



LEASING BROCHURE | PADS FOR SALE / FOR LEASE

OUTLETS at Barstow

PAD OPPORTUNITIES
±1.02 Acres up to ±1.67 Acres

Exclusively Represented By:



OUTLETS at Barstow

2796 Tanger Way / Barstow, CA 92311

PADS FOR SALE / FOR LEASE

±1.02 Acres up to ±1.67 Acres

LANDLORD OPEN TO VARIETY OF USES

The Outlets at Barstow is a 174,150 SF retail outlet center located in Barstow, CA on a total land area of 36.3 acres. Located alongside interstate I-15, the property is strategically located between the major population centers of Southern California, and tourist/vacation destinations in Las Vegas as well as Lake Havasu, Nevada.

The Outlets generate approximately 2 million shoppers annually. Strategically located fronting the I-15 Fwy, with I-40 Fwy, Highways 58 and 247 all converging in Barstow, over 60 million people in 19 million vehicles travel through major transportation corridor every year! Further, several of the restaurant chains located along Lenwood Rd are ranked in the 90th+ percentile (in sales) for their respective chains.

Anchored by an impressive line-up of traditional and well known outlet brands, providing a strategic mix of well-sought after fashion brands as well as lifestyle-centric retailers.

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LOT 4

±1.02 Acres



LOT 5

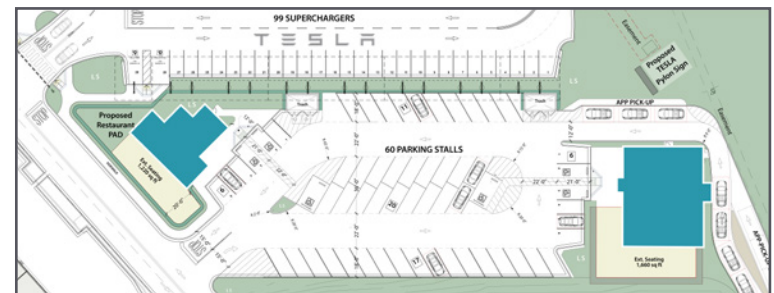
±1.07 Acres

LOT 6

±0.85 Acres



LOT 5 & 6 (NE @ LENWOOD RD)



CONCEPTUAL SITE PLAN: LOT B

±1.67 Acres

LOT B
(Conceptual Site Plan)

APPROXIMATELY
89,400 Vehicles Per Day

TESLA
SUPERCHARGER
99
New
Charging Stations

H Holiday Inn
Express
& Suites
110
Rooms

Hampton Inn & Suites
by HILTON
90
Rooms

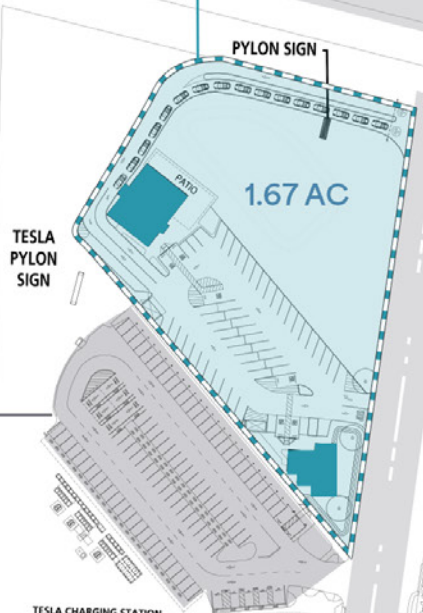
APPROXIMATELY
24,200 Vehicles Per Day

Lenwood Rd

Los Angeles, CA



Las Vegas, NV

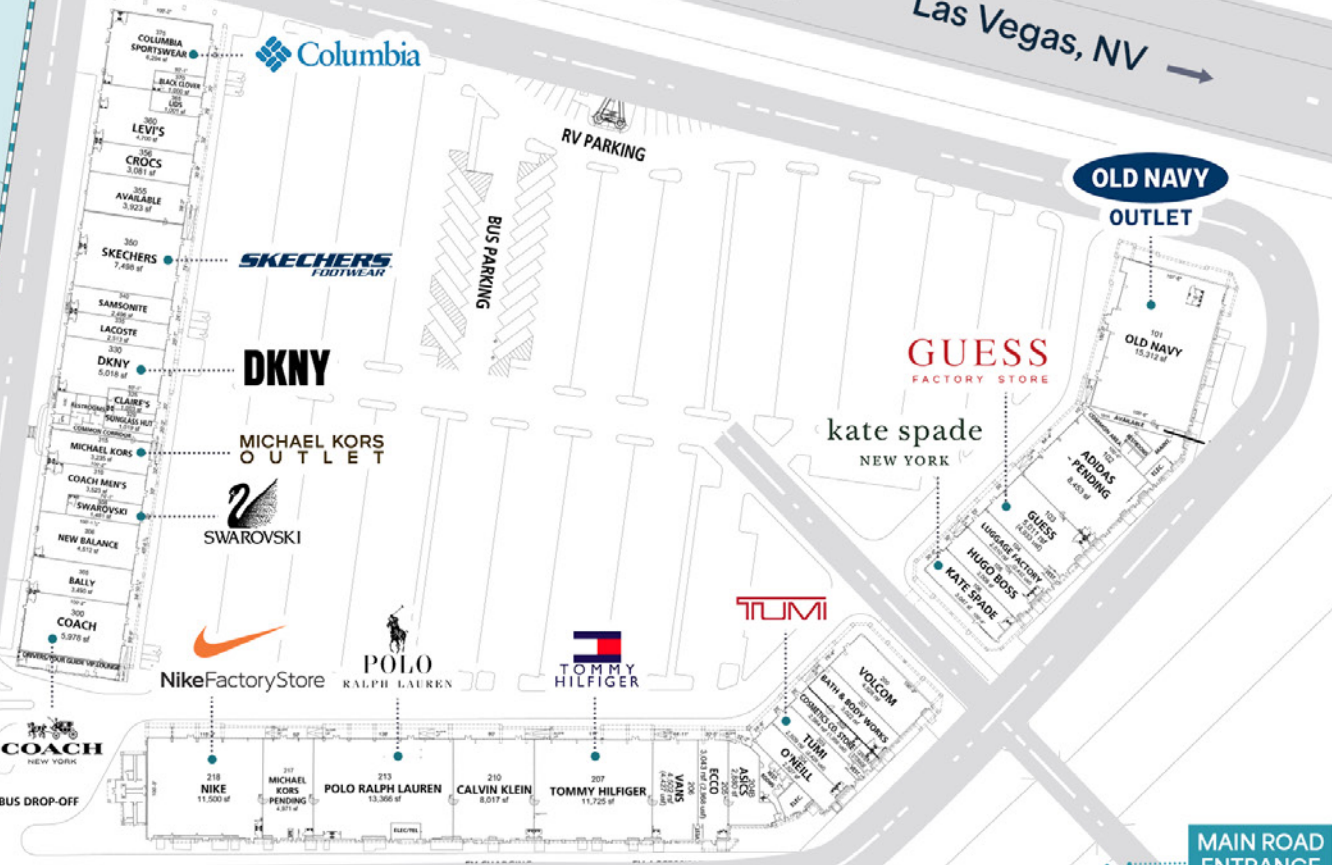


PYLON SIGN

1.67 AC

TESLA
PYLON
SIGN

TESLA CHARGING STATION
92 CHARGING STATIONS, 7 ADA ACCESSIBLE



Columbia

SKECHERS
FOOTWEAR

DKNY

MICHAEL KORS
OUTLET

SWAROVSKI

NikeFactoryStore

POLO
RALPH LAUREN

TOMMY HILFIGER

TUMI

GUESS
FACTORY STORE

kate spade
NEW YORK

OLD NAVY
OUTLET

OLD NAVY
10,312 sq ft

ADDAS
-PENDING
8,400 sq ft

HUGO BOSS

KATE SPADE

ENTRANCE

0.85 AC

1.07 AC

1.02 AC

LOT 6

LOT 5

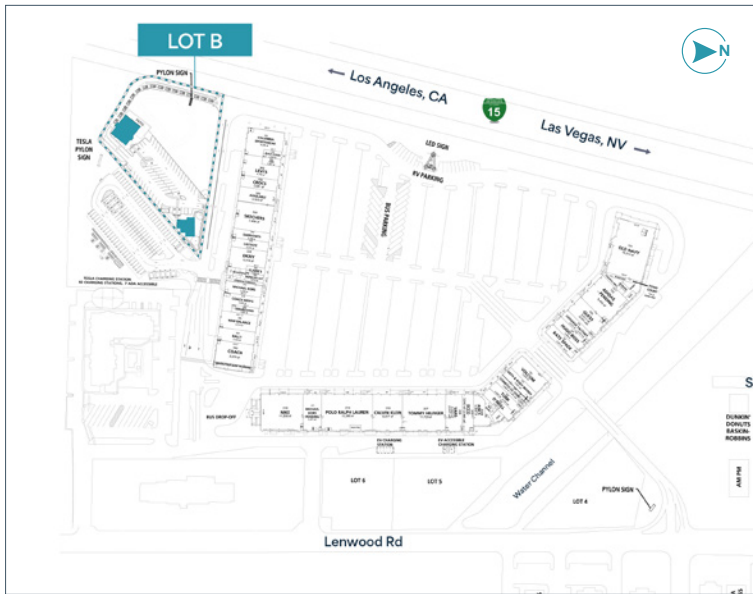
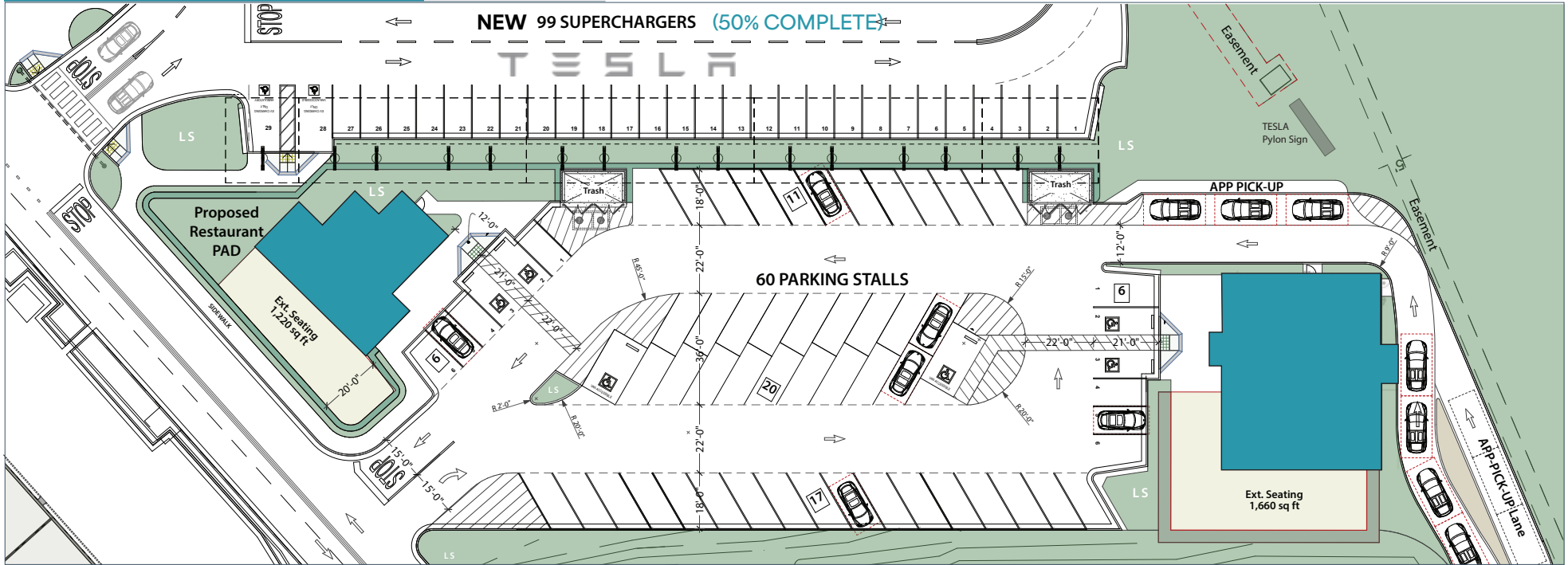
LOT 4

Water Channel

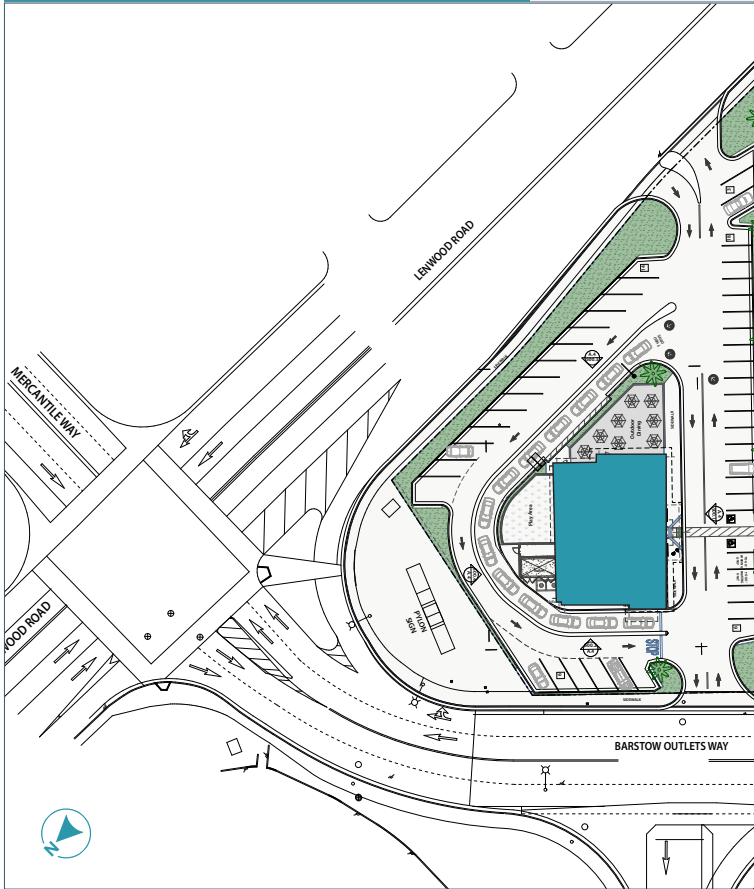
MAIN ROAD
ENTRANCE

CONCEPT SITE PLAN | LOT B

±1.67 Acres



Adjacent Telsa charging station



LOT 4



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	#1/342	ANNUAL VISITS	750K
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Carl's Jr.	RANKING	#2/608	ANNUAL VISITS	198K
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Denny's	RANKING	#6/343	ANNUAL VISITS	334K
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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	974K
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Market Stats & Demographics

30 MI

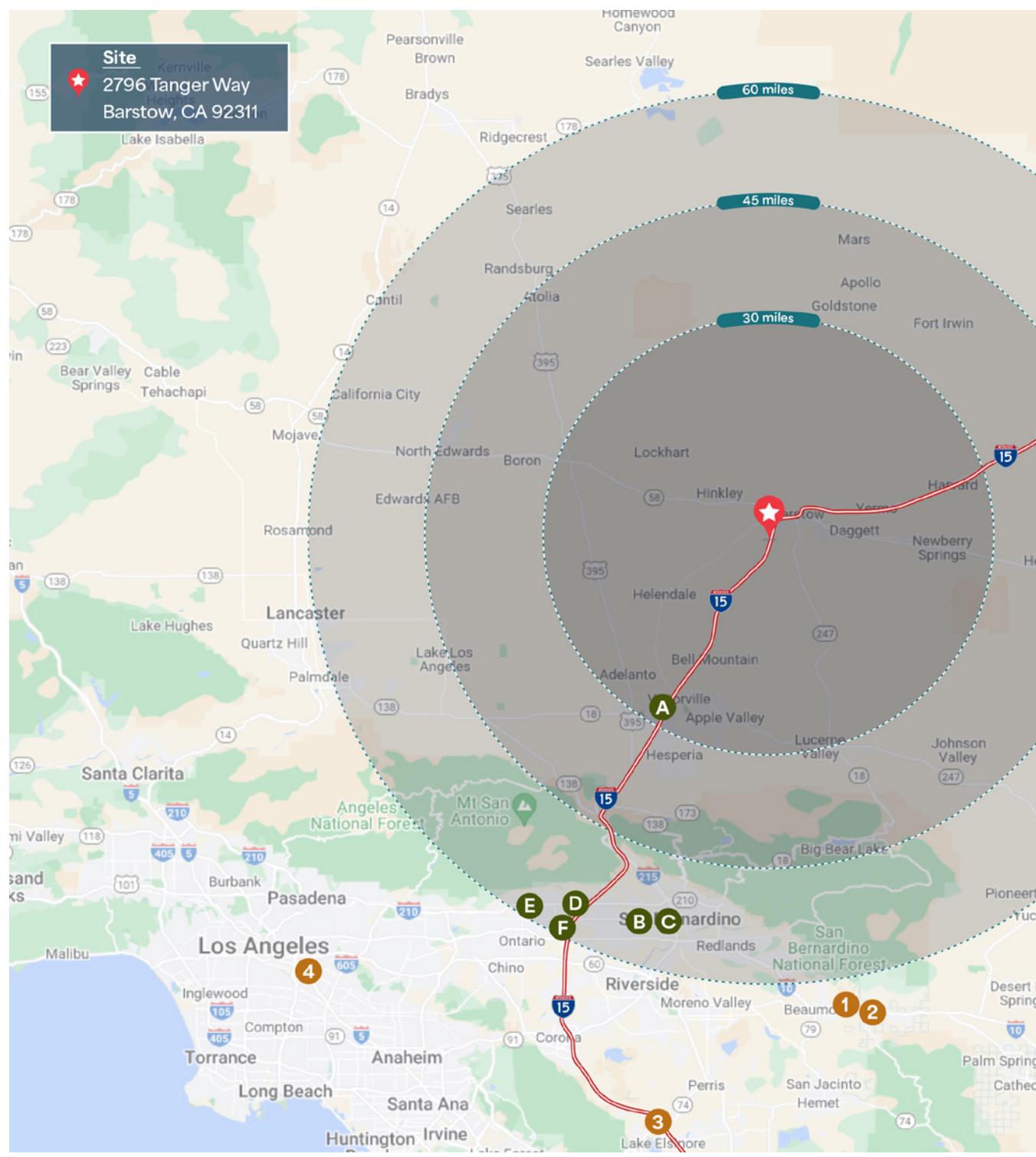
	POPULATION	305,926
	POPULATION GROWTH 2023-2028	0.23%
	AVG HOUSEHOLD INCOME	\$87,058
	DAYTIME EMPLOYMENT	69,567
	NUMBER OF HOUSEHOLDS	94,058
	MEDIAN HOME VALUE	\$321,834
	MEDIAN AGE	33

45 MI

	POPULATION	529,774
	POPULATION GROWTH 2023-2028	0.22%
	AVG HOUSEHOLD INCOME	\$89,292
	DAYTIME EMPLOYMENT	115,559
	NUMBER OF HOUSEHOLDS	167,059
	MEDIAN HOME VALUE	\$365,184
	MEDIAN AGE	34

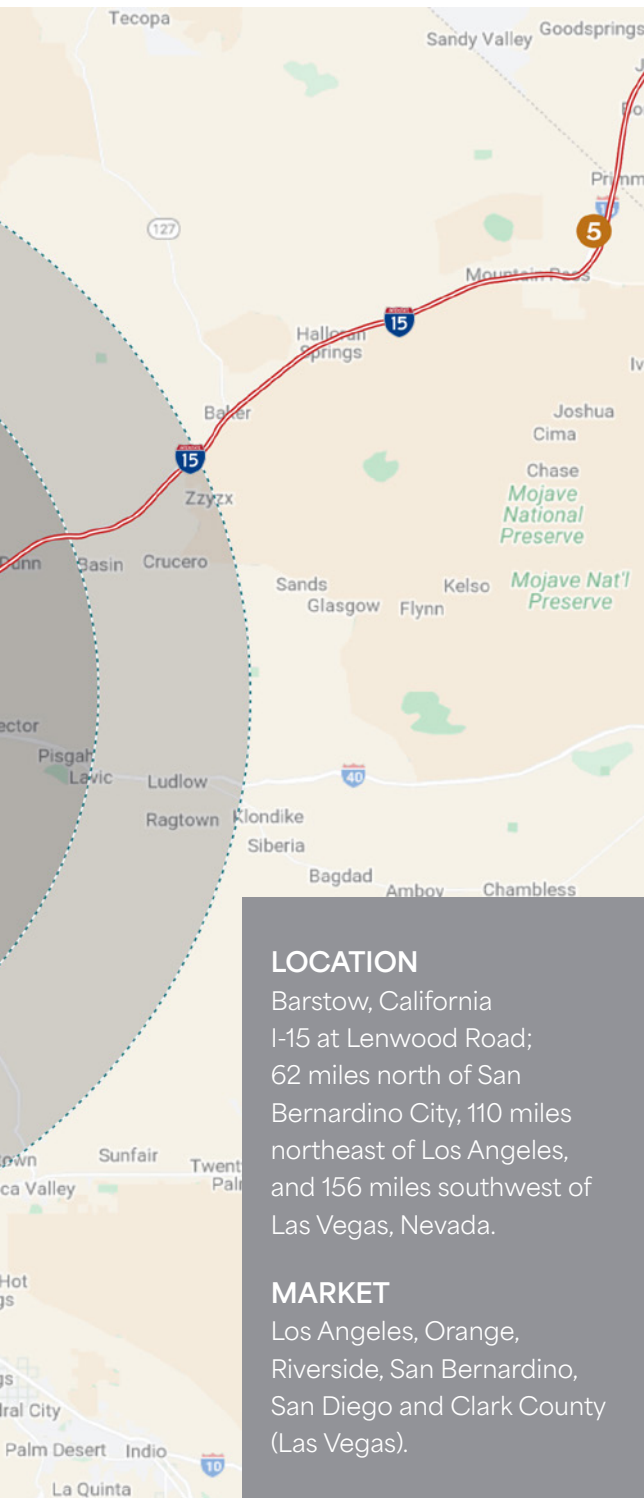
60 MI

	POPULATION	1,886,210
	POPULATION GROWTH 2023-2028	0.20%
	AVG HOUSEHOLD INCOME	\$100,371
	DAYTIME EMPLOYMENT	527,075
	NUMBER OF HOUSEHOLDS	571,529
	MEDIAN HOME VALUE	\$442,671
	MEDIAN AGE	33



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● Shopping Centers within 70 miles of Outlets at Barstow



LOCATION

Barstow, California
 I-15 at Lenwood Road;
 62 miles north of San
 Bernardino City, 110 miles
 northeast of Los Angeles,
 and 156 miles southwest of
 Las Vegas, Nevada.

MARKET

Los Angeles, Orange,
 Riverside, San Bernardino,
 San Diego and Clark County
 (Las Vegas).

● Outlets Centers

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		

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