

±4,900 SF Former Denny's - Barstow, CA

2830 Lenwood Rd | Barstow, CA 92311



FREESTANDING RESTAURANT BUILDING

±4,900 SF

Opportunity

APN: 0421-313-47 & 0421-313-48

±1.13 AC / ±49,498 SF of Land

DESCRIPTION

- Opportunity to lease along the main arterial of one of Southern California's top performing freeway destinations
- Join existing brands such as In-N-Out, Raising Canes, Del Taco, Starbucks, Panda, and many more
- Convenient ingress/egress to site along with easy access to and from CA-15
- High visibility signage opportunity with existing freeway visible pylon
- Flexibility in configuration with opportunity to ground lease or utilize existing building

CONTACT



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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

2024 DEMOGRAPHICS

	30 Mile	45 Miles	60 Miles
Population	294,589	528,774	1,855,150
Avg Household Income	\$89,885	\$92,927	\$105,155
Daytime Population	69,353	115,326	508,209

Source: Esri

TRAFFIC COUNTS

Lenwood Rd @ I-15 Fwy

approx. 12,500 cpd

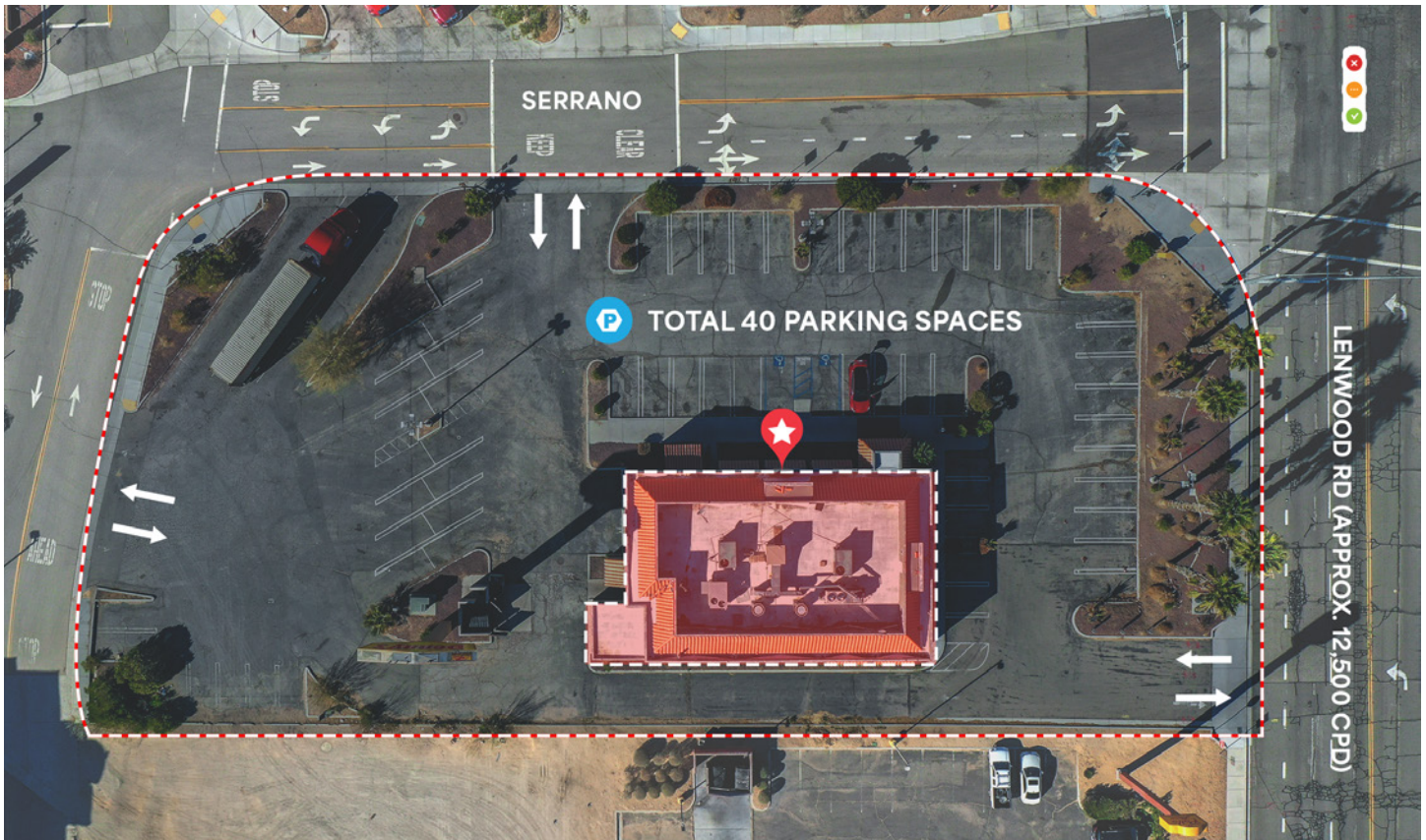
I-15 Fwy

approx. 89,400 cpd

Source: Costar

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Ground Lease Opportunity

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FLOOR PLAN



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DEVELOPMENT OPPORTUNITY-FAST FOOD OFFERINGS

Locations that hold rankings within the **top 30 in the state of California** based on annual visits by chain



Del Taco	RANKING	#1/340	ANNUAL VISITS	959.8K
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Carl's Jr.	RANKING	#2/608	ANNUAL VISITS	198K
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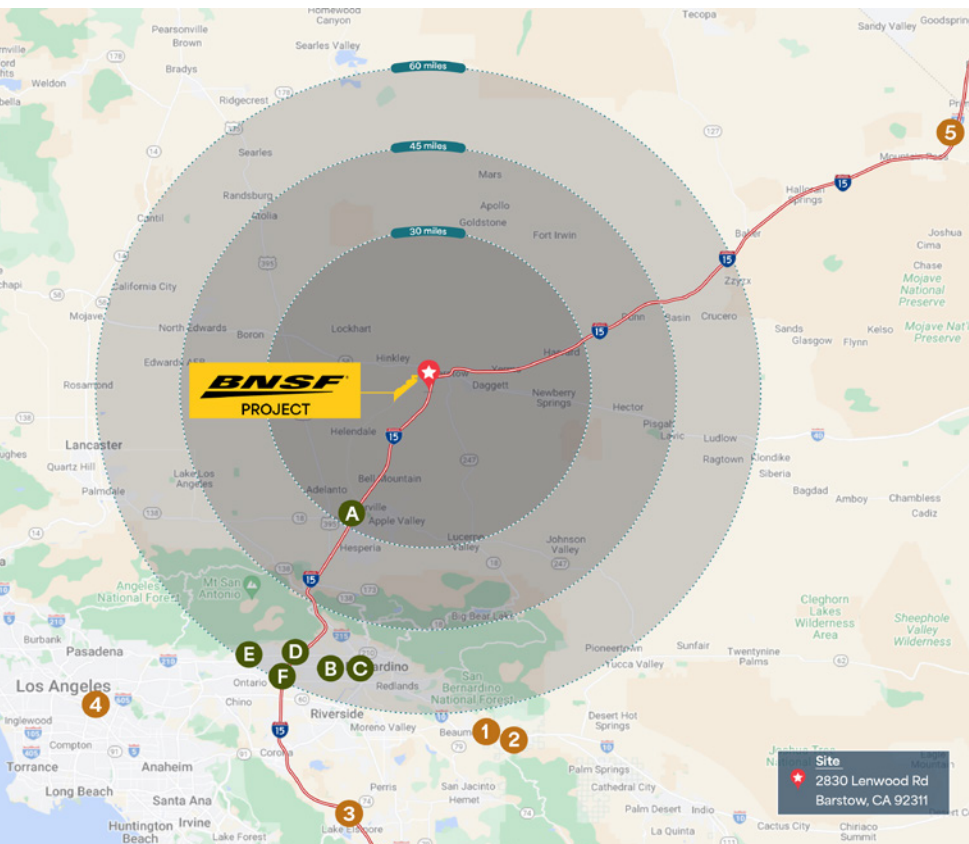
Chili's	RANKING	#15/106	ANNUAL VISITS	302K
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IN-N-Out	RANKING	Top 5 Nationally	ANNUAL VISITS	1M
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● **Barstow International Gateway (BIG)**

A	Mall of Victor Valley, Victorville	AERIAL DISTANCE:	30 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	32 miles 30 minutes
ANCHORS:	Dick's Sporting Goods, JCPenney, Macy's				
B	Inland Center, San Bernardino	AERIAL DISTANCE:	54 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	66 miles 58 minutes
ANCHORS:	Forever 21, JCPenney, Macy's				
C	Mountain Grove at Citrus Plaza, Redlands	AERIAL DISTANCE:	54 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	72 miles 1 hour 58 minutes
ANCHORS:	Forever 21, JCPenney, Macy's				
D	Victoria Gardens, Rancho Cucamonga	AERIAL DISTANCE:	57 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	65 miles 58 minutes
ANCHORS:	JCPenney, Macy's, Pottery Barn				
E	Colonies Crossroads, Upland	AERIAL DISTANCE:	58 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	65 miles 1 hour 3 minutes
ANCHORS:	Bed Bath & Beyond, Dick's Sporting Goods, Kohl's, Nordstrom Rack				
F	Ontario Mills, Ontario	AERIAL DISTANCE:	60 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	68 miles 1 hour 3 minutes
ANCHORS:	Burlington Coat Factory, Marshalls, Nordstrom Rack, Saks OFF 5th				
1	Desert Hills Premium Outlets, Cabazon	AERIAL DISTANCE:	66 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	100 miles 1 hour 30 minutes
TENANTS:	Alexander McQueen, Burberry, Coach, Michael Kors, Prada, Saint Laurent Paris and Tom Ford				
2	Cabazon Outlets, Cabazon	AERIAL DISTANCE:	66 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	100 miles 1 hour 30 minutes
TENANTS:	Addias, Columbia, Oakley, Tilly's, Tommy Bahama, Vuori				
3	Outlets at Lake Elsinore, Lake Elsinore	AERIAL DISTANCE:	80 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	99 miles 1 hour 31 minutes
TENANTS:	Carter's, GAP Factory, Guess Factory, Levi's Outlet Store, Rue21, VANS Outlet				
4	Citadel Outlets, Los Angeles	AERIAL DISTANCE:	84 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	109 miles 1 hour 43 minutes
TENANTS:	Aramani Outlet, Bally, Coach Outlet, DKNY, H&M, TUMI, UGG Australia, Zwilling J.A. Henckels				
5	Prizm Outlets, Primm, Nevada	AERIAL DISTANCE:	109 miles	DRIVING DISTANCE APPROX. DRIVE TIME:	119 miles 1 hour 48 minutes
TENANTS:	Bath & Body Works, Levi's Outlet Store, Michael Kors, Sanithrift				