

# SIDEWINDER ROAD COMMERCIAL LAND

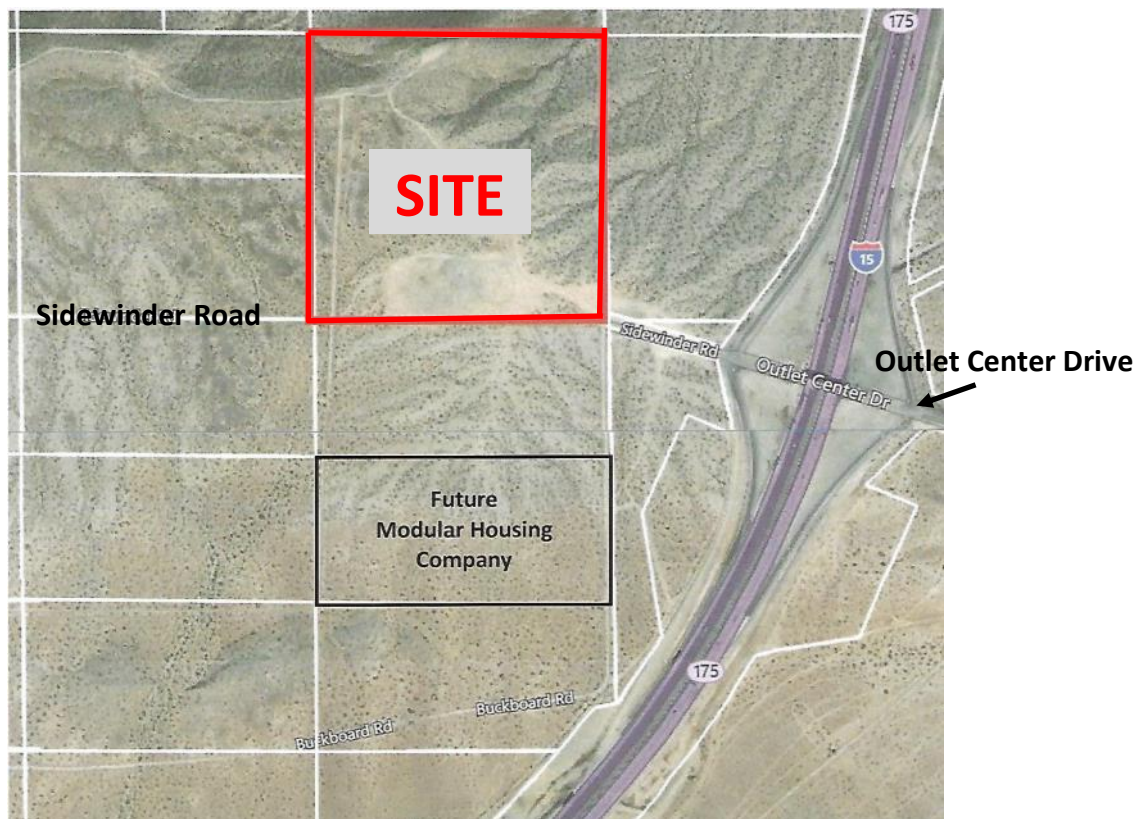
**FOR SALE**

40 Acres at I-15 and Sidewinder/Outlet Center Drive Exit

**\$1,200,000**

Barstow, CA

Only +/- 250' from the on/off ramp with good visibility



- Most recent comparable sale 8/1/19, second parcel south of the subject property with no street frontage, sold for \$330,000 (\$16,500/acre).
- Adjacent 20 acre property one parcel west of the subject property with no free-way visibility is for sale for \$20,000/acre.

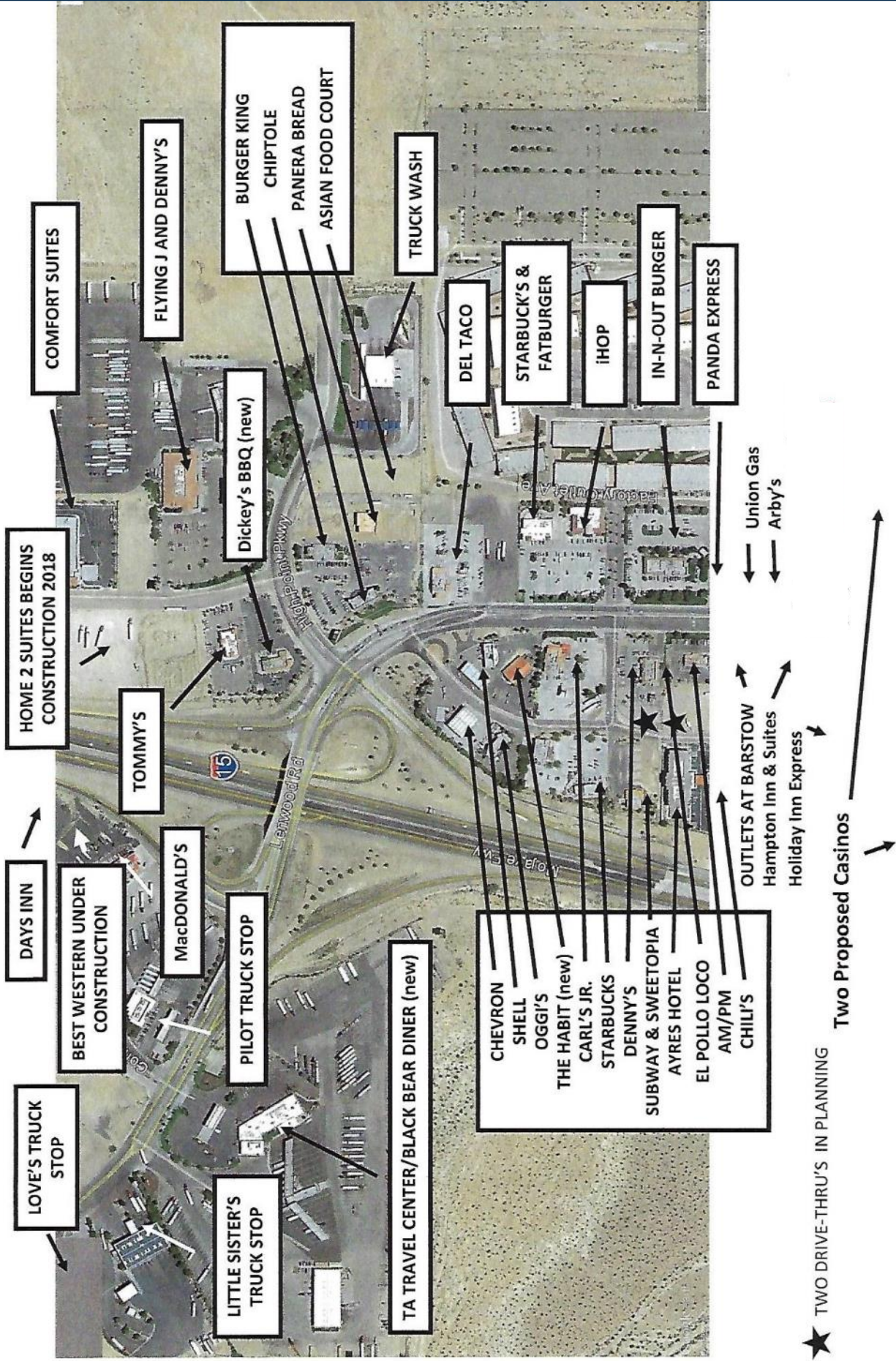
DISCLAIMER: This information has been obtained from sources believed to be reliable. It is not verified and we make no guarantee, warranty or representation about any portion of it. Any opinions or assumptions are used for example only and do not represent the current or future performance of the property.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

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

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# RETAIL USERS ONE EXIT NORTH OF SUBJECT PROPERTY



COMFORT SUITES

FLYING J AND DENNY'S

BURGER KING  
CHIPTOLE  
PANERA BREAD  
ASIAN FOOD COURT

TRUCK WASH

DEL TACO

STARBUCK'S &  
FATBURGER

iHOP

IN-N-OUT BURGER

PANDA EXPRESS

DICKY'S BBQ (new)

TOMMY'S

MacDONALD'S

PILOT TRUCK STOP

TA TRAVEL CENTER/BLACK BEAR DINER (new)

LOVE'S TRUCK STOP

BEST WESTERN UNDER CONSTRUCTION

DAYS INN

HOME 2 SUITES BEGINS CONSTRUCTION 2018

CHEVRON  
SHELL  
OGGI'S  
THE HABIT (new)  
CARL'S JR.  
STARBUCKS  
DENNY'S  
SUBWAY & SWEETOPPIA  
AYRES HOTEL  
EL POLLO LOCO  
AM/PM  
CHILI'S

OUTLETS AT BARSTOW  
Hampton Inn & Suites  
Holiday Inn Express

Union Gas  
Arby's

Two Proposed Casinos

★ TWO DRIVE-THRU'S IN PLANNING