

# SALE

## SAND MOTEL

924 E Main St Barstow, CA 92311

**SALE PRICE**      \$499,000

**Jerrad Schendel**  
(760) 684-8097  
CalDRE #01971338

**Bob Basen**  
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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

Sand Motel presents a unique opportunity to acquire an investment property positioned to benefit from the upcoming BNSF International Gateway project, which is expected to bring significant job growth and economic activity to the Barstow area.

The property has already undergone key improvements, including new exterior paint, as well as brand-new plumbing and electrical systems installed by a licensed contractor. This provides a strong foundation for an investor to complete renovations and reposition the asset.

With convenient access to Interstate 15, Interstate 40, and Route 66, the property is well-located to capture both transient and workforce demand. Ideal for value-add investors seeking to capitalize on Barstow's anticipated growth and increasing need for lodging and housing options.

### OFFERING SUMMARY

Sale Price:	\$499,000
Number of Rooms:	16
Lot Size:	16,830 SF
Building Size:	4,044 SF
Pro-Forma NOI:	\$75,547
Pro-Forma Cap Rate:	11%

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,266	3,366
Total Population	1,362	3,588	9,499

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### LOCATION DESCRIPTION

Barstow, California is a key High Desert city in San Bernardino County, strategically located at the crossroads of Interstate 15, Interstate 40, and State Route 58, providing direct access to Los Angeles, Las Vegas, and major Western markets.

The city serves as a major logistics hub, supported by BNSF Railway, the Marine Corps Logistics Base, and the planned Barstow International Gateway (BIG) project, which will further strengthen regional distribution infrastructure.

With its affordability, strong transportation connectivity, and position along historic Route 66, Barstow continues to attract industrial, retail, and investment interest across the Inland Empire.

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### PROPERTY HIGHLIGHTS

- Value-add motel opportunity in a high-growth corridor
- Positioned to benefit from the upcoming BNSF International Gateway (BIG) project
- Anticipated regional impact with significant job creation and economic expansion
- Major capital improvements completed: new exterior paint
- Brand-new plumbing and electrical systems installed by licensed contractor
- Ideal for repositioning as budget motel, extended-stay, or workforce housing
- Strong location with access to I-15, I-40, and Historic Route 66
- High visibility with consistent drive-by traffic between Los Angeles and Las Vegas
- Limited competitive supply of updated lodging in the immediate market
- Opportunity to acquire below replacement cost
- Multiple exit strategies: renovate and operate, stabilize and hold, or redevelop
- Located in an emerging logistics and industrial hub within the High Desert

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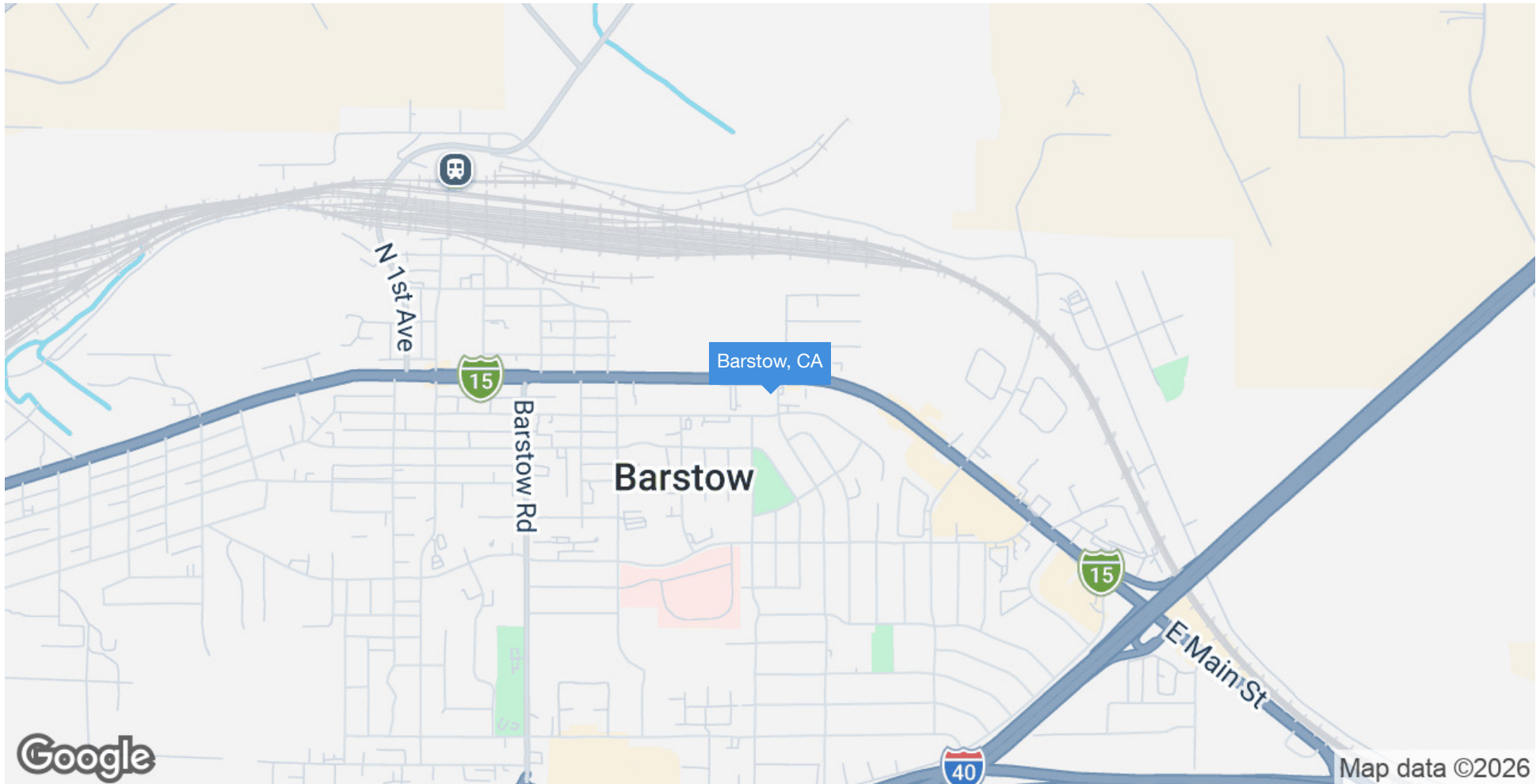


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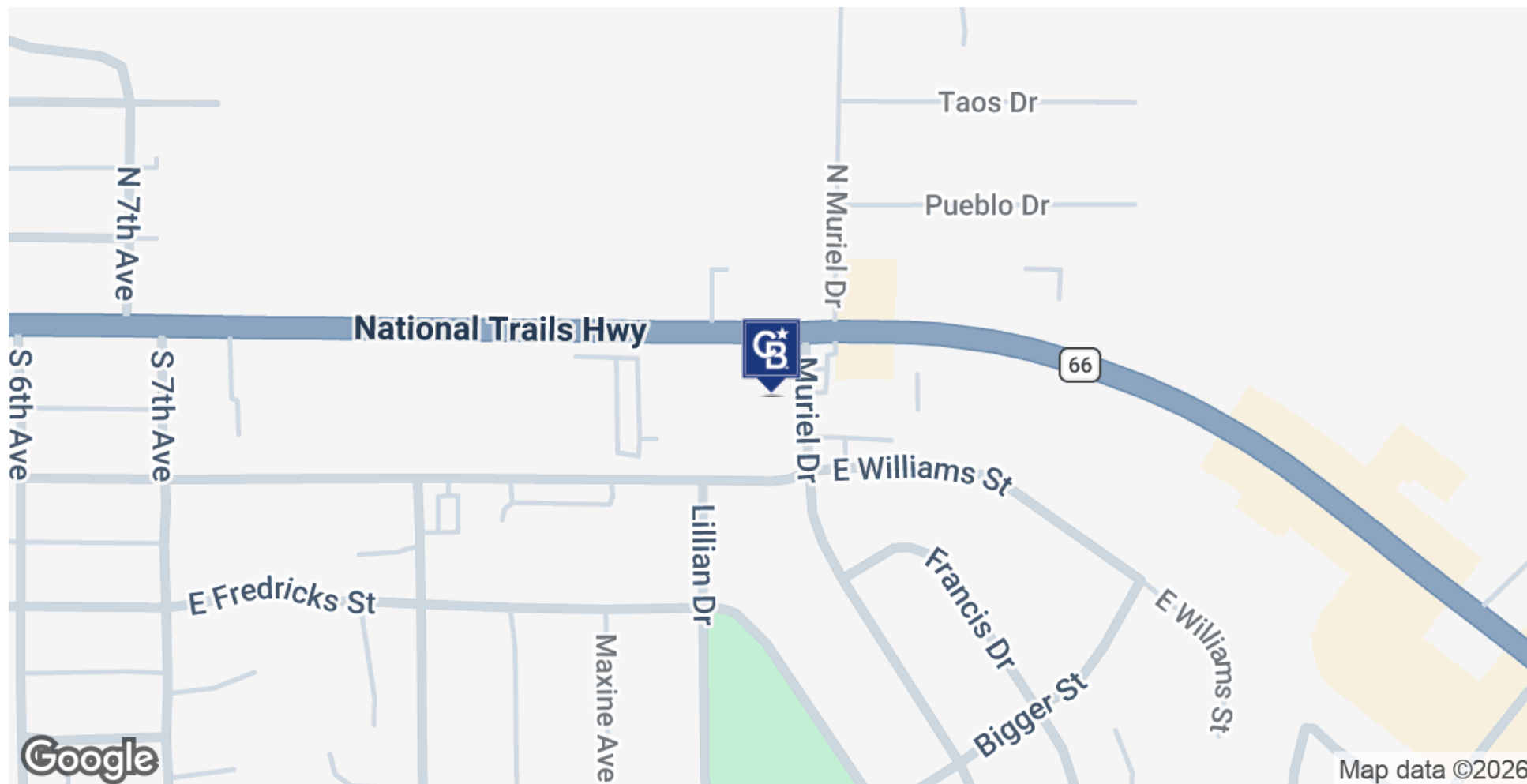


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### INVESTMENT OVERVIEW

Price	\$499,000
Price per SF	\$123
Price per Unit	\$31,188
RevPAR	\$134,760
CAP Rate	11%

### PRO-FORMA MOTEL CONVERSION

### OPERATING DATA

Net Operating Income	\$75,547
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### PRO-FORMA MOTEL CONVERSION

### FINANCING DATA

### PRO-FORMA MOTEL CONVERSION

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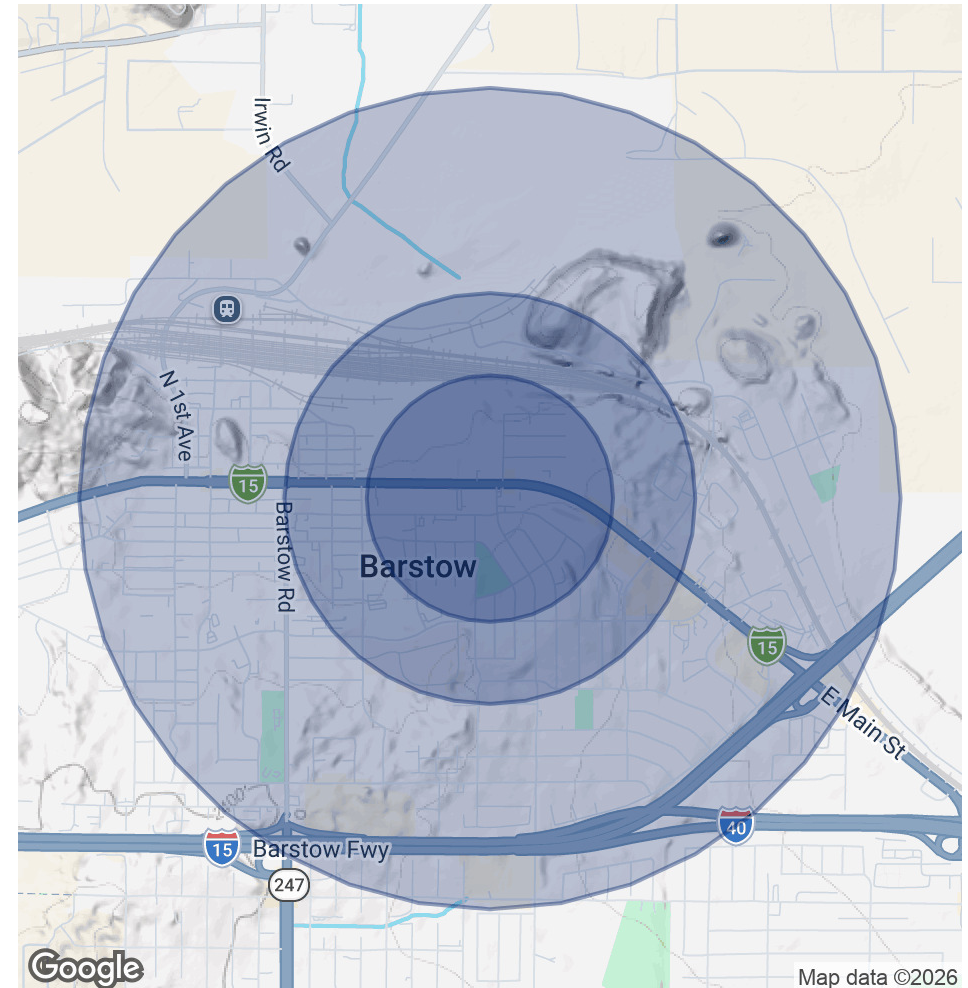
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,362	3,588	9,499
Average Age	35	35	34
Average Age (Male)	33	33	33
Average Age (Female)	36	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,266	3,366
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$63,297	\$64,806	\$65,223
Average House Value	\$166,665	\$200,601	\$261,409

*Demographics data derived from AlphaMap*



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