

1.7 AC Development Opportunity

Barstow Rd & Armory Rd, Barstow, CA



74,382 SF

±1.70 Acres

APN:

0183-171-20-0000

0183-171-21-0000

CONTACT

Chris Kehl

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610 Newport Center Drive, Suite 1500
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DESCRIPTION

- Freeway Adjacent, ½ Mile from the Barstow Community college, ½ Mile from high school.
- BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, this will generate thousands of jobs.
- Hard corner to the major thoroughfare in Barstow

2023 DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles |
|--------------------------|----------|----------|----------|
| Population | 12,912 | 24,583 | 28,694 |
| Average Household Income | \$65,827 | \$69,024 | \$73,014 |
| Daytime Population | 11,907 | 23,532 | 26,725 |

Source: Esri

TRAFFIC COUNTS

| | |
|--------------|------------|
| Barstow Road | 18,067 VPD |
| Armory Road | 9,281 VPD |

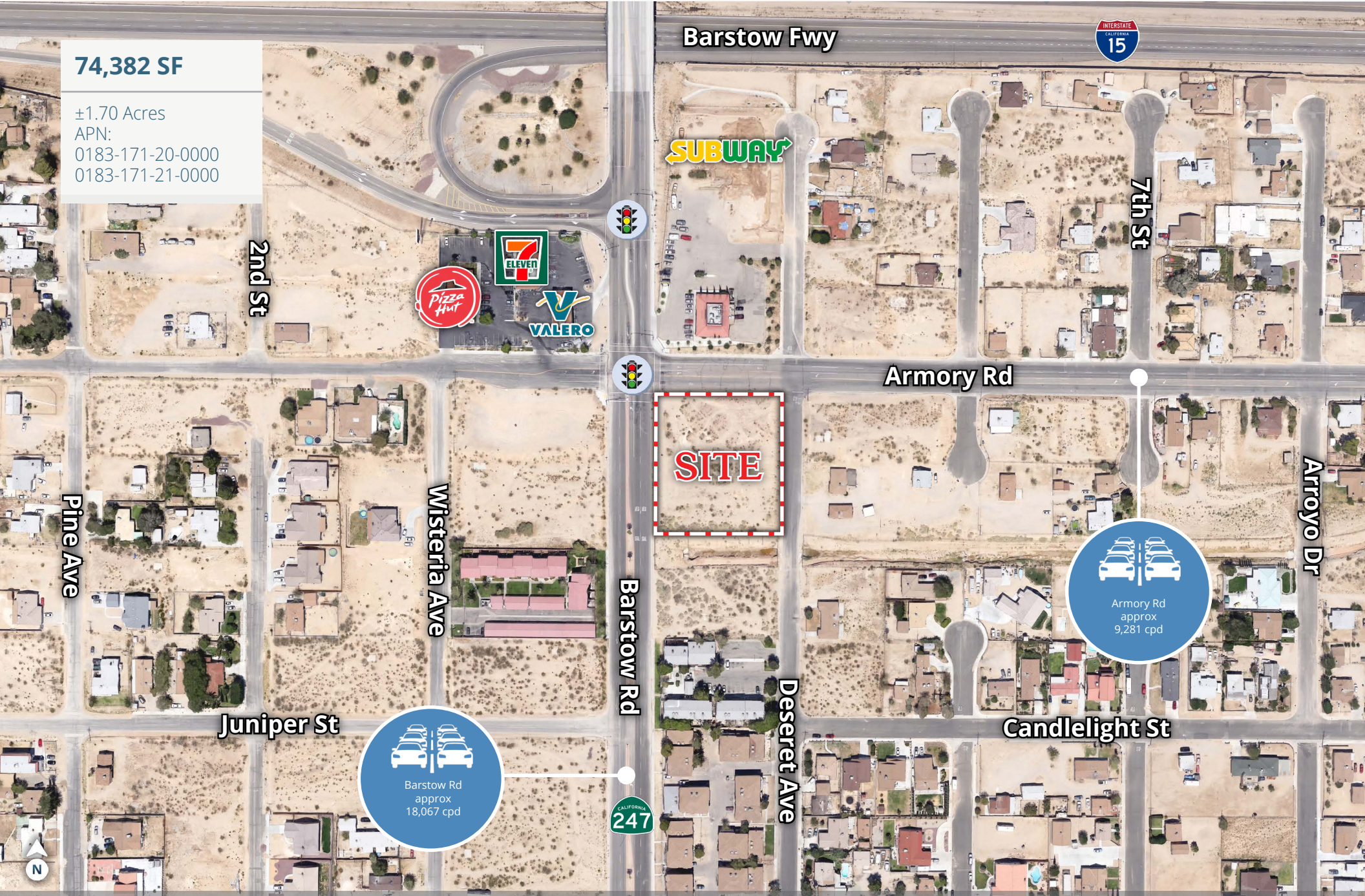
Source: CoStar

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Barstow Community College
3,052 Students