



OFFERING MEMORANDUM

Drive Thru Quick Service Restaurant

2791 LENWOOD RD

Barstow, CA 92311

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Acreage Real Estate

15210 Central Avenue

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Executive Summary

2791 LENWOOD RD Barstow, CA 92311

- 2791 Lenwood Rd is a high-visibility former Arby's quick-service drive thru restaurant offering an existing ±3,509 SF freestanding building with a fully configured drive-thru and pylon signage, situated on nearly 3/4 acre of land. The building is now vacant and available for sale or lease, presenting an ideal redevelopment opportunity for another quick-service restaurant, café, convenience-oriented use, or travel service tenant. Positioned just off the I-15 freeway and near the Lenwood Rd off-ramp, this property benefits from exceptional regional exposure, with ±64,561 vehicles per day passing by on Lenwood Rd and significant additional traffic from interstate travelers heading between Southern California and points north. Barstow's role as a major travel corridor means an estimated 19 million vehicles travel through the trade area annually. The site sits directly across from the Outlets at Barstow, a regional outlet shopping destination that draws over 1.6 million visitors annually and features a strong mix of national retail brands. This premier retail generator creates a built-in audience of local residents and visiting tourists with strong crossover demand for food and service uses. Hospitality assets such as the Fairfield by Marriott Inn & Suites Barstow (located adjacent to subject property) and other nearby hotels serve the significant travel and tourism market in Barstow, providing a consistent customer base for food and convenience usage tied to overnight stays. The intersection of hotel demand with outlet and travel traffic underpins daytime and evening activity levels at this key Lenwood Rd location.

PROPERTY DATA

Building Size	3,509 SF
Lot Size	31,878 SF
Parcel ID	0428-171-59-0000
Year Built	1990
County	San Bernardino
Zoning Type	Commercial
Frontage	138 Ft
Parking Spaces	25

Investment Highlights

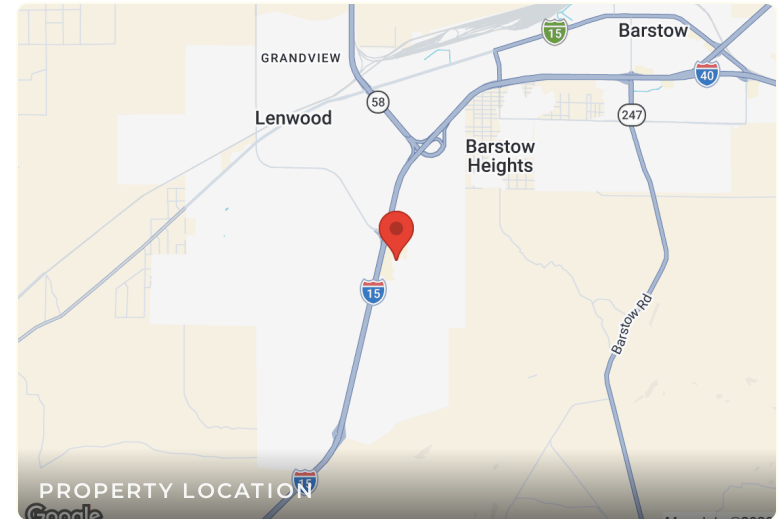
- The immediate trade area benefits from daily traffic counts exceeding 64,000 vehicles per day, providing an exceptional built-in customer base.
- Highly visible retail/drive-thru site with existing infrastructure.
- Strong traffic counts and direct access to I-15 travelers
- Adjacent to a major regional outlet shopping destination
- Surrounded by strong hospitality providers such as Fairfield Marriot, Hampton Inn, and Holiday Inn within walking distance to the site.
- Highly traveled area surrounded by national quick service restaurant tenants such as Raising Cane, In-N-Out, Dunkin Donuts, Panda Express, Panera Bread, and so many more.
- Pylon Sign with wide visibility for superior signage prominence and to attract customers far and wide.
- Turn-key restaurant setup includes walk-in coolers, multi-stall restrooms, sinks, and much more.
- Drive Thru feature allows the opportunity to service customers on-the-go and late-night customers.

KEY METRICS

Year Built	1990
PRO FORMA NOI	\$105,270
Building Size	3,509 SF
Lot Size	31,878 SF
Parking	25 and reciprocal parking
Vehicles Per Day	±64,561
Signage Feature	Pylon Sign

Location Highlights

- 2791 Lenwood Rd. is prominently positioned along a high-traffic retail corridor in Barstow, CA, capturing maximum visibility from the primary trade area.
- Located on Lenwood Rd, a major thoroughfare and premier location in the submarket.
- Located in a busy retail area, surrounded by national retail brands including: Outlets at Barstow, and many others.
- Excellent access, frontage and visibility from the I-15 FWY.
- ±64,561 vehicles per day passing by on I-15 FWY and Lenwood Rd.



LOCATION

Address	2791 LENWOOD RD
City	Barstow
State	California
Zip Code	92311
APN / Parcel #	0428-171-59-0000
Coordinates	34.847871, -117.082469

TRANSIT

Lenwood Rd & Commerce Parkway	0.6 mi
Lenwood Rd NB & Mercantile Way	60 ft
Lenwood Rd SB & Tanger Way	67 ft

AIRPORTS

Southern California Logistics Airport	24.8 mi
Apple Valley Airport	20.0 mi
Barstow-Daggett Airport	16.5 mi



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