



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



UNBELIEVABLE DRIVE-THRU OPPORTUNITY AVAILABLE FOR LEASE

2800 Lenwood Rd., Barstow, CA 92311



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DRIVE-THRU OPPORTUNITY
BARSTOW, CA

PROPERTY FEATURES

2800 Lenwood Rd., Barstow, CA 92311



APPROX. 2,500 SF

LOCATED ON A ± 22,000 SF LOT

- ✓ Drive-thru development off Lenwood Road in Barstow
- ✓ Build to suit: \$200k/year
- ✓ Ground lease available for \$130k/year
- ✓ Parcel: 0421-313-49-0000

AREA AMENITIES

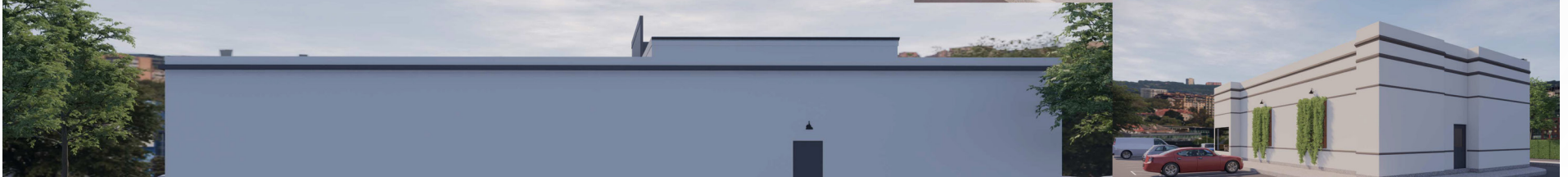
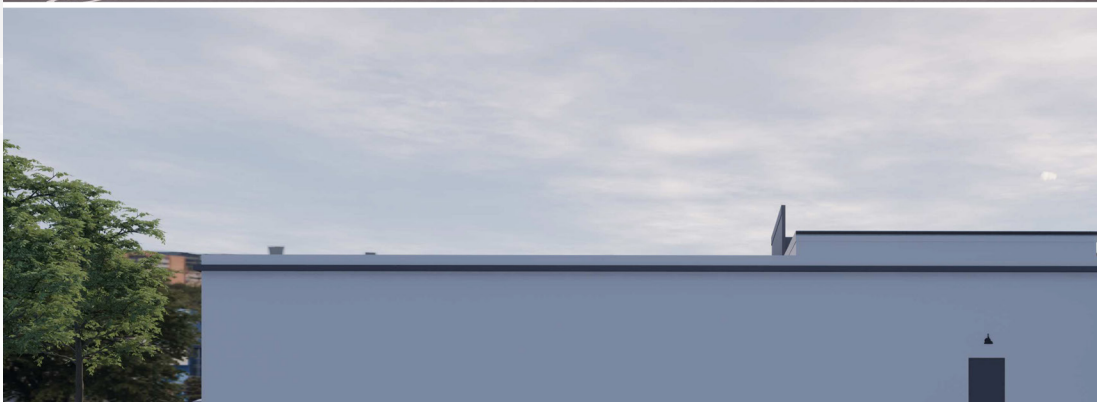
- ✓ Close proximity to the 15 Freeway/Lenwood Ave offramp, which has around 65 million cars per year passing by Barstow, and 35% stop at this exit on the way to their destination, according to the Mayor of Barstow
- ✓ The largest supercharging Tesla station in the US, consisting of over 100 charge bays, will be completed next door in 2023 due to the heavy traffic volume

— DEMOGRAPHICS	3 MILE	5 MILE
 Population	6,320	22,945
 Avg. HH Income	\$ 69,639	\$ 58,796
 Traffic Count	± 71,835 cars per day (15 Freeway)	

DRIVE-THRU OPPORTUNITY
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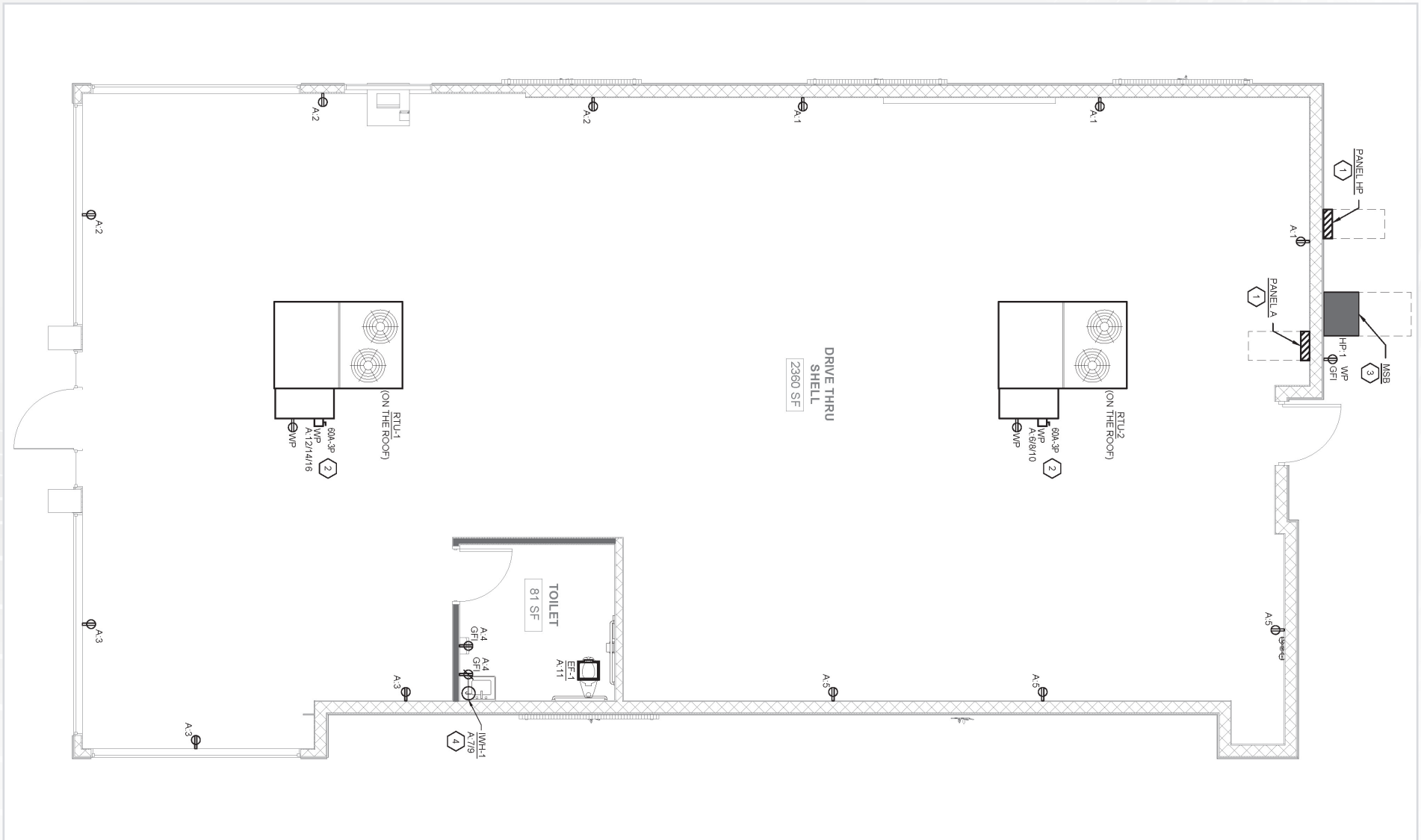
RENDERING PHOTOS

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FLOOR PLAN

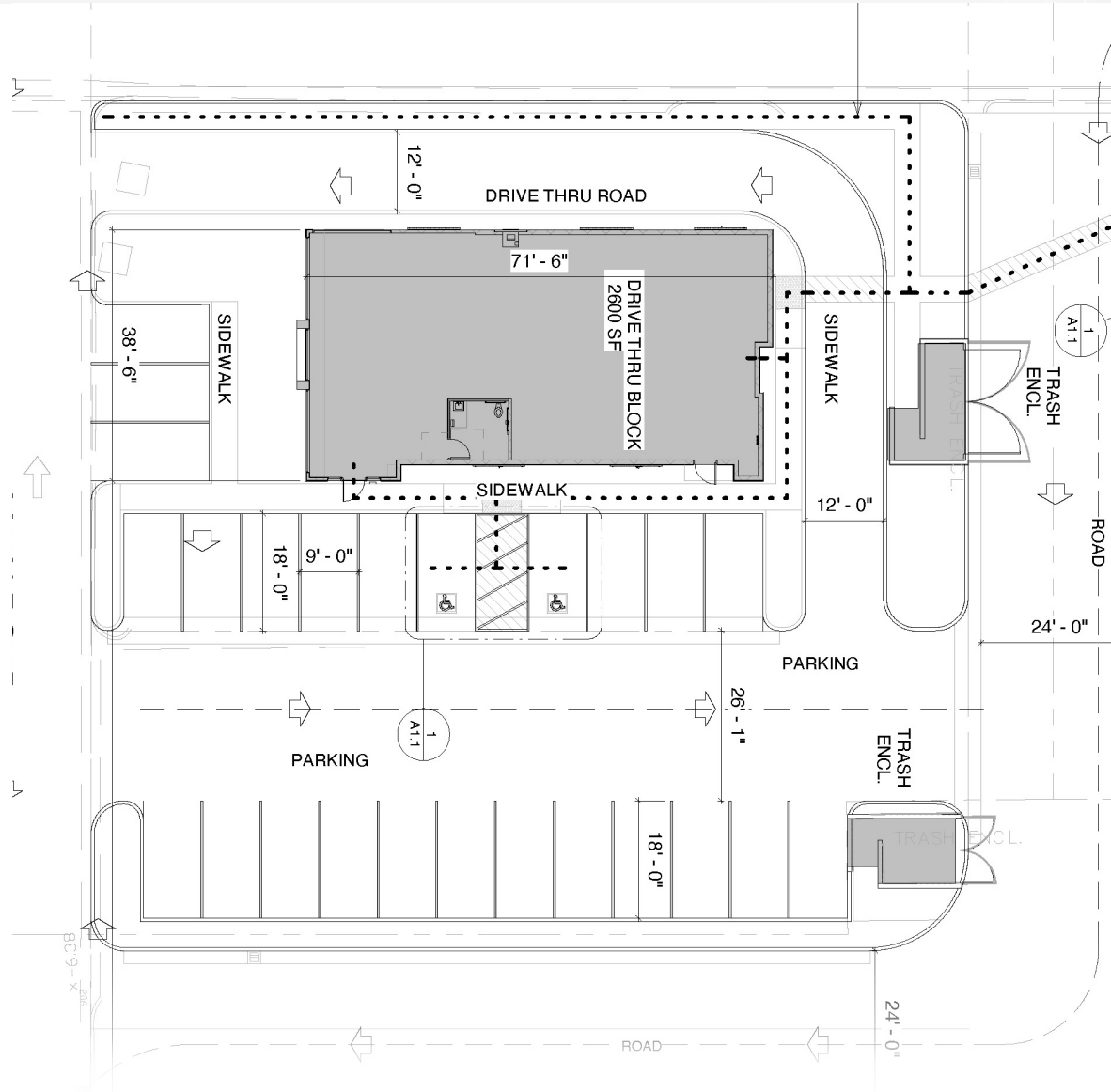
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

SITE PLAN

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**SUBJECT
PROPERTY**

**OUTLETS
at Barstow**



**OUTLETS
at Barstow**



chili's



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.