

For Sale – Single-Tenant Restaurant Investment

947 Armory Rd., Barstow, CA 92311—Red Baron Pizza

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For Sale – One restaurant building within a larger retail center. Tenant is ready to sign a brand-new 5-year lease and has been operating at this location for over 20 years. Red Baron Pizza occupies the entire $\pm$ 3,827 SF building. The property is in great condition and is located within one of Barstow's premier and most established retail centers, anchored by Stater Bros. Markets and featuring a strong mix of retail, restaurant, banking, medical, and service tenants. The center is strategically located just off the I-15 Freeway and is supported by a large, established residential community to the south, providing strong visibility, convenient access, and consistent neighborhood traffic.

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Property Details:

Building Size: $\pm$ 3,827 SF

Annual Gross Rents: \$60,000

Cap Rate: 6.5%

Asking Price: \$673,846

15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.

Armory Retail Center ± 115, 718 SF

Armory Retail Center Surrounding Tenants

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