

±3,509 SF DRIVE THRU AVAILABLE FOR SALE OR LEASE

2791 Lenwood Road, Barstow, CA 92311
Offered at \$2,085,000



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PROGRESSIVE
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Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY HIGHLIGHTS



HIGHLIGHTS

- Existing ±3,509 SF Drive Thru with pylon sign available for lease or ground lease.
- Close proximity to the 15 Freeway and Lenwood Road off ramp with approx. ±64,561 cars per day.
- Trade area is a major rest stop from Los Angeles to Las Vegas with approximately 19 million vehicles travel through Barstow annually.
- Barstow's thriving retail, restaurants, and one of the largest Tesla charging station in the U.S host 60 million travelers annually.
- Property sits directly across from Outlets at Barstow with 1.6 million visitors annually.
- Outlets at Barstow include Nike, Calvin Klein, Columbia, Guess Factory, Coach, Lacoste, Michael Kors, and more.
<https://www.theoutletsatbarstow.com/>
- Adjacent co-tenants include In N Out, Habit Burger, Oggi's Sports Brewhouse, Chili's Grill & Bar, Raising Canes, Tommy's and more.



PROPOSED SBA 504 LOAN STRUCTURE

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BUILDING ACQUISITION	\$2,085,000
SBA/CDC FEES	\$24,000
TOTAL PROJECT COST	\$2,109,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,042,500	5.90%	25 Years 25 Yr. Amort.	1st Deed	\$6,653	\$79,839
SBA 504 LOAN	40%	\$858,000	6.37% Jul '25	25 Years Full Amort.	2nd Deed	\$5,724	\$68,685
BORROWER	10%	\$208,500					
TOTAL	100%	\$2,109,000				\$12,377	\$148,524

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

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AERIAL MAP

