



**SUPER 8**

170 Coolwater Ln, Barstow, CA  
Barstow, CA 92311



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BARSTOW, CA  
BARSTOW, CA 92311

EXCLUSIVELY PRESENTED BY:

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Groves Capital Inc Broker

**Rad Capital Group LLC**  
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# PROPERTY SUMMARY

Offering Price	\$5,200,000.00
Building SqFt	31,148 SqFt
Year Built	1986
Lot Size (acres)	2.05
Parcel ID	0181-621-13-0000
Zoning Type	Commercial
County	San Bernardino
Frontage	0.00 Ft
Coordinates	34.892127,-117.005519

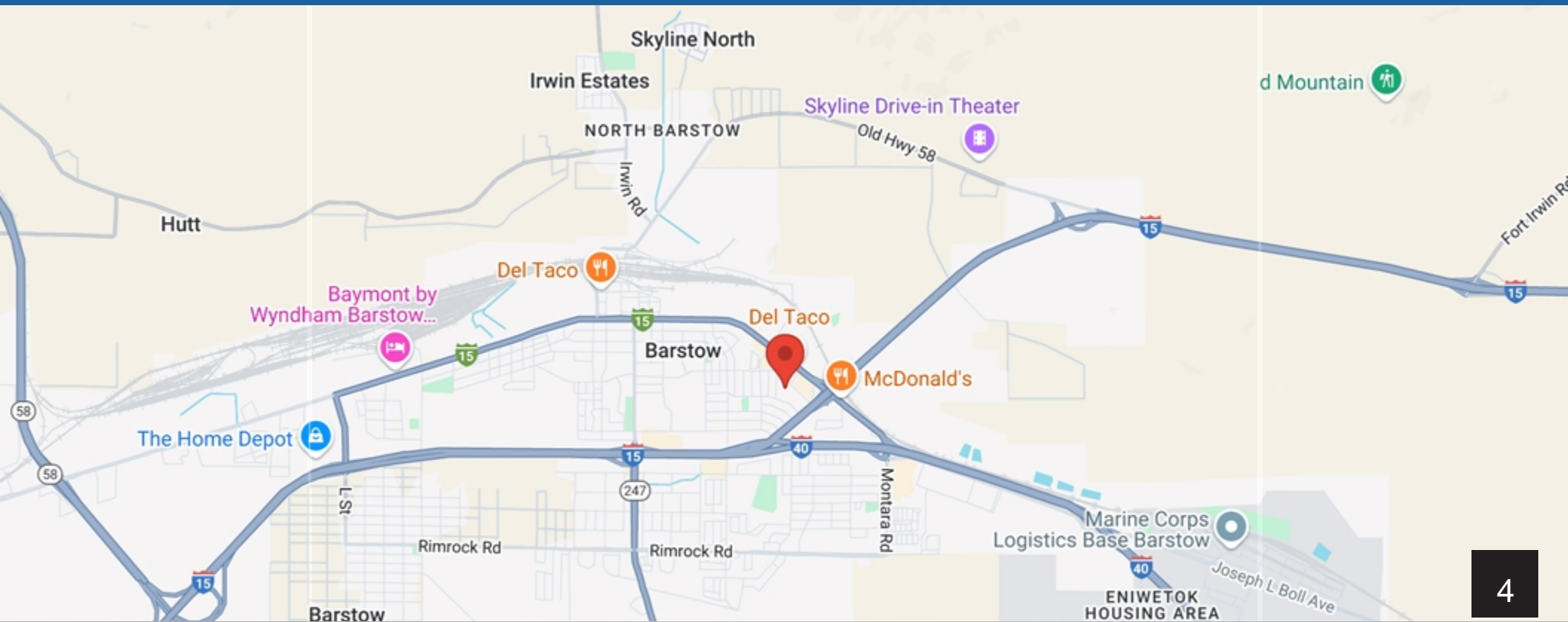
# INVESTMENT SUMMARY

Rad Capital Group LLC, on behalf of the Owner, is pleased to offer for sale Super 8 , a Hotel property conveniently located in Barstow, CA. Super 8 is strategically located on Coolwater Ln. The subject property sits on 2.05 acres, was built in 1986, and consists of approximately 31,148 SF. The building construction is wood frame and there is ample parking . Super 8 is located in a high traffic area . Strategically located along the heavily trafficked Interstate 15, a major corridor connecting Southern California to Las Vegas. High visibility and ease of access attract both transient travelers and long-haul trucks.



# INVESTMENT HIGHLIGHTS

- Big move for Barstow! The BNSF Railway's \$4 billion Barstow International Gateway (BIG) project is a major infrastructure development that could significantly boost the region's economy and logistics capacity.
- Opportunity to optimize management and reduce expenses to enhance net operating income.
- Strong potential for a double-digit cap rate with light renovations and improved revenue management.
- High visibility and ease of access attract both transient travelers and long-haul truckers.
- Potential to upgrade rooms and common areas to increase ADR and RevPAR
- Big move for Barstow! The BNSF Railway's \$4 billion Barstow International Gateway (BIG) project is a major infrastructure development that could significantly boost the region's economy and logistics capacity.







# LOCATION HIGHLIGHTS

- Located on Coolwater Ln, a major thoroughfare and premier location in the submarket.
- Barstow is a key stopping point for tourists en route to Las Vegas, Death Valley, and National Parks.
- Barstow is a central logistics hub with multiple industrial and warehousing developments.
- Strategically located along the heavily trafficked Interstate 15, a major corridor connecting Southern California to Las Vegas.







# FINANCIAL PROJECTION

<b>Income</b>	<b>2025 Projection</b>
Sales	\$1,280,000.00
<b>Total Income</b>	<b>\$1,280,000.00</b>
Cost of Goods Sold	
Supplies & materials - COGS	\$13,472.90
Total Cost of Goods Sold	\$13,472.90
<b>Gross Profit</b>	<b>\$1,266,527.10</b>
<b>Expenses</b>	
Advertising & marketing	\$3,039.53
Automobile Expenses	\$58.34
Bank fees	\$1,258.84
Business licenses	\$198.25
Contract labor	\$34,364.20
General business expenses	\$8,478.42
Insurance	\$67,075.96
Liability insurance	\$3,226.21
Total Insurance	\$70,302.17
Interest paid	\$6,386.15
Legal & accounting services	\$1,228.50
Martin Graham	\$695.53
Meals	\$564.11
Merchant account fees	\$23,876.72
Office expenses	\$13,010.28
OTA Fees	\$13,527.09
<b>Payroll expenses</b>	
Taxes	\$28,257.33
Wages	\$287,219.53
Total Payroll expenses	\$315,476.86
Pest Control Expense	\$2,047.50
Repairs & maintenance	\$71,614.26
Supplies	\$18,446.14

Taxes paid	\$61,402.51
Uncategorized Expenses	\$390.00
Utilities	\$3,105.51
Electricity	\$60,019.52
Heating & cooling	\$22,169.60
Internet & TV services	\$18.73
Software & apps	\$312.00
<b>Total Internet &amp; TV services</b>	<b>\$330.73</b>
Phone service	\$41,403.56
Water & sewer	\$24,347.71
<b>Total Utilities</b>	<b>\$151,376.63</b>
<b>Total Expenses</b>	<b>\$797,742.02</b>
<b>Net Operating Income</b>	<b>\$468,785.08</b>
<b>Other Expenses</b>	
<b>Vehicle expenses</b>	
Parking & tolls	\$15.60
Vehicle gas & fuel	\$204.78
Total Vehicle expenses	\$220.38
<b>Total Other Expenses</b>	<b>\$220.38</b>
Net Other Income	-\$220.38
<b>Net Income</b>	<b>\$468,564.70</b>



# SALES COMPARABLES

1984 E Main St  
Barstow, California

PRICE	\$9,600,000.00
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SALE DATE	09/23/2022
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BUILDING SIZE	28,771 SQFT
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LOT SIZE	73,616
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# DEMOGRAPHICS

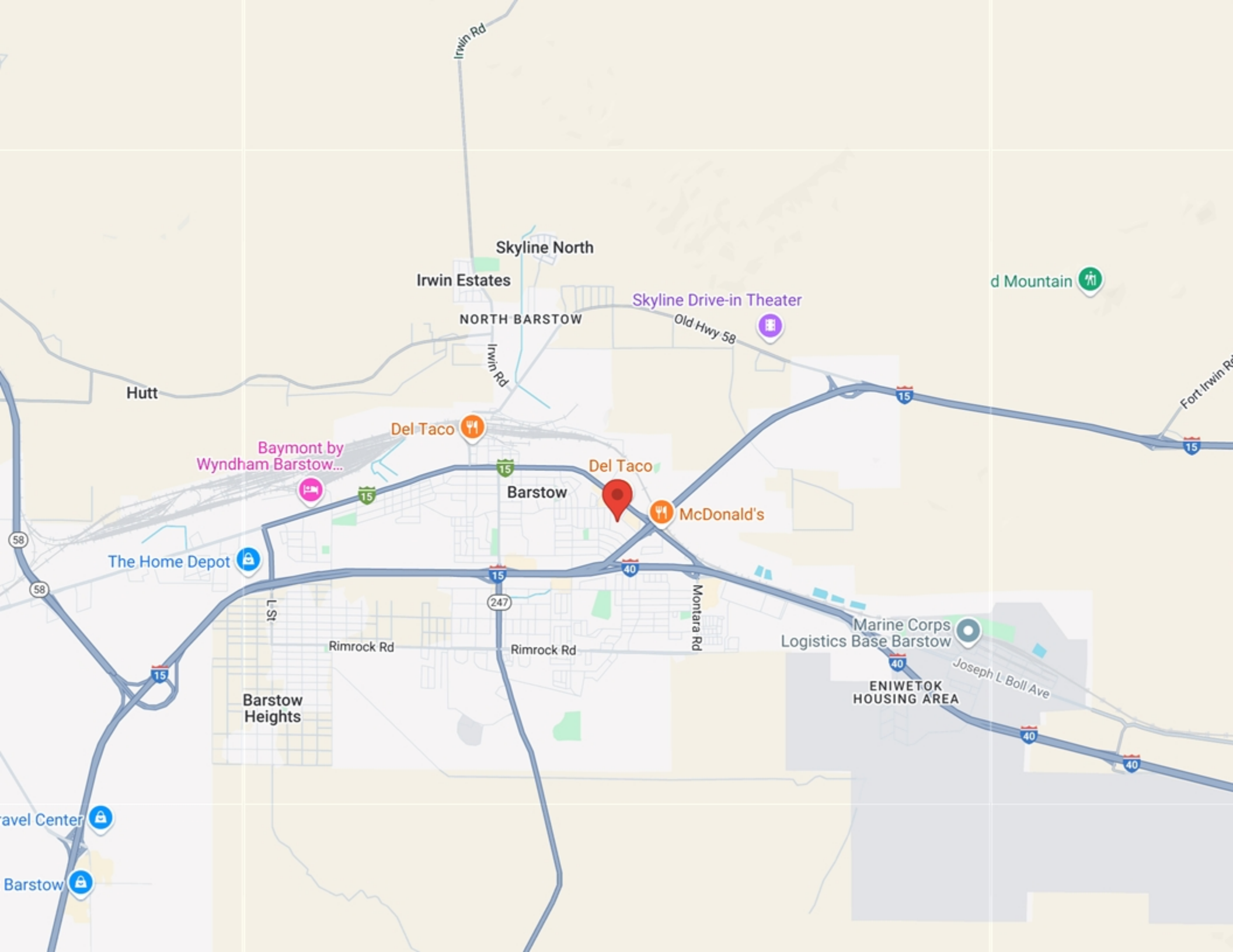
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,818	24,288	26,920
2010 Population	10,263	25,096	27,293
2024 Population	11,382	27,310	29,683
2029 Population	11,456	27,443	29,866
2024-2029 Growth Rate	0.13 %	0.1 %	0.12 %
2024 Daytime Population	10,943	26,374	28,686



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	536	1,485	1,571
\$15000-24999	408	921	983
\$25000-34999	547	1,085	1,127
\$35000-49999	505	1,059	1,126
\$50000-74999	597	1,662	1,754
\$75000-99999	533	1,195	1,291
\$100000-149999	513	1,212	1,367
\$150000-199999	91	470	596
\$200000 or greater	225	563	625
Median HH Income	\$ 49,274	\$ 52,944	\$ 54,314
Average HH Income	\$ 73,566	\$ 77,072	\$ 79,177

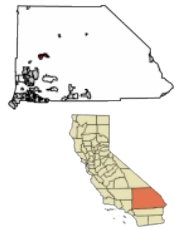
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,596	8,864	9,673
2010 Total Households	3,611	8,960	9,707
2024 Total Households	3,956	9,651	10,440
2029 Total Households	4,024	9,826	10,644
2024 Average Household Size	2.87	2.81	2.81
2024 Owner Occupied Housing	1,631	4,661	5,173
2029 Owner Occupied Housing	1,748	4,957	5,503
2024 Renter Occupied Housing	2,325	4,990	5,267
2029 Renter Occupied Housing	2,276	4,869	5,141
2024 Vacant Housing	315	865	934
2024 Total Housing	4,271	10,516	11,374





# ABOUT BARSTOW

Barstow is a city in San Bernardino County, California, in the Mojave Desert of Southern California. Located in the Inland Empire region of California, the population was 25,415 at the 2020 census. Barstow is an important crossroads for the Inland Empire and home to Marine Corps Logistics Base Barstow.



## CITY OF BARSTOW

INCORPORATED 9/29/1947

## AREA

CITY 41.3 SQ MI  
LAND 41.3 SQ MI  
ELEVATION 2175 FT

## POPULATION

POPULATION 25,415  
DENSITY 615.39 SQ MI





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