, including hospitals, clinics, and rehabilitation centers. The city has a strong education sector, with several schools and colleges providing a skilled workforce to local businesses. This growing economy provides businesses with a range of opportunities to collaborate with other businesses and organizations, making Los Banos an ideal location for networking and collaboration. In addition to its strategic location, business-friendly environment, and growing economy, Los Banos also offers a high quality of life for residents and businesses. The city is known for its affordable housing and low cost of living, making it an attractive location for businesses looking to keep costs down. Los Banos also has a strong sense of community, with many local events and activities throughout the year that bring residents and businesses together. Los Banos has a range of amenities that make it a great place to live and work, including parks, recreational facilities, and shopping centers.

The city has a strong commitment to sustainability, with several initiatives aimed at reducing its carbon footprint and promoting renewable energy. In summary, Los Banos, California is an attractive location for businesses looking to establish themselves in the Central Valley. The city's strategic location, business-friendly environment, growing economy, and high quality of life make it an ideal location for businesses of all sizes and industries. With its pro-business climate and range of incentives and programs, Los Banos is committed to supporting businesses and helping them succeed. As such, it is no surprise that more and more businesses are choosing to make Los Banos their home.



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KURT PARKINSON

Commercial Sales / Investment Specialist

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PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

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