

BARSTOW RETAIL PORTFOLIO - ALL OR PART

FOR SALE

05/20/2025

**WORLD'S LARGEST INTERMODAL TRANSPORTATION SYSTEM UNDER CONSTRUCTION,
PLUS POSSIBLE CASINO/HOTEL APPROVAL**

Over 2100' freeway frontage. 22 commercial lots from
+/- .76 to 36 acres can be purchased individually.
See pages 3 & 4 for adjacent businesses.



DISCLAIMER: The information presented herein 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 professionals to determine its suitability for your needs to your satisfaction.

EXCLUSIVE AGENT: Frecia C. Germany, Ph. D. · Johnson Real Estate Group, Inc.

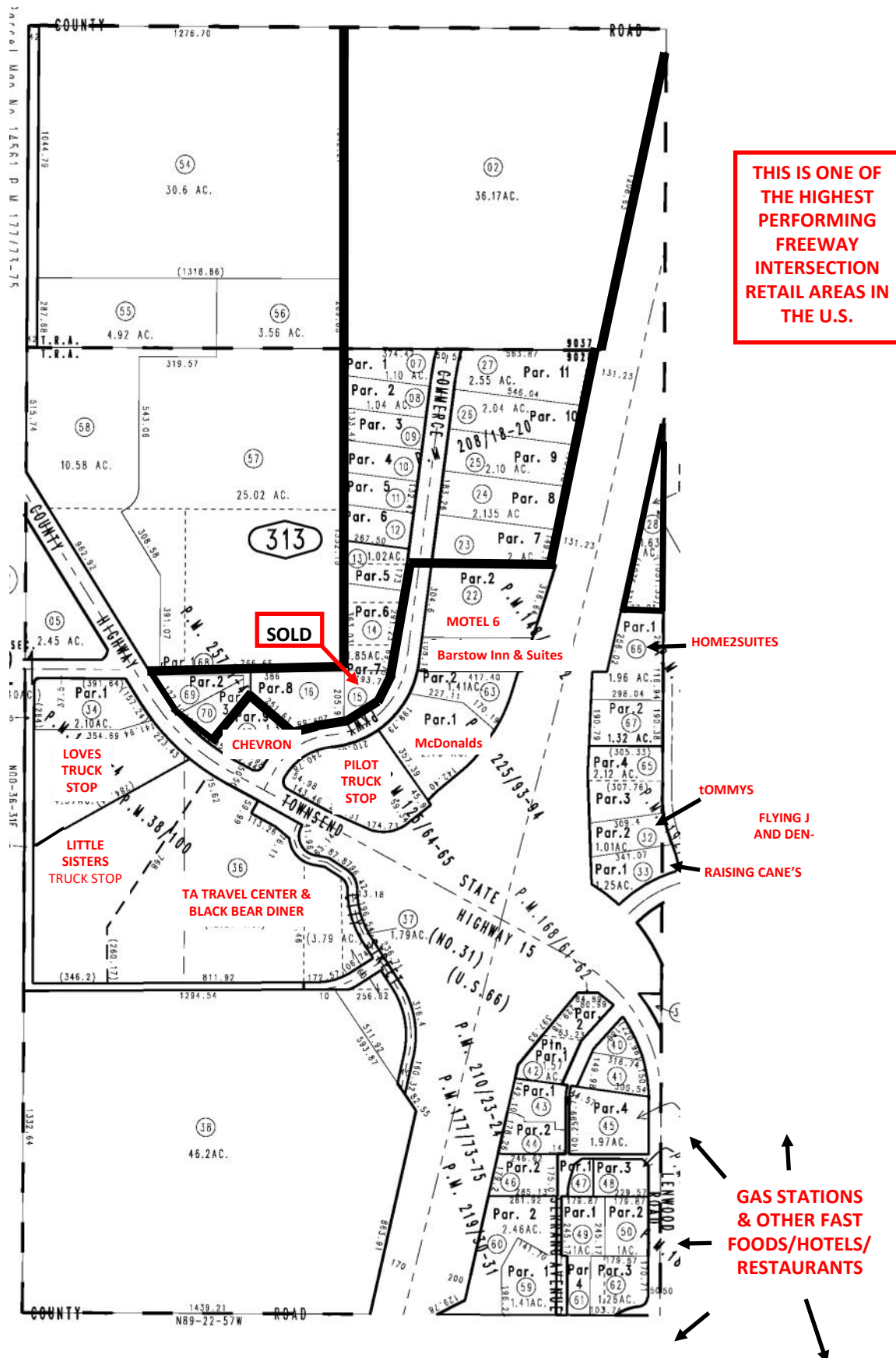
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BARSTOW GROWTH

POPULATION EXPECTED TO DOUBLE OR MORE IN THE NEXT 10 YEARS

- **+/-20,000 PERMANENT JOBS TO BE ADDED OVER 10 YEARS WITH +/- 8,000 EXPECTED TO LIVE IN BARSTOW FROM BNSF RAILWAY'S CONSTRUCTION OF THE WORLD'S LARGEST INTERMODAL SYSTEM TO TRANSPORT GOODS BY RAIL AND TRUCK ACROSS THE COUNTRY. AT LEAST 7-9 MILLION SQUARE FEET OF DISTRIBUTION BUILDINGS WILL BE BUILT ON SITE.**
- **1,000 CONSTRUCTION JOBS AND 1,000 PERMANENT JOBS WILL BE ADDED IF THE PROPOSED TRIBAL CASINO/HOTEL IS CONSTRUCTED AT THE SWC OF OUTLET CENTER DRIVE AND ARBUCKLE STREET.**
- **35,000 CONSTRUCTION JOBS AND MORE THAN 1,000 PERMANENT JOBS WILL BE CREATED BY BRIGHTLINE'S HIGH SPEED RAIL FROM RANCHO CUCAMONGA, CA TO LAS VEGAS, NV, SOME OF WHICH WILL BE IN BARSTOW, ALTHOUGH DETAILED INFORMATION IS NOT AVAILABLE.**
- **+/- 75 JOBS WILL BE CREATED FROM A PROPOSED INDUSTRIAL BUILDING EAST OF THE NEC OF LENWOOD ROAD AND TORTOISE ROAD APPROXIMATELY ONE MILE WEST OF I-15.**
- **NUMEROUS OTHER RETAIL, INDUSTRIAL AND RESIDENTIAL PROJECTS ARE IN PROCESS.**

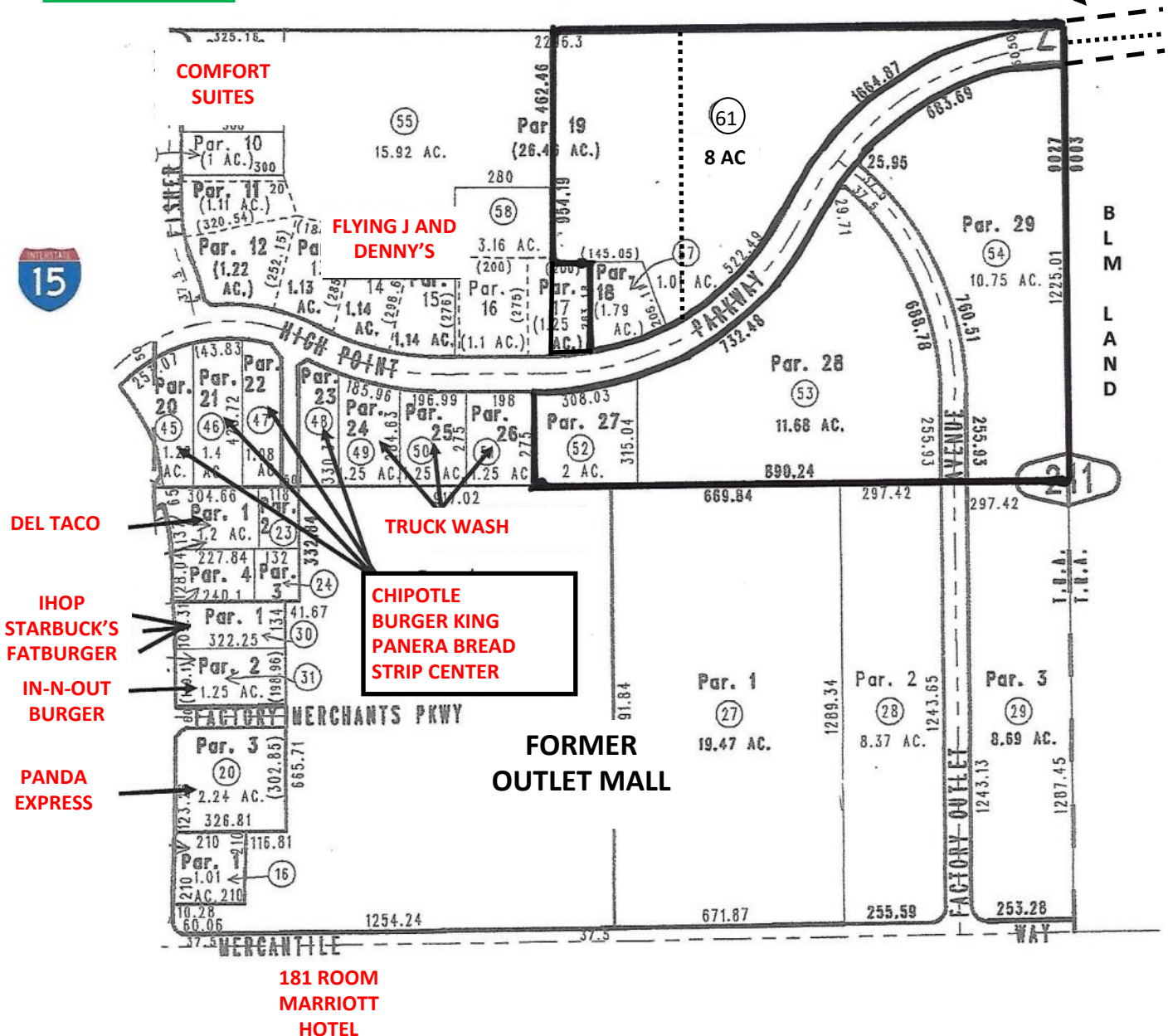
WEST SIDE OF I-15



EAST SIDE OF I-15

NOTE: THE TWO NUMBERS IN THE CIRCLES ON EACH PARCEL ARE THE LAST TWO NUMBERS OF THE APN NUMBERS ON PAGE 5

CURRENT GENERAL PLAN DESIGNATES AN EXTENSION TO HIGHWAY 247



OTHER RETAILERS ON THIS EAST SIDE OF I-15 INCLUDE: several gas stations, hotels, charging stations, restaurants such as In-N-Out, Raising Cain, Tommy's Burgers, Oggi's Pizza, Chili's, Carl's Jr., The Habit, and Denny's.

PRICE LIST

**THESE PARCELS CAN BE PURCHASED INDIVIDUALLY.
CONTACT LISTING AGENT FOR CURRENT
AVAILABILITY OF EACH PARCEL.**

**INTERSTATE 15 AND LENWOOD ROAD
BARSTOW, CA**

05/20/2025

	APN #	ACRES	SQ. FT.	PRICE/S.F.	TOTAL PRICE	DESCRIPTION
WEST SIDE OF I-15:						
	0421-313-02	36.17	1,575,565.20	\$17.00	\$26,784,608	Approximately 1200' freeway frontage.
	0421-313-07	1.10	47,916.00	\$16.00	\$766,656	All utilites available.
	0421-313-08	1.04	45,302.40	\$16.00	\$724,838	All utilites available.
	0421-313-09	0.99	43,124.40	\$16.00	\$689,990	All utilites available.
	0421-313-10	0.94	40,946.40	\$16.00	\$655,142	All utilites available.
	0421-313-11	0.89	38,768.40	\$16.00	\$620,294	All utilites available.
	0421-313-12	0.95	41,382.00	\$16.00	\$662,112	All utilites available.
	0421-313-13	1.02	44,431.20	\$20.00	\$888,624	Partially improved.
	0421-313-14	1.85	80,586.00	\$20.00	\$1,611,720	Fully improved lot.
	0421-313-15	0.58	25,264.80	\$24.00		SOLD. Sewer/utilities at the site.
	0421-313-16	1.80	78,408.00	\$24.00	\$1,881,792	Fully improved lot.
	0421-313-69	0.76	32,974.92	\$24.00	\$791,398	Fully improved lot.
	0421-313-70	0.76	32,951.00	\$24.00	\$790,824	Fully improved lot. Adjacent to Chevron/Herbst
	0421-313-23	2.00	87,120.00	\$25.00	\$2,178,000	Freeway frontage with utilities available.
	0421-313-24	2.14	93,218.40	\$25.00	\$2,330,460	Freeway frontage with utilities available.
	0421-313-25	2.10	91,476.00	\$25.00	\$2,286,900	Freeway frontage with utilities available.
	0421-313-26	2.04	88,862.40	\$25.00	\$2,221,560	Freeway frontage with utilities available.
	0421-313-27	2.55	111,078.00	\$25.00	\$2,776,950	Freeway frontage with utilities available.
		59.673	2,599,375.52		\$48,661,870	
EAST SIDE OF I-15						
	421-313-28	1.63	71,002.80	\$15.00	\$1,065,042	Approximately 760' of freeway frontage.
	428-211-52	2.00	87,120.00	\$18.00	\$1,568,160	Utilities/street extend through part of the frontage
	428-211-53	11.68	508,780.80	\$18.00	\$9,158,054	Utilities/sewer available.
	428-211-54	10.75	468,270.00	\$18.00	\$8,428,860	Utilities/sewer available.
	428-211-56	8.00	348,480.00	\$18.00	\$6,272,640	Utilities/sewer available.
	428-211-57	8.00		\$18.00		SOLD. Utilities/sewer available.
		42.06	1,483,653.60	\$105.00	\$26,492,756	
TOTALS BOTH SIDES:		101.73	4,083,029.12		\$75,154,626	