

Dessert Inn Motel

1100 E Main St, Barstow, CA 92311



TABLE OF CONTENTS

- INVESTMENT SUMMARY
- MARKET OVERVIEW
- PROPERTY SUMMARY

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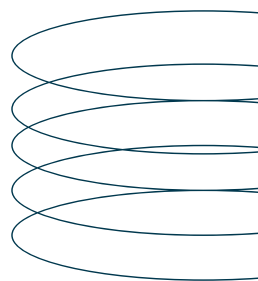
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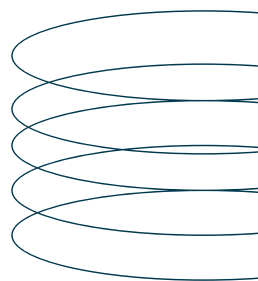
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INVESTMENT HIGHLIGHTS

- First-Time Offering in Over 40 Years of Ownership
- Financial Information Available Upon Execution of NDA
- Asking Price: **\$2,300,000 , \$24k/key**
- Attractive Basis with a Low Price Per Key
- Currently Owner-Operated (Mom-and-Pop)
- Value add opportunity

PROPERTY HIGHLIGHTS

- **Lot Size** 50,530 SF
- **Building Size** 40,056 SF
- **Building Stories** 2
- **Number of Rooms** 95
- **Parking Spaces** 100
- **Year Built** 1955

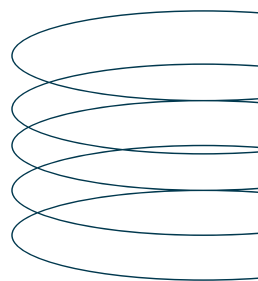


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MARKET OVERVIEW

- **CONVENIENT ACCESS** to Interstate 15, the primary travel corridor between Los Angeles and Las Vegas, attracting high volumes of transient travelers and commercial traffic.
- **HIGH VISIBILITY & DRIVE-BY TRAFFIC** along E Main Street, enhancing awareness among passing travelers and boosting spontaneous bookings.
- **PROXIMITY TO REGIONAL DESTINATIONS** such as Mojave National Preserve, Calico Ghost Town, and other desert recreational areas, making it a natural stopover for leisure tourists and road-trippers.
- **NEAR LOCAL SERVICES & AMENITIES**, including retail centers, restaurants, and essential services, providing convenience for both short-term guests and workforce travelers.
- **ACCESSIBLE TO BUSINESS & Logistics HUBS**, including Barstow's distribution and freight centers, supporting consistent weekday occupancy from commercial visitors.
- **VALUE-ADD OPPORTUNITY** through cosmetic renovations, exterior upgrades, improved online presence, and enhanced operational efficiencies, offering upside for owner-operators and investors.



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