

# JUST LISTED

CORPORATE GUARANTEED MATTRESS FIRM WITH DEVELOPMENT UPSIDE LOCATED IN A HIGH-VOLUME SHOPPING CENTER IN A RAPIDLY GROWING BAY AREA SUBMARKET

1357 W PACHECO BLVD • LOS BANOS, CA 93635

**PRICE: \$3,320,000**

**Cap Rate: 5.50%**



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## INVESTMENT HIGHLIGHTS



### OUTPAD TO HIGH VOLUME TARGET & WAL-MART ANCHORED STONE CREEK PLAZA

The Property sits as an outpad to Stone Creek Plaza, a high-volume shopping center anchored by Target, Hobby Lobby, Marshalls, Harbor Freight Tools and Wal-Mart.



### LOCATED IN HIGH-GROWTH BAY AREA SUBMARKET

The Property is Located in the Rapidly Growing Los Banos Submarket which has seen a **30.10%** Population Growth Over the last 11 Years and is projected to grow 7.01% in the next 5 years.



### STRONG CORPORATE GUARANTEE / NATIONAL TENANT

The Lease is guaranteed by Mattress Firm, Inc. the largest brick-and-mortar mattress retailer in the United States with over 2,400 stores in 49 states.



### AFFLUENT DEMOGRAPHICS

The current demographic base within a 1-mile radius of the Property has an average annual household income in excess of \$98,000.



### EXCELLENT RETAIL LOCATION WITH VISIBILITY TO OVER 28,000+ VPD

Located along Highway 152 with exposure to 28,000+ VPD situated as a pad to the busiest shopping center in the trade area, Stone Creek Plaza, in Los Banos.



### MINIMAL LANDLORD RESPONSIBILITIES

The NN Lease features minimal Landlord management or repair responsibilities.



### DEVELOPMENT/GROUND LEASE POTENTIAL ON ADJACENT LAND

The Property features a roughly +/- 18,000 SF pad site zoned H-C (highway commercial) immediately adjacent to Mattress Firm and next to Starbucks, offering an investor future build-to-suit or ground lease development upside.



### HIGH-QUALITY 2017 CONSTRUCTION WITH HIGH-END FINISHES

The Property was a build-to-suit for Mattress Firm in 2017 and features high-end finishes and upgraded construction.



### LIMITED MATTRESS RETAILER COMPETITION

The Property is the only nationally branded mattress store location within the rapidly growing Los Banos trade area.



### STRONG STORE SALES AND CONSUMER REVIEWS

The Property benefits from being in a high-growth commuter town for the Bay Area with limited competition resulting in strong store sales and positive online consumer reviews.

## EXCLUSIVELY LISTED BY BROWN RETAIL GROUP

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