

FOR LEASE

±1,736 SF Light Food Use/QSR Opportunity

2843 Lenwood Rd | Suite D | Barstow, CA 92311



Light Food Use/QSR Opportunity

±1,736 SF
End Cap Available

CONTACT



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DESCRIPTION

- Opportunity to lease along the main arterial of one of Southern California's top performing freeway destinations
- Join existing brands such as In-N-Out, Raising Canes, Del Taco, The Habit Burger Grill, Panda, and many more
- Convenient ingress/egress to site along with easy access to and from CA-15
- High visibility signage opportunity with existing freeway visible pylon
- Flexibility in configuration with opportunity to ground lease or utilize existing building

2025 DEMOGRAPHICS

	30 Mile	45 Miles	60 Miles
Population	294,589	528,774	1,855,150
Avg Household Income	\$89,885	\$92,927	\$105,155
Daytime Population	69,353	115,326	508,209

Source: Esri

TRAFFIC COUNTS

Lenwood Rd @ I-15 Fwy	approx. 12,500 cpd
I-15 Fwy	approx. 89,400 cpd

Source: Costar

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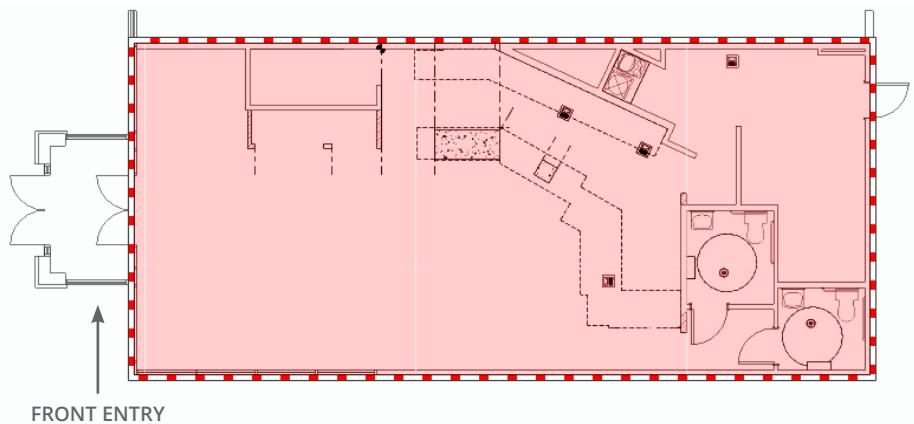


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FLOOR PLAN



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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	#1/340	ANNUAL VISITS	959.8K
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Carl's Jr.	RANKING	#2/608	ANNUAL VISITS	198K
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Chili's	RANKING	#15/106	ANNUAL VISITS	302K
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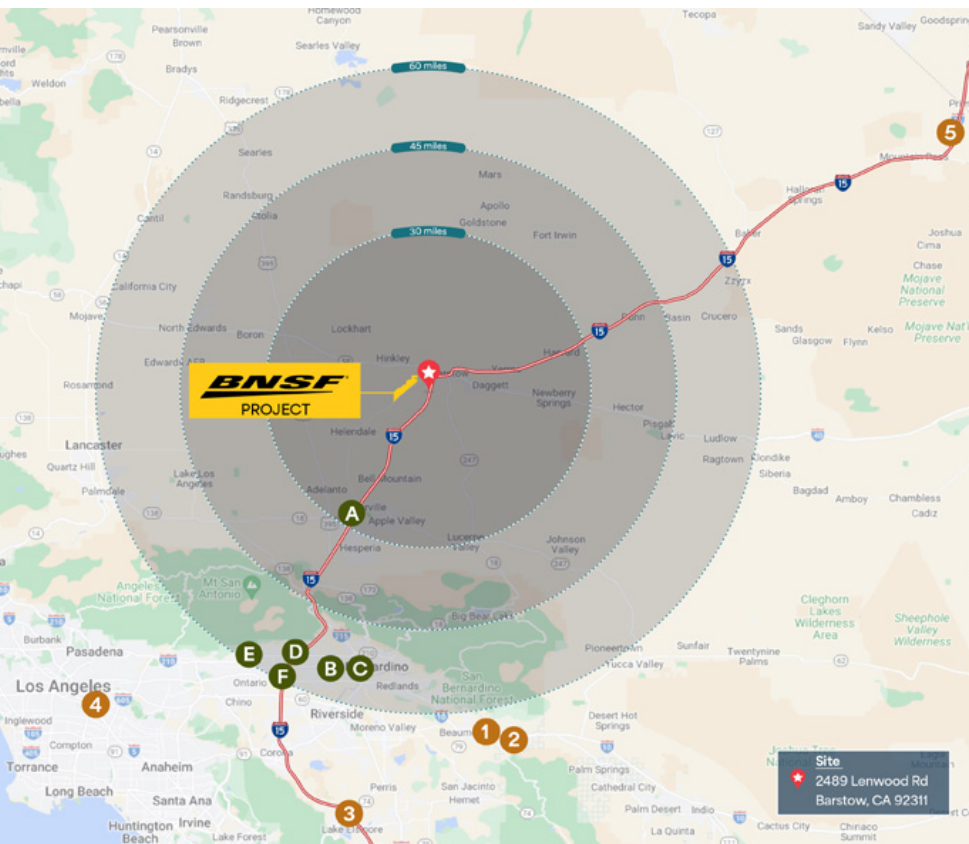


IN-N-Out	RANKING	Top 5 Nationally	ANNUAL VISITS	1M
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● Shopping Centers ● Outlets Centers

● Barstow International Gateway (BIG)

\$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, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

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		