

TWO ADJACENT STREET-TO-STREET LOTS

FOR SALE

3.98 Acres

One of the highest performing retail areas per s.f. in the U.S. with I-15 traffic count +/- 80,000 and over 30% exiting here.

Barstow, CA

These two lots are across the street from the proposed Chemehuevi casino/hotel at the NWC Arbuckle & Outlet Center Drive.

550' of Outlet Center Drive frontage

PRICE TO BE DETERMINED

- Outlet Center Drive is an Interstate 15 exit.
- Although there are no utilities in this area, there is motivation to provide them because there is very little free-way frontage land available in Barstow.
- This is an excellent investment opportunity to own land in a desirable area for future development.

DISCLAIMER: This information has been obtained from sources believed to be reliable. It is not verified and we make no guarantee, warranty or representation about any portion of it. Any opinions or assumptions are used for example only and do not represent the current or future performance of the property. You and your advisors should consult a careful, independent investigation of the property and consult with your own pro-fessionals to determine its suitability for your needs to your satisfaction.

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AREA RETAILERS NORTH OF THIS PROPERTY

Del Taco is #1 in its chain

In 'N Out and Pilot Truck Stop are in the top three in their chains

Denny's and several others are in the top 3-5% of their chains

ONE OF THE MOST SUCCESSFUL RETAIL INTERSECTIONS IN THE U.S.
MANY OF THE RETAILERS ARE IN THE TOP 3% OF THEIR CHAINS

