

2191 WEST MAIN STREET
BARSTOW, CA

DRIVE THRU OPPORTUNITY
FOR GROUND LEASE/BUILD TO SUIT



OFF RAMP

ON RAMP

LAS VEGAS

LOS ANGELES

FUTURE DEVELOPMENT

75,067 CPD



FUTURE DEVELOPMENT



BAKERSFIELD

L STREET

ROUTE 15 BUSINESS (7,870 CPD)

FUTURE RETAIL

PURDY CLEAN CAR WASH & STORAGE



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PROPERTY HIGHLIGHTS

- Outparcel to an existing **ARCO** & **ampm**
- ±0.75 Acre Parcel - Available for Ground Lease or Build-to-Suit
- Signalized Access with Outstanding Visibility on Main Street (Route 66) with Ample Parking
- 75 Ft Tall Pylon Sign on I-15
- Main Street (Route-15 Business) Connects Interstate-15 to Route-58 through Downtown Barstow at Exit 184
- Subject Site Provides Easy Access to/from Interstate-15 (75,067 CPD) @ L Street (Main Street) off and on Ramps
- Route 58 is a Major East-West State Highway Runs between Barstow and San Luis Obispo through Bakersfield
- Zone: Located within Spanish Trail Specific Plan Area, a proposed ±800,000 SF Mixed-Use Referred as The Shops at Spanish Trail
- Site is Located near an Existing ±124,000 SF Home Depot; other Nearby National Credit Tenants Include: Tractor Supply Co., Chevron, J.B. Hunt, and Flyers
- Major Development: Barstow International Gateway: A \$1.5 Billion Project to Construct ±4,500 Acres, State-of-the-Art Master-Planned Rail Facility Consisting of a Rail Yard, Intermodal Facility and Warehouse and Projected to bring Thousands of Jobs

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Population:	1,749	25,218	34,028
Daytime Population:	695	13,252	18,235
Avg. Household Income:	\$83,003	\$86,331	\$84,271

Source: Regis Online



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 2340 Mission Inn Avenue - Riverside, CA 92507 | Corporate ID# 01048055

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specific plan **ROUTE 66**
BARSTOW
downtown

Figure 2.3

BASELINE LAND USE Subarea 3

BASELINE LAND USE

- Single-Family
- Mobile Home Park
- Multi-Family
- General Commercial
- Shopping Center
- Motel
- General Office
- Auto/Truck Related Commercial
- Fueling Station
- Public Storage
- Light Industrial
- Parking Lot
- School
- Public Facility/Utility
- Religious Institutions
- Vacant

BASE MAP FEATURES

- Subarea Boundary
- 1 Subarea Number
- Spanish Trail Specific Plan Area
- Parks and Open Space
- Route 66
- Parcels

SOURCES: GIS files provided by the City of Barstow, City of Barstow website: <http://www.barstowca.org/>, Google Maps

0 500 1000 Feet



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