

504 E. VIRGINIA WAY

±1,245 - ±4,000 SF SHOP SPACE FOR LEASE

504 E. Virginia Way Barstow, CA 92311



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PROGRESSIVE
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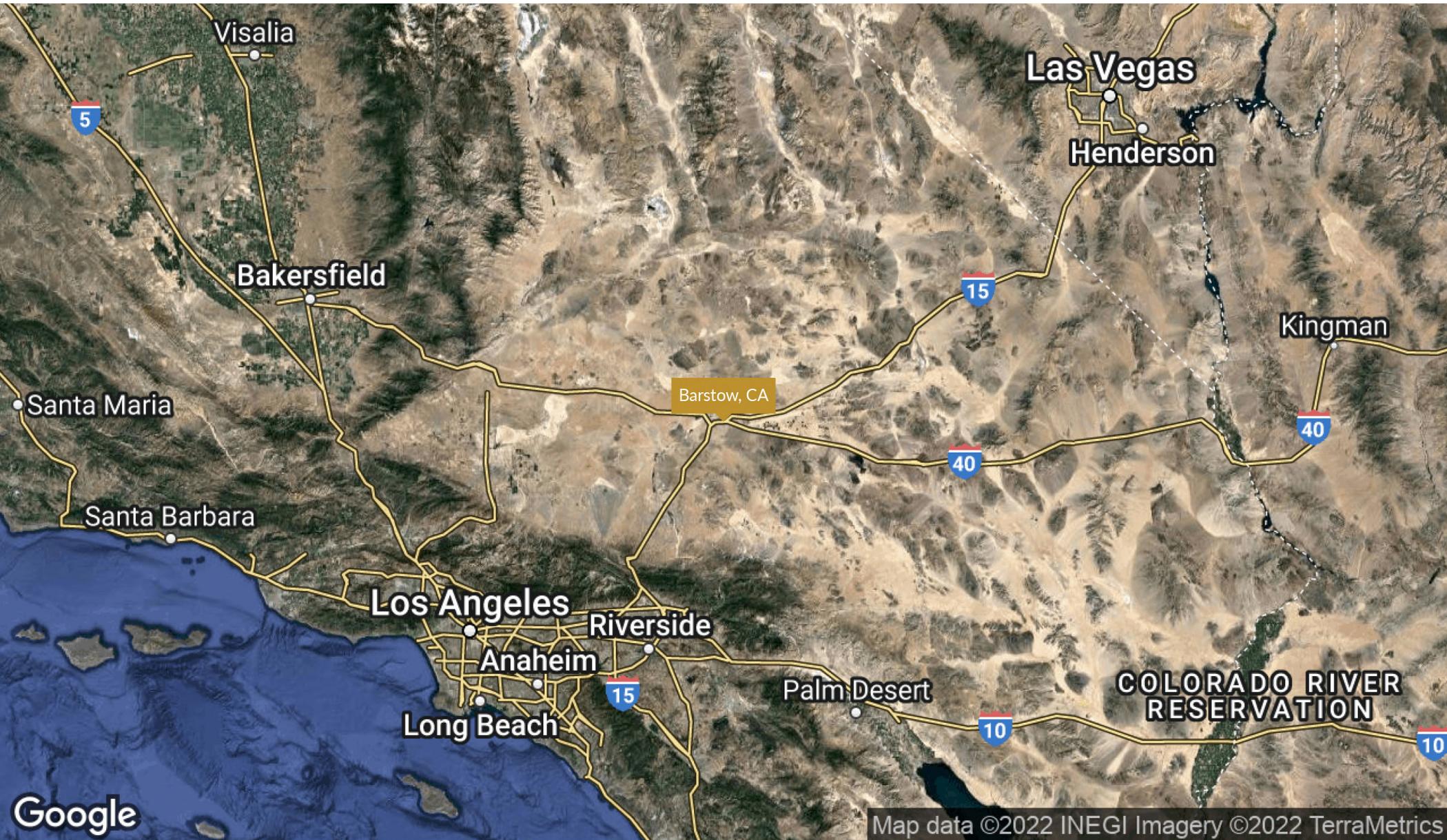
PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS

- Fantastic Visibility from the 15 Freeway
- Anchored by Food 4 Less (with gas), Marshalls, Harbor Freights Tools, Five Below, and Department of Motor Vehicles
- ±1,245-4,000 SF Shop Space Available
- The largest and most centrally located shopping center serving the Barstow trade area
- Close proximity to Barstow High School (1,400 students), San Bernardino County Barstow Superior Court and the Barstow Community Hospital (with inpatient and outpatient services)
- The Gateway to Fort Irwin, a major training area for the United States military in the Mojave Desert
- Numerous Single Family Residences surround the center, including Virginia Terrace Apartments, and Sunrise Vista Apartments across the street
- BNSF Railway is building a massive facility in Barstow which is projected to double the city's population

LOCATION MAP



SITE PLAN

504 E. Virginia Way Barstow, CA

UNIT	TENANT	SF
500	Food for Less fuel station	5,418
502	Harbor Freight	15,000
504	Best Furniture	17,048
510	Marshalls	20,900
511	Five Below	7,952
512	Spectrum	3,000
516	Vacant	4,000
526	DMV	3,460
532	Nail Salon	1,200
536	County of San Bernardino	5,000
540-101	Wingstop	1,530
540-102	Vape & Smoke Shop	1,223
540-103	The Medicine Shoppe	1,200
540-104	Vacant	1,245
560B	Dominos Pizza	2,700
560A	Vacant	2,700
570	Dentist	1,500
574	Lab Corp	1,755
576	Cricket	1,245
578	Advance America	2,000
580	Food 4 Less	50,152

 Available



Barstow Fwy

±66,764 CPD



Mojave Fwy



BARSTOW RETAILER MAP



TRADE AREA DEMOGRAPHICS INCLUDING FORT IRWIN

Custom Trade Area

POPULATION

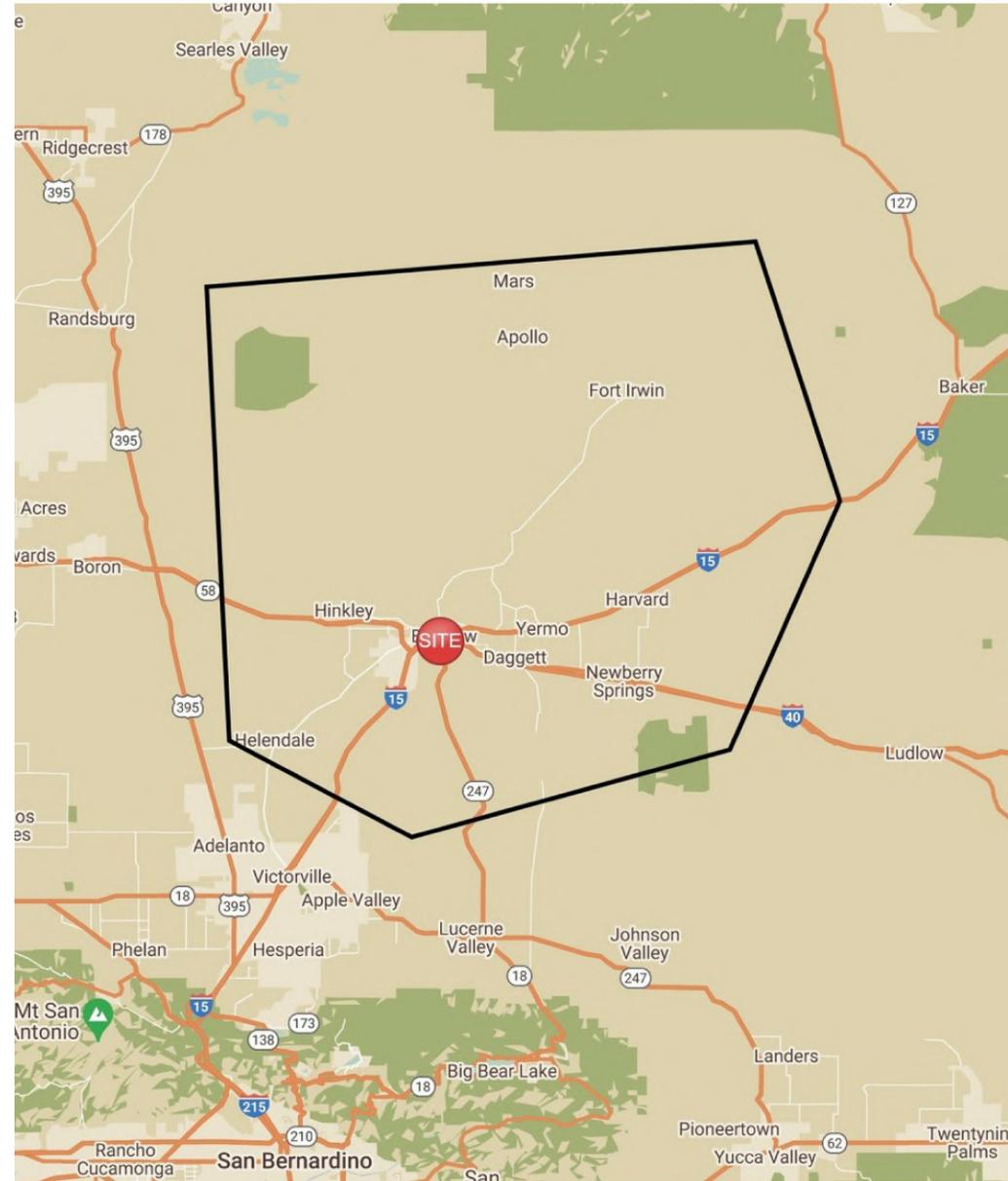
2025 Total Population	55,719
2025 Median Age	33.4
2025 Total Households	19,184
2025 Average Household Size	2.8

INCOME

2025 Average Household Income	\$93,012
2025 Median Household Income	\$71,628
2025 Per Capita Income	\$32,887

BUSINESS SUMMARY

2025 Total Businesses	1,007
2025 Total Employees	7,970



DEMOGRAPHICS - 5, 10, 15 MINUTE DRIVE TIME

	5 min	10 min	15 min
POPULATION			
2025 Total Population	26,014	33,014	35,030
2025 Median Age	31.8	32.2	32.6
2025 Total Households	8,956	11,326	12,069
2025 Average Household Size	2.9	2.9	2.9
INCOME			
2025 Average Household Income	\$77,884	\$82,300	\$82,699
2025 Median Household Income	\$62,158	\$64,933	\$64,645
2025 Per Capita Income	\$26,920	\$28,457	\$28,717
BUSINESS SUMMARY			
2025 Total Businesses	652	785	806
2025 Total Employees	5,132	6,152	6,358